

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING  
Thursday, September 12, 2019  
Auditorium – 9:00 AM

Meeting called to order by President, Candace Masquelier at 9:01 AM.

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

Pledge of Allegiance

Meeting Minutes:

Motion by Beverly Efnor to approve the regular board meeting minutes from August 8, 2019. Unanimous.

Motion by Kevin Van Pelt to approve the study session minutes from September 5, 2019. Unanimous.

**TREASURER'S REPORT** – Mark Thurn

For the month of August, 2019, on the Statement of Operations, total operating revenue for the month was \$119,004.58 with a variance below budget for the month of \$12,005.31. Current expenses for the month are \$115,472.51 showing a surplus net income of \$38,199.68. 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 \$3,200.00. Total revenues were \$8,424.99. Expenses for the month were \$167,167.25. Bank accounts and investments are reconciled for the month. As of August 31, there is an Operations Fund balance of \$936,336.43. The Reserve Accounts have a balance of \$1,059,409.82

**SECURITY REPORT** – Bob Graziano

45 open garage doors reported in August. 47 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 18 letters of approval issued and 7 letters of violation. A total of 8 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**

Residential Driveways and ACC Compliance Officer – Kevin Van Pelt

Mr. Van Pelt stated he is completing research on both topics.

**CONTINUING BUSINESS**

2020 Budget Request Notice – Mark Thurn

Mr. Thurn reminded residents of the budget request deadline of September 30, 2019. Mr. Thurn also shared the following statement: As we prepare to begin the 2020 budget process in October and November, I would like to remind everyone that the approved budget figure for any given project is based on the projected costs anticipated for a specific project and is only relevant for the budget process. Contractor's quotes and project details still need to be reviewed by the HOA board to obtain final project approval based on the quote from the contractor who is awarded the project. The HOA manager must be notified if there are any change requests or suggested deviations from the Board approved signed agreement with the contractor before the affected work can proceed. The manager will also determine whether further board notification and/or approval is needed due to the changes. President Masquelier reminded residents that submitting a request does not mean it will be funded. The HOA has finite resources.

Room Usage Study – Brad Windschill

Mr. Windschill stated that he and Manager, Lisa Titmas, met to update the document.

The document -will provide SVE facility reference information to assist the BOD when reviewing requests for new or additional space.

Softball Club Awning Request – Candace Masquelier

Ms. Masquelier stated that the project is ongoing and City of Mesa input is being sought prior to project approval.

Retention Basin Dormancy Plan – Lisa Titmas

Ms. Titmas shared information about the plan to allow the basins to go dormant on a rotating basis.

- Motion by Kevin Van Pelt for tract B – east side, and tract C – east side to go dormant as per the recommendation of the SVE landscaper. 4 yes; 3 no. Motion passed.

Tree Replacement Plan – Lisa Titmas

Ms. Titmas shared the plan to replace trees that were knocked down in storms or diseased. The plan was created in conjunction with the HOA landscaper and resident Bob Breinholt, who is a master gardener.

Governing Documents – Candace Masquelier

Ms. Masquelier explained that the proposed changes were emailed to residents. Residents have the option to share feedback regarding the changes via a link on the email. Special meetings, as required will be held on October 14<sup>th</sup> at 6:00 PM and October 28<sup>th</sup> at 10:00 AM. An additional meeting may be held on November 7<sup>th</sup> at 5:00 PM. She encouraged all residents to participate in the process.

#### South Pool Remodel Update – Diane Loram

Ms. Loram stated the project is complete. Two of the bathroom dividers delivered were the wrong color; replacements are being sent. The remodeled bathrooms look great. She thanked the Pool Remodel Committee, the contractor and the SVE maintenance staff and HOA manager.

#### Pickleball Court Update – Les Johnson

Mr. Johnson stated that the project is progressing. The six courts have been poured, fencing is started, conduits for electricity and water lines will be installed next. The access ramp is also started.

#### Fiber Arts Center – Candace Masquelier

SVE resident, Paul Christoffers, has agreed to chair the project. Bob Graziano will serve as the BOD liaison.

#### Coyotes – Candace Masquelier

Ms. Masquelier explained the decision by the BOD to suspend trapping of coyotes as per the recommendation from experts of Arizona Game and Fish in December 2018. After a lengthy discussion at the BOD study session last week, the Coyote Safety Committee documented the behavior of coyotes in our community. The behavior has become more aggressive.

- Motion by Kevin Van Pelt to suspend the moratorium on coyote trapping placed on December 18, 2018 and to allow the manager to begin discussion with those parties required to mitigate this problem. Unanimous.
- Motion by Bob Graziano to allocate \$2500.00 for the purpose of trapping coyotes in SVE giving the manager along with the board liaison, and members of the golf club and the Coyote Safety Committee to work with a licensed trapper in the best interests of the association with the allocation of funds to be periodically reviewed by the board. Unanimous.

Adjournment: 9:38 by President Masquelier

Submitted by:

Brad Windschill  
Secretary, SVE HOA

Open meeting following adjournment