

Draft

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
THURSDAY, NOVEMBER 12, 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, Bob Graziano, Autom Underwood, and Manager, Lisa Titmas. Kevin Van Pelt was excused from the meeting.

Pledge of Allegiance

MEETING MINUTES:

The meeting minutes of the October HOA regular board meeting on 10-8-20 were read and approved. The Budget Meeting Minutes for October 22 and October 29, 2020 were read and approved. The Special Board Meeting Minutes of 10-29-20 for the reading of the proposed Fiber Arts Center Ballot Language were read and approved.

REPORTS:

TREASURER'S REPORT- Mark Thurn

The **Statement of Operations** for the month of October 2020 had \$139,435.42 of Operating Revenue. Total revenue for the month was \$142,981.53. The month of October had a variance below budget of \$30,357.21. Current expenses for the month of October were \$139,227.70. There was a net surplus of \$3,753.83.

The **Reserve Fund Statement** had \$133.01 of lost interest and dividend income. There were no expenses from the Reserve Fund for October of 2020.

The **Capital Fund Statement** shows revenue of \$15,600.00 in capital contributions. The HOA spent \$628.58 for Capital Fund expenses for the month of October and they were for stage enhancements. The money came from the stage enhancement Capital Equity Account.

The October **Balance Sheet** had a total **Operations Accounts** balance of \$758,131.07 which includes petty cash, checking, investments, bingo and club

accounts. The **Reserve Accounts** have a balance of \$549,742.19. The **Capital Accounts** have a balance of \$817,287.83 at month's end.

SECURITY REPORT-Bob Graziano

For the month of October Bob reported that overall, everything has been quiet during the month in SVE. There were a few coyotes reported in various locations by security and as a reminder keep an eye on your pets. There were a few reports made by SVE residents of unidentified people moving about in the community. Bob reminded residents to close and lock doors after using a SVE room for a meeting or activity. He also reminded residents if they find roaches in their home that they may be coming from a sewer in the street. You may call the City of Mesa, Roach Hotline, at 480-644-3550, to report your concern and they will come out and treat the manhole closest to your home with a latex based insecticide.

ARCHITECTURAL CONTROL COMMITTEE- Mark Thurn

There were 54 SVE ACC request approvals for October and there were 2 requests that was not approved. There were 7 ACC first violations for the month of October and 2 second violations. There were 9 properties that exchanged hands during the month of October 2020.

NOMINATING COMMITTEE- Bill Ralston

Mr. Ralston, as Chairman of the Nominating Committee, reported that there are 4 SVE BOD positions open starting in 2021. He requested that residents who have an interest in running for one of the open positions either contact him or one of the other 4 members on the committee to inform them of their interest. All the contact numbers and names are in the November Outlook. The deadline to submit your name for consideration is Monday, January 4, 2021.

MANAGER'S REPORT-Lisa Titmas

Lisa reported that the SVE Library has a new look. A separate room has been set up for the computers. It is to the south of the library room and has a separate door to enter off the south area parking area for the north office complex. On behalf of ACC, she reported information for the Kevin Van Pelt stating residents should start to trim their bushes and trees at the time. It is recommended that

the trimming and thinning be completed before March 31st. The only exception to this is for palm trees which should be trimmed during the summer months. When trees are cut down, no stumps are allowed above ground level. A full summary of the information will be published in the December Outlook for SVE resident information and reference.

PRESIDENT'S REPORT- Candace Masquelier

Candace requested on behalf of the SVE BOD that winter visitors and SVE residents who have traveled away from Arizona, do a 2-week quarantine once they arrive back to SVE. Currently, Arizona and most of the country are experiencing a large increase in the number of positive COVID-19 cases and hospital admissions for COVID-19 patients.

NEW BUSINESS

Formal Ballot Language Reading for 2021 Ballot Initiatives

Kim Harding, Secretary of the HOA, did the first formal reading for the SVE community of the following two ballot proposals as required by the SVE Bylaws (Article 10.1.1). The formal ballots as read, are included as an attachment to these minutes.

Reading of the Ballot #2 Language for Proposed Amendments to the Restrictions, Covenants, Conditions, and Reservations (RCCR's)

Reading of the Ballot #3 Language for Narrative for Proposed Authorization for Construction of a Multi-Purpose Building

CONTINUING BUSINESS

SVE Amenities- Candace stated that at this time the amenities will remain in the position as they currently are functioning within.

Landscape Contract- SVE manager, Lisa Titmas reviewed the one landscape contract that we obtained for 2021 landscaping work at SVE. The contract from CareScape, who is our current contractor, is for a monthly maintenance charge of \$9,864.00. Lisa recommended that the BOD continue with this vendor and approve this contract with CareScape, as they are a proven vendor with a good

track history here at SVE. Autom Underwood made the motion to keep the contract with CareScape for 2021. A second was obtained and the motion was passed.

Security Contract- Lisa presented the 2021 contract for Community Action Services, our current SVE security company. There were three proposed options of service delivery in the contract and she recommended that we go with Option #1 which provides for nightly mobile vehicle patrol between 7:30 PM and 5:00 AM seven days a week. They have been very willing to accommodate us during this past year with the COVID-19 assistance and have proven to be reliable. A motion was made by Diane Loram to move forward with Community Action Services for 2021. A second was obtained and the motion passed.

The meeting was adjourned at 9:40 by President Masquelier.

Respectfully Submitted,

Kim J Harding, SVE HOA Secretary

Open Session followed

Attachments-

Ballot #2 and Ballot #3 first SVE Community Formal Language Readings

