

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING  
Thursday, May 9, 2019  
Auditorium – 9:00 AM

Meeting called to order by President, Candace Masquelier at 9:00 AM.

Present: Beverly Efnor, Bob Graziano, Diane Loram, Candace Masquelier, Mark Thurn, Kevin Van Pelt, and Brad Windschill  
Also attending: Manager Lisa Titmas.

Pledge of Allegiance

Meeting Minutes:

- Motion by Mark Thurn to approve the regular board meeting minutes from April 11, 2019. Unanimous.
- Motion by Kevin Van Pelt to approve the study session meeting minutes from May 2, 2019. Unanimous.

**TREASURER'S REPORT** – Mark Thurn

For the month of April, 2019, on the Statement of Operations, total operating revenue for the month was \$194,825.81 with a variance above budget for the month of \$29,148.31.

Current expenses for the month are \$151,939.85 showing a net surplus income of \$42,885.96. On the Reserve and Capital Fund Statement the budgeted reserve allocation for 2019 was pre-paid in January. Allocation to the capital contribution fund was \$28,800.00. Total revenues were \$32,781.11. Expenses for the month were \$44,015.00; \$43,316.01 was paid on the key card entry system. Bank accounts and investments are reconciled for the month. As of April 30th, there is an Operations Fund balance of \$1,295, 556.24. The Reserve Accounts have a balance of \$1,234,190.97.

**SECURITY REPORT** – Bob Graziano

54 open garage doors reported in April. 44 instances of RV's or trailers parked on the street beyond the 48 hour parking restriction.

**COMMITTEE REPORTS**

**Architectural Control Committee (ACC)** – Kevin Van Pelt

For the month there were 41 letters of approval issued, 21 letters of violation, 4 letters of second violation and 2 requests cancelled. A total of 28 properties changed ownership during the month.

**MANAGER'S REPORT** – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

**PRESIDENT'S REPORT** – Candace Masquelier

HOA President, Candace Masquelier, shared her report.

### NEW BUSINESS

Sour Orange Trees on Farnsworth – Kyle Holt from CareScape

This topic was discussed at length at the May 2, 2019 study session. Mr. Holt summarized the benefits of the proposed change (less water, less fertilizer, less trimming, lower maintenance). Replacement trees recommended are low maintenance, desert adapted and low in allergens. Pictures of recommended trees were shared with residents and the BOD. The BOD and residents shared questions and comments about the proposed project.

- Motion by Diane Loram: I make a motion that the Board accept proposal number 19-0331 from CareScape dated May 8, 2019 to remove 101 medium sized citrus trees from the Farnsworth median for the amount of \$32,999.00. The project will commence in June of 2019. Six (6) yes; one (1) abstain.
- Motion by Diane Loram: I make a motion that the Board accept proposal number 19-03323 from CareScape dated May 8, 2019 to purchase 101, 24 inch box trees as identified in the proposal for the amount of \$36,640.00. The project will commence at a time agreed upon by SVE and CareScape. Six (6) yes; one (1) abstain.

Card Room Chairs – Lisa Titmas

Ms. Titmas shared information about card room replacement chairs (100 new chairs) recommended for purchase. Chair replacement money was included in the 2019 budget. The BOD requested that Ms. Titmas research options for chairs rated for over 250 pounds and confirm that chair arms will clear the table so they can slide under the table.

- Motion by Mark Thurn: I make a motion that we purchase 100 Cardroom chairs at a cost of \$394.00 per chair plus \$2800.00 in freight costs for a total expenditure of \$42,200.00. Unanimous.

### CONTINUING BUSINESS

South Pool Bathroom Remodel Update – Autom Underwood

Ms. Underwood briefly reviewed the approved project scope and budget. The committee plans to bring samples and a storyboard to the June BOD meeting for review. The goal is to begin the project in mid-July.

Security Access Doors – Bob Graziano

Mr. Graziano shared a draft copy of the “SVE Door Access System Agreement Using Key Fobs and Access Cards”. The BOD was asked to review the document and share feedback. Residents will be required to sign the document prior to receiving the access device. The starting date to issue access devices to residents is late May.

Adjournment: 10:22 AM by President Masquelier

Submitted by:



Brad Windschill

Secretary, SVE HOA

Open Session following adjournment.