

DRAFT

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING

THURSDAY, JUNE 11, 2020

VIDEO CONFERENCE VIA ZOOM AND SVE STREAMING

Meeting called to order by President, Candace Masquelier at 9:00 AM.

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

Pledge of allegiance

Meeting Minutes:

The meeting minutes of the May HOA meeting on May 14, 2020 and the Study Session meeting on June 4, 2020 were approved by Consensus Vote.

REPORTS:

TREASURER'S REPORT-Mark Thurn

Mark requested that club, organizations, and residents of SVE submit their budget requests for 2021 financial consideration to the SVE office by close of business on September 30, 2020. Stop by the association office and pick up a budget request form and guidelines for filling them out. You can also find the information on the SVE website and print it off.

The **Statement of Operations** for the month of May had \$126,941.41 of Operating Revenue. Total Revenue for the month including Activity Revenue was \$130,445.51. The month of May ended with a variance above budget of \$42,893.24. Current Expenses for the month of May were \$86,855.20. There was a net surplus of \$43,590.31 for the month of May on the **Statement of Operations** financial report.

The **Reserve Fund Statement** had \$1,302.61 of Interest and Dividend Income for the month of May. Expenses for the month of May were \$6,490.00 for the parking lot seal for the Palo Verde and Mesa Verde parking lots.

The **Capital Fund Statement** had \$7,200.00 in Capital Contributions and \$1,218.74 in Interest and Dividend Income and had no expenses for the month of May.

The May **Balance Sheet** had a total in the **Operations Accounts** of \$1,309,649.70. The **Reserve Accounts** had a total balance of \$601,952.21 for the end of the month. The **Capital Accounts** had a total balance of \$749,130.26 at the month's end.

SECURITY REPORT-Bob Graziano

Bob reported that things for May were fairly quiet as far as security concerns. He reminded SVE residents that the RV Parking Storage Lot was not owned or managed by SVE. The RV Storage is managed by Springs Realty.

COMMITTEE REPORTS-

ARCHITECTUAL CONTROL COMMITTEE-Kevin Van Pelt

There were 30 SVE ACC approvals for the month of May and only one request which was not approved. There were 3 ACC violations for the month of May. There were 9 properties that exchanged hands during the month of May.

MANAGER'S REPORT- Lisa Titmas

The SVE Office is open Monday thru Friday from 8 AM to Noon. The phones are staffed during the week from 7 AM to 4 PM.

Michelle Stilson, the massage therapist who had worked at SVE, has opened a new office away from SVE and will no longer be coming to SVE to service her clients. Her new office is around 10 minutes away from the SVE community.

PRESIDENT'S REPORT- Candace Masquelier

There was no formal report today. Candace did call for a formal motion to approve the appointment of Autom Underwood to the SVE HOA Board. The motion was made by Mark Thurn to approve the appointment and was seconded by Diane Loram. The motion was approved by all members to confirm the appointment.

NEW BUSINESS-

STUDY SESSION: During the June Study Session, the Board discussed moving the time and day of the study sessions meeting to the Monday afternoon before the Thursday HOA meetings. Lisa Titmas reported that the SVE Auditorium was available on those Mondays for the next few months providing the Study Sessions were to start around 12:30 PM and to end by 2:00 PM. The Board discussed pros and cons of this proposed new day and time and will revisit it again during the August meetings. The SVE Manager will continue to look at potential schedule times for open space in SVE facilities.

OLD BUSINESS-

RENTALS- Diane Loram gave an update on the rental survey that went out to residents at SVE with email addresses on record with the office. Diane noted that a majority of those who responded to the survey were in favor of addressing the time length for short-term rentals and for limiting the total number of rental properties within SVE. The aspect of short-term rentals has gone on to the SVE attorney for research and discussion for potential changes in the SVE governing documents on the 2021 March ballots. The question of limiting the number of rental

properties has also gone on to the SVE attorney for consideration of future changes in the SVE governing documents. Diane Loram and Kim Harding will continue to work on these potential governing document changes and report back to the Board and HOA in the future.

UPDATE ON REOPENING AMENITIES- Candace Masquelier presented a review of the amenities that reopened on Monday June 8, 2020. These were Arts and Crafts, Computer Lab, the SVE Library, Billiards, Ceramics, Lapidary, Woodshop, and Fiber Arts. The pool and fitness centers are now open till 7 PM daily with the deep cleaning of them occurring from 7 PM to 9 PM daily and not during the hours of 11 AM to 1 PM. Hours have been extended for the tennis courts, Pickleball and the sports courts, they will remain open until 9 PM daily. Candace thanked the SVE community for their willingness to work within Phase One guidelines.

POOL ENHANCEMENT-Candance read the letter from the Pool Enhancement Committee to the Board requesting to postpone the remodeling of the north pool bathrooms for the 2020 budget year. The request will be submitted again for the 2021 budget year when hopefully there will be a better time for the remodeling to take place.

AUDITORIUM BATHROOMS- Lin-Da Stougaard presented to the Board the 2 proposals received for the auditorium bathroom remodeling. The first bid was from RKW in the amount of \$46,763.35 and the second bid proposal was from A B Davis Builders in the amount of \$47,340.00. The bids do not contain the amounts for the soap dispensers which were purchased in 2019 and the bathroom partitions which will be purchased by SVE and coded to the operation's budget. Lin-Da was asked which company she would recommend to the Board and her recommendation was for the RKW bid proposal. After discussion among the board regarding the proposals, a motion was made by Kim Harding to accept the proposal from RKW for \$46,763.35. The motion was seconded by Autom Underwood and was approved by the Board to move forward with the RKW bid proposal.

The meeting was adjourned at 9:41 AM by President, Candace Masquelier.

Respectfully Submitted,

Kim Harding, SVE HOA Secretary

Open meeting followed adjournment