

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING

Thursday, August 8, 2019

Auditorium – 9:00 AM

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

Present: Beverly Efnor, Bob Graziano, Diane Loram, Candace Masquelier (electronic), Mark Thurn (electronic) and Brad Windschill (electronic)

Also attending: Manager Lisa Titmas.

Kevin Van Pelt – excused

Pledge of Allegiance

Meeting Minutes:

Motion by Diane Loram to approve the regular board meeting minutes from June 13, 2019. Unanimous

Motion by Mark Thurn to approve the special board meeting minutes from July 11, 2019. Unanimous.

Motion by Diane Loram to approve the amended study session meeting minutes from August 1, 2019. Unanimous.

**TREASURER’S REPORT** – Mark Thurn

For the month of June, 2019, on the Statement of Operations, total operating revenue for the month was \$124,102.58 with a variance below budget for the month of \$12,607.42. Current expenses for the month are \$105,107.43 showing a net surplus of \$47,962.66. 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 \$5,600.00. Total revenues were \$13,264.82. Expenses for the month were \$62,297.77. Bank accounts and investments are reconciled for the month. As of June 30, there is an Operations Fund balance of \$1,197,597.00. The Reserve Accounts have a balance of \$1,123,303.34.

For the month of July, 2019, on the Statement of Operations, total operating revenue for the month was \$121,136.58 with a variance below budget for the month of \$13,226.31.

Current expenses for the month are \$191,448.98 showing a negative net income of \$38,997.79. 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 \$4,000.00. Total revenues were \$102,701.00. Expenses for the month were \$43,441.70. Bank accounts and investments are reconciled for the month. As of July 31, there is an

Operations Fund balance of \$1,033,469.40. The Reserve Accounts have a balance of \$1,218,152.08.

**SECURITY REPORT** – Bob Graziano

70 open garage doors reported in July. 66 instances of RV's or trailers parked on the street beyond the 48 hour parking restriction.

**COMMITTEE REPORTS**

**Architectural Control Committee (ACC)** – Mark Thurn

For the month of June there were 20 letters of approval issued, and 8 letters of violation. A total of 11 properties changed ownership during the month.

For the month of July there were 9 letters of approval issued, 2 requests unapproved, 11 letters of violation, and 2 letters of second violation. A total of 5 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.

**NEW BUSINESS**

2020 Budget Request Notice – Mark Thurn

Mr. Thurn referenced bylaw 5.3.1. Annual budget requests must be received by Manager Titmas end of day September 30<sup>th</sup>. Forms and guidelines are available in the office and online.

Room Usage Study – Brad Windschill

Mr. Windschill referenced a working document created to assist BOD members when new requests for space or activities are received. The request at this time is for BOD members to share corrections or identify omissions. After the meeting today the document will be updated and distributed to the BOD.

Softball Awning Request – Candace Masquelier

Ms. Masquelier stated that the request is in process and we are waiting for additional information.

**CONTINUING BUSINESS**

Governing Documents – Candace Masquelier

Ms. Masquelier explained that the four proposed governing document changes have been reviewed by the BOD. At this point she is recommending a vote to authorize distribution of the draft document for resident review and input.

- Motion by Diane Loram to proceed with distributing the document of proposed changes to the community for review. Unanimous.

Tree Replacement – Lisa Titmas

Ms. Titmas stated that the contract to replace trees removed from the boulevard was cancelled. A new proposal is being prepared in conjunction with City of Mesa requirements.

South Pool Bathroom Remodel – Diane Loram

Ms. Loram stated that work began 8.1.19. Work is progressing. Floor tile came in under budget and countertops were upgraded. The project is within the approved budget.

Pickleball Court Update – Les Johnson

Mr. Johnson reported that excavation work started on Tuesday. He cautioned residents about safety concerns in the construction area. The excavation should be completed by the end of next week. Court construction is expected to begin in about 3 weeks.

Adjournment: 9:31 by President Masquelier

Submitted by:

Brad Windschill  
Secretary, SVE HOA

Open meeting following adjournment and concluded at 9:32