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SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
THURSDAY, OCTOBER 8, 2020 @ 9 AM
SVE LIVE ZOOM AND STREAMING

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

Present: Candace Masquelier, Diane Loram, Kim Harding, Mark Thurn, Kevin Van Pelt, Bob Graziano, Autom Underwood, and Manager, Lisa Titmas.

Pledge of Allegiance

MEETING MINUTES:

The meeting minutes of the September HOA regular board meeting on 9-10-20 were read and approved by all Board members on a consensus vote.

REPORTS:

TREASURER'S REPORT- Mark Thurn

The **Statement of Operations** for the month of September 2020 had \$137,137.42 of Operating Revenue. Total revenue for the month was \$137,589.89. The month of September had a variance below budget of \$35,748.85. Current expenses for the month of September were \$130,134.88. There was a net surplus of \$7,455.01.

The **Reserve Fund Statement** had \$415.99 of lost interest and dividend income. Expenses from the Reserve Fund were \$13,915.65 for HVAC system and auditorium bathroom remodeling.

The **Capital Fund Statement** shows revenue of \$14,400.00 in capital contributions and a negative \$300.53 of interest and dividend income. There were no capital fund expenses for the month.

The September **Balance Sheet** had a total **Operations Accounts** balance of \$859,512.15. The **Reserve Accounts** have a balance of \$549,875.20. The **Capital Accounts** have a balance of \$800,516.27 at month's end.

SECURITY REPORT-Bob Graziano

For the month of September Bob reported that there were a couple of RV's parked overnight on the streets, a few garage doors left open, and 2-3 EMS vehicles called into the SVE community.

ARCHITECTURAL CONTROL COMMITTEE- Kevin Van Pelt

There were 23 SVE ACC request approvals for September and there was one request that was not approved. There were 25 ACC first violations for the month of September and 5 second violations. There were 16 properties that exchanged hands during the month of September of 2020.

NOMINATING COMMITTEE-Candace Masquelier

If was reported on behalf of Bill Ralston, chair of the Nominating Committee that the other committee members for 2021 have been selected. They are Al Ludwig, Moderator for Meet the Candidates, Carolyn Brahier, Bob Theilan and Dale Erdahl.

MANAGER'S REPORT-Lisa Titmas

The SVE manager reported that water volleyball will resume at the north pool on Wednesday, October 14th from 7-8 PM and will be held on Monday, Wednesday and Friday evenings. Starting on Monday November 9th the water volleyball hours will change to 2-3 PM in the afternoon on Monday, Wednesday, and Friday.

Pool hours are now from 4:30 AM until 11 PM daily. The auditorium bathrooms are now finished and open to the community. The billiards room is now open Monday – Saturday from 8 AM to 4 PM.

The requests for the auditorium room usage have been reviewed. Many of the requests were approved. The club or group coordinator for the events will be contacted on Thursday, October 8th and protocols for use of the space will be reviewed with them. The information will also be posted on the SVE website and in the Outlook.

Persons using the spas in the pool areas need to be aware of the time they are in them and to not spend more than 20 minutes in the spa at one time. There have recently been some people who spent too much time in the spa and needed to be helped to get out of them safely.

PRESIDENT'S REPORT- Candace Masquelier

Candace reminded those winter residents who are returning to SVE from other locations that the HOA Board is asking them to self-isolate for the first 2 weeks when they come back. She offered a special thank you to the office and SVE maintenance staff for increasing the hours of operations at the pools. The pool

number for the north pool is now 30 residents and the south pool is now 25 residents.

NEW BUSINESS

Request to Reopen all of SVE-Bob Graziano

Bob sent an email to the SVE office for disbursement to the SVE HOA Board. The email was reviewed by the Board as it focused on the request by Bob to reopen all the activities at SVE. The Board asked questions in relation to the request and shared pro and con concerns. President Masquelier asked for a motion to consider the total reopening of SVE activities. A motion was made by Bob to undertake this reopening of SVE amenities. The motion failed secondary to no second of the motion made to move it on to an HOA Board vote.

CONTINUING BUSINESS

Reopening Amenities- Lisa reported that the auditorium would be open to other clubs, organizations, and groups as of Monday, October 12th. A calendar for the months of October, November and December was shared with the Board listing the events scheduled in the auditorium over the next three months.

Rental Units- Diane Loram reviewed the proposed short-term rental change for the RCCR's. This proposed change which is referenced as 4.1.1 was presented to the Board for a motion to move forward. Kim Harding made the motion to proceed forward and the motion was seconded by Autom Underwood. The motion passed with a vote of 6 for the motion and one vote against the motion. The new short- term rental language in RCCR 4.1.1 will be read at the November and December HOA Board meetings and then will be placed on the ballot for the March 2021 SVE HOA election.

2021 Budget Requests- Mark Thurn

Mark reviewed the requests which were submitted to the office by October 1st for consideration in the 2021 SVE HOA budget. The requests are as follows:

SVE Pool Enhancement Committee- A request for funding of \$78,815.00 was requested for the remodeling of the two bathrooms at the north pool complex.

SVE Tennis Club- A request for the tennis courts of \$24,760.15 was made for an Alumawood Awning/Pergola at the entrance of the tennis courts. A second request of \$21,439.56 was requested for new LED lights for tennis courts 1 and 2.

SVE Woodshop- A request was made for \$4,815.00 for a new amp subpanel and electrical work at the SVE woodshop.

Fitness Club- A request was made for \$11,931.51 for two Octane equipment machines with one each to be placed in the north and south fitness centers.

SVE Softball Club- A request was made for \$13,937.50 for removal and replacement of the infield material at the SVE softball field.

SVE Pickleball Club- A request was made for \$11,950.00 for sunshades for the new SVE Pickleball courts.

SVE Fiber Arts Committee- A request was made for \$371,004.00 by Fiber Arts for constructing a new Fiber Arts Center at SVE.

Mark reviewed the dates set for the 2021 Budget Review. The initial presentation of the requests will be made on Thursday, October 15th at 9 AM. The second presentation and question and answer session for 2021 Budget Review will be on October 29th at 1 PM. The final 2021 Budget approval will be done on Thursday, November 12th after the scheduled SVE HOA meeting. [Please note these dates were amended after the SVE HOA October meeting adjourned to the following new dates: October 15 at 9 AM, October 22 at 1 PM, October 29 at 1 PM for final 2021 Budget approval]

Lisa Titmas also shared written copies of the SVE Security and SVE Landscaping contracts for 2021 which the SVE Board will review in detail during the upcoming 2021 Budget meetings.

The meeting was adjourned by President Candace Masquelier at 9:57 AM.

Respectfully Submitted,

Kim J. Harding, SVE HOA Secretary

Open Session followed

