

Draft

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING  
THURSDAY, DECEMBER 10, 2020 @ 9 AM  
SVE 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 November HOA regular board meeting on 11-12-20 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 November 2020 had \$136,282.42 of Operating Revenue. Total revenue for the month was \$147,272.55. The month of November had a variance below budget of \$26,066.19. Current expenses for the month of November were \$119,991.19. There was a net surplus of \$27,281.36 for the month of November.

The **Reserve Fund Statement** had \$540.63 of lost interest and dividend income. There were no expenses from the Reserve Fund for November of 2020.

The **Capital Fund Statement** shows revenue of \$13,200.00 in capital contributions. There was a loss of \$105.46 of interest and dividend income.

The November **Balance Sheet** had a total **Operations Accounts** balance of \$662,247.22 which includes petty cash, checking, investments, bingo and club accounts. The **Reserve Accounts** have a balance of \$549,201.56. The **Capital Accounts** have a balance of \$830,382.37 at month's end.

Mark stated that because of the loss of revenue with activities and the costs that we pay for set services that the SVE HOA needs to increase the 2021 annual assessment amount to cover these areas as we do not want to do a special assessment to raise added funds for the HOA if we have a shortage in 2021.

**SECURITY REPORT**-Bob Graziano

For the month of November Bob reported that there was a verbal altercation on the pickleball courts that got heated and he reminds residents to contact security or the Mesa Police Department as needed, rather than engage in a heated verbal exchange with others in our community. He reported that there were a few calls for EMT services for the month of November. Bob reminded residents to close and lock doors after using a SVE room for a meeting or activity. He also reminded residents if they walk, to walk facing traffic, and if they bike, to move in the same direction as traffic.

**ARCHITECTURAL CONTROL COMMITTEE**- Kevin Van Pelt

There were 48 SVE ACC request approvals for November and no requests that were not approved. There were 5 ACC first violations for the month of November. There was a total of 416 approved ACC requests up through the end of November of 2020. There were 14 properties that exchanged hands during the month of November 2020.

**NOMINATING COMMITTEE**-Candace Masquelier read a notice from Bill Ralston, Chairman of the Nominating Committee, requesting anyone interested in running for the SVE HOA Board, contact a member of nominating committee by 1-4-2021.

**ELECTION COMMITTEE REPORT**- Doug Spencer

Doug provided an update for the 2021 SVE elections. He states all is moving along well. Manual ballots will be mailed out on 2-2-21 and electronic ballots will go out on 2-3-21. Manual ballots are encouraged to be sent back via mail or to drop off in the SVE office slot. Do not take your ballots to the SVE office as they can not accept them. There are around 500 ballots that will be mailed out this year and this number is down from past years. Residents for a limited time up through mid-January, may submit their correct email address to the SVE office and they will provide the email address to the election committee for adding to the electronic ballot list.

### **MANAGER'S REPORT**-Lisa Titmas

Lisa reported that a palm tree will be removed from the south pool area. She also reported information on the recycle bins and we may put broken down boxes and paper in them, but all boxes must be broken down before placing in the recycling bins. The maintenance supervisor has reported that a resident has taken his bike into the south fitness center and no one should be doing this. When you walk during periods when it is dark, wear reflective clothing so to be seen. Lisa also requested that all residents note their time on the machines at the fitness centers and not go over the allotted time for each machine. Lisa reported that the reverse holiday parade on 12-9-20 was well received and many people in cars and golf carts were noted out looking at holiday decorations.

### **PRESIDENT'S REPORT**- Candace Masquelier

Candace reported that secondary to the increase in COVID-19 numbers that the auditorium has been closed to live meetings/events. The BOD encourages all residents to remain vigilant during this time and to help to reduce the spread of the virus in our community. She reminded residents that even though the approval of COVID 19 vaccines are on the horizon, it will be sometime before the residents of SVE will be able to get a vaccine. The BOD requests that SVE residents continue to wear masks as appropriate when out and about in our community.

### **NEW BUSINESS**

#### **Insurance Renewal**- Candace Masquelier

The HOA has received the new insurance quotes from the Mahoney Group for the SVE insurance package as prepared by the Cincinnati Insurance Company. The total package proposal includes the following areas of coverage for the SVE HOA: Property Coverage, Liability Coverage, Crime Coverage, D&O Coverage, Umbrella Coverage, and Workers Compensation with a total premium amount of \$47,323.00. Our insurance broker for the Mahoney Group, Le Ann Brum, was available via phone to answer questions from the Board and to explain the current insurance market in the county and the escalating costs for all aspects of insurance. During the discussion, it was noted that the umbrella coverage had been quoted in the amount of five million dollars and the SVE HOA has a current umbrella policy of ten million dollars. The BOD had discussion about making a

motion in the meeting for approval of the total amount of \$47,323.00 for the insurance package and getting additional quotes for other amounts of Umbrella Coverage and then three SVE BOD members determining the most appropriate coverage for the SVE HOA at this time. Diane Loram started a motion and it was then removed, awaiting additional information to come from the Mahoney Group on varied quotes for Umbrella Coverage Insurance. A new motion was called for by the SVE President. Diane Loram made the motion that we follow through with contracting for insurance based upon the quote received in the amount of \$47,323.00 minus the cost of the umbrella policy at five million within that quote, at which time, we will review the umbrella policy as further information is provided. This motion includes that three members of the Board review the umbrella policy quotes, and after review of those recommendations, a motion is made to accept one of those quotes and a vote be taken electronically by the Board. A second was made and the motion carried with one vote opposing.

### **CONTINUING BUSINESS**

**SVE Amenities**- Candace reported amenities are at the same place except for the auditorium which has been closed at this time. A letter was read by BOD member Bob Graziano on the SVE amenities. He requested in the letter that SVE allow all amenities and groups go back to full participation and made a motion to allow the lifting of all current restrictions here at SVE. The motion died to lack of a second.

**ACC Fine Policy**- Kevin Van Pelt has requested in the future that the SVE BOD discuss a second part of the fine policy which will address aspects of ACC confrontation with residents over violations and fines. Information will be provided to the BOD over the next 30 days for review. The packet of information will be planned to be discussed at the January Study Session.

**Recording of the Reading of the Ballot Language** - Kevin Van Pelt presented a formal recorded reading of ballot items 2 and 3 for the 2021 SVE election.

The meeting was adjourned by President Candace Masquelier at 10:02 AM.

Respectfully Submitted,

Kim J. Harding, SVE HOA Secretary

Open Session followed