

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, January 9, 2020
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 Bob Graziano to approve the regular board meeting minutes of December 12, 2019. Unanimous

Motion by Kevin Van Pelt to approve the study session meeting minutes of January 6, 2020. Unanimous. Diane Loram abstaining.

TREASURER'S REPORT – Mark Thurn

For the month of December, 2019, on the Statement of Operations, total operating revenue for the month was \$188,241.17 with a variance above budget for the month of \$22,563.67. Current expenses for the month are \$201,344.66 showing a net deficit of \$13,103.49. 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 \$10,400.00. Total revenues were \$99,235.74. Expenses for the month were \$116,100.93. Bank accounts and investments are reconciled for the month. As of December 31st, there is an Operations Fund balance of \$1,195,305.78. The Reserve Accounts have a balance of \$1,035,764.78.

SECURITY REPORT – Bob Graziano

44 open garage doors reported in December. 42 instances of RV's or trailers parked overnight.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month there were 23 letters of approval issued and 1 letter of second violation. A total of 18 properties changed ownership during the month.

- Motion by Kevin Van Pelt to disband the 2019 ACC as per governing documents. Unanimous.

- Motion by Kevin Van Pelt to appoint the 2020 ACC committee, Earlene Bolda, Kay Burnham, Gary Burnham, Roy Braunberger, Donald Byron, Vic Hannig, Gloria Jordan and Doug Spencer. Unanimous

Neighborhood Watch Committee (NWC) – David Hurley

File of Life packet distribution continues. All residents are encouraged to participate. The NWC is hosting the SRP energy savings program on 1.15.20 at 1:00 PM in the auditorium.

Election Committee– Doug Spencer

2020 Election preparation is in process. Ballot dates and timelines were briefly reviewed. Approximately 600 manual ballots will be mailed out for 2020. The remainder of the balloting will be done electronically.

Coyote Education Committee – Candace Masquelier

Ms. Masquelier extended thanks and appreciation to the members of the CEC (Ken Schroeder, Diane Cook and Susy Zinn) for their work. CEC members resigned at the December, 2019 BOD meeting. The HOA will continue educational outreach to the community on the topic of coyotes.

- Motion by Brad Windschill to disband the Coyote Education Committee. Unanimous.

MANAGER’S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

PRESIDENT’S REPORT – Candace Masquelier

HOA President, Candace Masquelier, acknowledged and thanked the many SVE residents that volunteer in our community. Volunteerism at SVE is essential to our community. The many residents that donate their time and talent were recognized and applauded.

NEW BUSINESS - None

CONTINUING BUSINESS

Room Usage Study – Brad Windschill

Mr. Windschill reported Manager Titmas has verified the Rosewood Room is an option for a temporary location for the Fiber Arts Group beginning in June 2020. Mr. Windschill recommended that Ms. Titmas meet with representatives from Fiber Arts and discuss whether this temporary solution will be beneficial to their programs.

Pickleball Construction Update – Kevin Van Pelt

Pervious concrete pours are scheduled for 2 AM on 1.10.20, 1.13.20 and 1.14.20. Cure time for the concrete is 3 weeks. Landscaping will begin after the concrete is poured. Lighting for the courts is mostly completed. Court painting will be completed when all landscaping work is finished.

Pickleball Court and Sports Court Usage – Kevin Van Pelt

Pickleball Club representatives, BOD members Beverly Efnor and Kevin Van Pelt and Manager, Lisa Titmas, will meet to draft a court use policy that addresses the interests and needs of SVE residents and pickleball club members. The draft document will be reviewed by the BOD.

Association Fines – Kevin Van Pelt

We do not currently have a published fine policy. Mr. Van Pelt shared information on court rulings that impact HOA fine policies. The recommendation from Mr. Van Pelt was to adopt the attorney approved fine policy presented for BOD consideration.

- Motion by Kevin Van Pelt to approve the SVE HOA fine policy as presented.
Unanimous.

Wildlife – Candace Masquelier

A brief summary and explanation/clarification regarding trapping activity on SVE property and at the SVE golf course was shared. The trapper has removed all traps on SVE property and all traps on SVE golf course property. Ms. Titmas will contact the trapper as needed moving forward. The Coyote Education Committee members resigned at the December BOD meeting. The HOA will continue to provide community educational outreach to inform residents of recommended actions regarding coyote activity on site.

Fiber Arts – Candace Masquelier

The BOD shared questions about the proposed project at the study session on January 6, 2020. The Fiber Arts Group will review the questions and provide feedback to the BOD. Ms. Masquelier set a tentative date of February 3, 2020 for the group to share the feedback.

Rental Units

Mr. Van Pelt informed the BOD the State of Arizona will be reviewing and possibly modifying the current short term rental law during the 2020 session.

Adjournment: 10:24 by President Masquelier

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open meeting following adjournment.