

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION  
BOARD OF DIRECTORS REGULAR BOARD MEETING  
Thursday, March 12, 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 on February 13, 2020. Unanimous.
- Motion by Mark Thurn to approve the study session meeting minutes held on March 5, 2020. Unanimous. Diane Loram abstained.

**TREASURER'S REPORT** – Mark Thurn

For the month of February, 2020, on the Statement of Operations, total operating revenue for the month was \$135,395.42 with a variance above budget for the month of \$9,106.72. Current expenses for the month are \$181,917.99 showing a net income of \$527.50. On the Reserve and Capital Fund Statement the budgeted reserve allocation for 2020 was pre-paid in January. Allocation to the capital contribution fund was \$10,800.00. Total revenues were \$12,766.26. No reserve of capital fund expenses for the month. Bank accounts and investments are reconciled for the month. As of February 29, 2020, there is an Operations Fund balance of \$1,539,502.81. The Reserve Accounts have a balance of \$1,282,521.09.

**SECURITY REPORT** – Bob Graziano

The usual number of garage doors left open and RV/trucks parked too long on the street. Mr. Graziano reminded people to drive safely, make sure golf carts are licensed and insured, haze coyotes if seen and refrain from leaving any food out for wild animals.

**COMMITTEE REPORTS**

**Architectural Control Committee (ACC)** – Kevin Van Pelt

For the month there were 54 letters of approval issued, 13 letters of violation, 2 letters of second violation and 1 violation letter rescinded. A total of 18 properties changed ownership during the month.

**Election Committee**– Doug Spencer

Mr. Spencer updated the board on the 2020 elections. Year 2 of electronic voting in SVE is significantly improved. Resident support and encouragement is ongoing by the elections committee. Mr. Spencer reviewed the final dates/times and locations for voting. Finally he requested an opportunity to meet with the board to review the 2020 election once the election is completed.

**MANAGER’S REPORT** – Lisa Titmas

Association Manager, Lisa Titmas, shared her report.

**PRESIDENT’S REPORT** – Candace Masquelier

HOA President, Candace Masquelier, thanked Mr. Paul Herman for his leadership in the recent spring garage sale. A total of \$1970.24 was generated during the sale. Ms. Masquelier shared a statement about the HOA response to the coronavirus.

**CONTINUING BUSINESS**

Pickleball Reservation/Scheduling – Candace Masquelier

The court schedule was reviewed at length at the study session last week.

- Motion by Brad Windschill: I move the HOA adopt the pickleball court schedule as presented on March 12, 2020. The schedule will be reviewed periodically at the request of the pickleball club or the HOA. No schedule changes will be permitted without input and approval of the HOA manager.
- Following the motion there was discussion and clarification regarding the proposed schedule. The motion passed unanimously.

Pickleball Court Patio Turf – Frank Carlson

Mr. Carlson presented information about proposed bids and funding for the project. The pickleball club with support from a donor will pay all costs for the project. He recommended the BOD approve the bid from AZ Synthetic Lawns in the amount of \$13,133.75.

- Motion by Mark Thurn to accept the bid from AZ Synthetic Lawns in the amount of \$13,133.75. Unanimous.

Massage Therapist Room Contract – Mark Thurn

This topic has been discussed at prior meetings. Mr. Thurn provided a summary review.

- Motion by Mark Thurn to charge the massage therapist \$200.00 per month for a 2 year contract with the understanding in year 2 the rented space may be in a construction zone and therefore the contract may need to be revisited.
- Discussion ensued. Motion passed 5-1.

Residential Yard Maintenance

Ms. Loram reminded people to pick up dropped fruit and keep branches away from roofs and walls.

Ceramics Club Bylaws – Candace Masquelier

Ms. Masquelier reported that the proposed club bylaw changes were discussed at the study session last week. The BOD did not have any further questions.

- Motion by Mark Thurn to approve the club bylaws. Unanimous.

Adjournment: 9:41 by President Masquelier

Submitted by:

Brad Windschill  
Secretary, SVE HOA

Open meeting following adjournment.