

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, June 13, 2019
Auditorium – 9:00 AM

Meeting called to order by President, Candace Masquelier at 9:03 AM.

Present: Beverly Efnor (electronic), Bob Graziano, Diane Loram (electronic), Candace Masquelier (electronic), Mark Thurn (electronic), 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 May 9, 2019.
Unanimous

Motion by Kevin Van Pelt to approve the study session meeting minutes from June 6, 2019. Unanimous.

TREASURER'S REPORT – Mark Thurn

For the month of May, 2019, on the Statement of Operations, total operating revenue for the month was \$169,136.11 with a variance above budget for the month of \$3,458.61. Current expenses for the month are \$164,341.87 showing a net surplus of \$4,794.24. 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 \$20,400. Total revenues were \$22,059.48. Expenses for the month were \$83,914.16. Bank accounts and investments are reconciled for the month. As of May 31, there is an Operations Fund balance of \$1,270,435.35. The Reserve Accounts have a balance of \$1,172,336.29.

SECURITY REPORT – Bob Graziano

53 open garage doors reported in May. 85 instances of RV's or trailers parked on the street; 5 RV's were parked for 3 or more nights and Mesa Police were notified.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month there were 29 letters of approval issued, 15 letters of violation, 6 letters of second violation and 2 violation letters rescinded. A total of 19 properties changed ownership during the month.

MANAGER'S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

PRESIDENT'S REPORT – Candace Masquelier

No report.

CONTINUING BUSINESS

Memorial Donations – Diane Loram

Ms. Loram presented a final copy of the SVE Memorial Donations Policy for BOD review and approval. The document has been discussed and revised at prior meetings. Motion by Diane Loram to approve the SVE Donations Policy dated June 13, 2019. Unanimous.

Governing Documents – Candace Masquelier

Ms. Masquelier stated that work continues on recommendations for changes to SVE governing documents. Proposed changes will be distributed for resident review and input over the next several months.

Security Access Doors – Mark Thurn

Mr. Thurn reported the new system is being installed. New access devices (fobs or cards) will be distributed to residents soon. During the transition period residents may need both the new access device and the old card to access all areas until all doors are converted.

South Pool Bathroom Remodel – Autom Underwood

Ms. Underwood shared remodeling information and bids for the total remodel of the South Pool Complex bathrooms. The bid is lower than the budget amount approved last fall. Motion by Brad Windschill to approve the bid from A. B. Davis Builder's Inc. in the amount of \$63,952.00 for the bathroom remodeling project. Unanimous.

Pickleball Courts – Les Johnson

Mr. Johnson, SVE Pickleball Court Project Coordinator, presented recommendations to award 3 bids for construction of the SVE resident approved pickleball courts.

- Excavation of the basin. Mr. Johnson shared information regarding retention basin preparation for court construction. He recommended the bid from CM Precision Excavating and Grading. Mr. Mason Thompkins from CM Precision was present to answer questions regarding the bid. Motion by Diane Loram to approve the excavation bid from CM Precision Excavating and Grading in the amount of \$36,700. Unanimous.
- Court construction. Mr. Johnson shared information regarding bids for construction of 6 pickleball courts in the approved retention basin. He recommended the bid from Custom Courts and Tiles (CCT) Inc. Mr. John Anderson, company owner, was available via telephone to answer questions regarding the bid. Motion by Mark Thurn to approve the bid from court construction bid from CCT, Inc. in the amount of \$159,900. Unanimous.

- Engineering/Surveying certification. Mr. Johnson shared information about the bid for completing survey work prior to excavation and final certification upon completion of the excavation. The certification is required by the City of Mesa to verify that the basin meets the requirements approved by the City. Motion by Brad Windschill to approve the survey/engineering bid from Standage Engineering in the amount of \$4,950.00. Unanimous.
- CareScape Task. Mr. Johnson requested board approval for CareScape to connect a line to a water source for the contractors. The BOD authorized Ms. Titmas, Association Manager, to work with CareScape to complete his task.

Adjournment: 10:25 AM by President Masquelier

Submitted by:



Brad Windschill
Secretary, SVE HOA

Open meeting following adjournment.