

Draft

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
THURSDAY, AUGUST 13, 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, Kevin Van Pelt, Bob Graziano, Autom Underwood, and Manager, Lisa Titmas.

Pledge of Allegiance

MEETING MINUTES:

The meeting minutes of the June HOA regular board meeting on 6-11-2020 and the August study session on 8-6-20 were read and approved on a motion made by Kevin van Pelt.

REPORTS:

TREASURER'S REPORT- Mark Thurn

June 2020 reports

The **Statement of Operations** for the month of June 2020 had \$139,220.92 of Operating Revenue. Total revenue for the month was \$142,301.56. The month of June had a variance below budget of \$31,037.18. Current expenses for the month of June were \$126,283.14. There was a net surplus of \$16,018.42.

The **Reserve Fund Statement** had \$215.98 of interest and dividend income. Expenses from the Reserve Fund were \$7014.51 for auditorium bathroom remodel.

The **Capital Fund Statement** shows revenue of \$15,600.00 in capital contributions. There were no expenses for the month.

The June **Balance Sheet** had a total **Operations Accounts** balance of \$1,197,667.87. The **Reserve Accounts** have a balance of \$595,153.69. The **Capital Accounts** have a balance of \$764,728.37 at month's end.

July 2020 Reports

The **Statement of Operations** for the month of July had \$133,955.42 of Operating Revenue. Total revenue for the month was \$134,808.35. The month of July had a variance below budget of \$38,530.39. Current expenses for the month of July were \$129,142.63. There was a net surplus of \$5,665.72 for the month of July.

The **Reserve Fund Statement** had \$1,713.74 of interest and dividends for the month of July. Expenses for the month of July were \$11,690.84 for the auditorium bathroom remodel.

The **Capital Fund Statement** had \$12,000.00 in capital contributions. There were no July expenses from the capital fund.

The July **Balance Sheet** has a total in the **Operations Account** of \$1,098,629.49. The **Reserve Accounts** have a balance of \$585,194.59. The **Capital Accounts** have a balance of \$776,491.91 at the end of the month of July.

SECURITY REPORT-Bob Graziano

For the months of June and July, there were a combined total of 26 garage doors left open and 15 RV's parked on the streets. During the two-month period of time there was one serious thief of SVE HOA property. The AED machine was taken from the hallway of the Mesa Verde bathrooms. The replacement cost is around \$1400.00 and this is the second unit that has been taken from this hallway. An access device, FOB reader, was added to the east door of the Mesa Verde bathroom hallway. The cost for this installation was approximately \$3,000.00. Bob has requested that if anyone has any information of the thief to please contact the SVE HOA office.

ARCHITECTURAL CONTROL COMMITTEE-Kevin Van Pelt

There were 27 SVE ACC request approvals for June and 18 for the month of July, 2020. There were no requests that were not approved. There were 4 ACC first violations for the month of June and 5 first violations for July. There was one second violation for the month of June. There were 20 properties that exchanged hands during the period from June 1, 2020 through July 31, 2020.

MANAGER'S REPORT-Lisa Titmas

The SVE manager stated that the new Mesa Verde access control for the bathroom hallway door is in operation. The October SVE community garage sale

has been cancelled for this year. As of August 18, tree removal and trimming will take place for the trees along the north side of Guadalupe Road. All of the SVE staff Covid-19 test results came back negative. The HOA is very appreciative of the 4 pool volunteers who helped to reopen the pools and kept them open when SVE staff were off awaiting the test results for the Covid-19 testing.

PRESIDENT'S REPORT-Candace Masquelier

The four SVE pool volunteers who helped to clean the pools while SVE staff were off for the Covid-19 testing were thanked by Candace. Candace also offered a formal "thank you" to SVE residents who have donated to concerts and to the library at SVE. Candace provided her "opinion" on urging SVE residents to wear masks while out and about to show their desire to protect the health of other residents of our SVE community. The SVE monthly study sessions will be changed to the Monday afternoon before the Thursday SVE HOA meeting starting in October of 2020. The scheduled start time for the study session meetings will continue to be at 1:00 PM.

NEW BUSINESS

Long Arm Room- Janet Paterson, President of the Sunland Stitchers, presented her formal request for the Sunland Stitchers to obtain the use of the old massage therapy room next to the room the quilting long arm is housed in. A motion was made by Diane Loram and approved by unanimous vote of the Board to currently allocate the room to the Sunland Stitchers and to relook at the use by this group in six months.

Continuing Business-

Reopening Amenities- Candace formally thanked Kevin Van Pelt, Bob Castens, Larry Soper and Lisa Titmas for their efforts to reopen the SVE pools when they had to close when staff were off awaiting COVID -19 testing results. These four volunteers were able to reopen the pools within three days after they were closed and kept them going for another 10 days until the SVE staff were cleared to return to work.

Auditorium Bathrooms-Lin-Da Stougaard gave an update on the bathroom remodeling at the auditorium. All is going well with the varied projects in the bathrooms and the work is expected to be finished by August 31. A Board thank

you was given to Lin-Da for her hard work over the past few months to supervise this major remodeling undertaking.

2021 Budget Requests- Mark Thurn again reminded the SVE community of By-laws 5.3.1 which states "written requests relating to amounts requested for inclusion in the budget on behalf of facilities, amenities, clubs and organizations shall be submitted to the Board by October 1."

Plants and Trees on Farnsworth Median- Candace reviewed the data results from the SVE survey that was sent out to residents this past winter. There was a total of 419 resident responses sent back for the survey. There were 245 residents who wanted to have just the palm trees on the meridian, 100 who wanted to have minimal landscaping added and 74 who wanted to have more trees added to the meridian areas. A motion was made by Kevin Van Pelt to retain the meridian area as it currently is with only the palm trees and this motion was passed with one against vote.

Rental Unit Agenda Timeline- Diane Loram presented the proposed timeline for the SVE community for the changes to the SVE Governing Documents to provide for new language for short term rental length requirements. The Rental White Paper for the SVE community was sent out several months ago and Diane has done a review of State and City regulations along with legal review and comments by our SVE HOA attorney. The requested rental change to the SVE Governing Documents will ban short term rentals of 30 days or less within SVE residential properties. The motion was made to accept the proposal to go ahead with the timeline for the rental agenda calendar for the next 7 months and to place the rental proposal change on the March 2021 ballot. The motion was made by Autom Underwood to accept the short-term rental change timeline and was passed by the Board with unanimous approval. The project to change the language in the governing documents regarding short term rentals will continue to be headed by Board Vice-President, Diane Loram.

The meeting was adjourned by President Candace Masquelier at 9:52 AM.

Respectfully Submitted,

Kim J. Harding, SVE HOA Secretary

Open Session followed