

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
Thursday, February 13, 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 Diane Loram to approve the regular board meeting minutes held January 9, 2020. Unanimous.

Motion by Mark Thurn to approve the study session meeting minutes held February 6, 2020. Unanimous.

TREASURER'S REPORT – Mark Thurn

For the month of January, 2020 on the Statement of Operations, total operating revenue for the month was \$207,186.72 with a variance above budget for the month of \$33,847.95. Current expenses for the month are \$379,997.13 showing a negative net income of \$172,810.41. On the Reserve and Capital Fund Statement the budgeted reserve allocation of \$216,496.00 for 2020 was pre-paid in January. Allocation to the capital contribution fund was \$14,400.00. Total revenues were \$234,105.05. Bank accounts and investments are reconciled for the month. As of January 31st, there is an Operations Fund balance of \$1,604,176.47. The Reserve Accounts have a balance of \$1,269,754.83.

SECURITY REPORT – Bob Graziano

Mr. Graziano shared information about the Knox Box, a device that allows emergency personnel access to homes. He also reported information about coyote and javelina sightings in SVE.

COMMITTEE REPORTS

Architectural Control Committee (ACC) – Kevin Van Pelt

For the month there were 55 letters of approval issued and 5 letters of violation. A total of 23 properties changed ownership during the month.

Neighborhood Watch Committee Report (NWC) – David Hurley

Mr. Hurley shared updates on NWC progress to date. The group continues to recruit neighborhood leaders. The File of Life initiative continues to be implemented and supported. The annual NWC ice cream social is scheduled for April 8, 2020 from 1:00 to 3:00 PM in the auditorium.

Election Committee– Doug Spencer

Mr. Spencer updated the BOD on the 2020 election. Ballots (email or mail) have been sent to residents. Committee members are assisting residents with balloting questions as needed. Mr. Spencer recommended the HOA create a link on the SVE website to the 2020 ballot narrative and candidate bios.

Nominating Committee – Candace Masquelier

Ms. Masquelier extended thanks to the 2020 nominating committee; Fred Gross – chair, Al Ludwig – co-chair, Eden Thompson and Lori Peterson. The committee is disbanded each year upon completion of their work.

- Motion by Mark Thurn to disband the nominating committee. Unanimous.

Mr. Van Pelt noted that increased air traffic over SVE in recent weeks is due to a runway closure at a local airport. Air traffic should return to normal levels sometime in May.

MANAGER’S REPORT – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

PRESIDENT’S REPORT – Candace Masquelier

HOA President, Candace Masquelier, reported dates and times for upcoming presentations titled, “Living with Coyote and Javelina” by Arizona Game and Fish (Feb 13, 1:00 to 3:00; March 5, 9:00 to 11:00; April 6, 9:00 to 11:00)

NEW BUSINESS - None

CONTINUING BUSINESS

Pickleball – Les Johnson

Construction update. Money has been submitted to the HOA for landscape work approved. Custom Courts is waiting for approval to paint the courts. Bids for shade coverings are being requested. The pickleball club is hoping for an early March grand opening.

Pickleball Courts and Sports Courts Usage Schedule – Candace Masquelier

Ms. Masquelier stated the committee continues their work on a proposal for BOD review and discussion.

Massage Therapist – Candace Masquelier

The contract with the massage therapist working in SVE is under review. During the BOD discussion two motions were made. Neither motion was voted upon by the BOD.

The topic was tabled for future discussion after Mr. Thurn requested time to complete a more thorough review of the financial agreement/contract. Mr. Thurn, Manager Titmas and another BOD member will meet to prepare a proposal for BOD discussion.

Fiber Arts – Candace Masquelier

Ms. Masquelier stated that discussion regarding the Fiber Arts Center building continues. The Fiber Arts Group responded to BOD questions submitted in January. More information needs to be collected and reviewed so the topic can potentially be presented on the 2021 election ballot.

Adjournment: 9:46 by President Masquelier

Submitted by:

Brad Windschill
Secretary, SVE HOA

Open meeting following adjournment.