

SUNLAND VILLAGE EAST ASSOCIATION
BOARD OF DIRECTORS REGULAR BOARD MEETING
THURSDAY, September 10, 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, Bob Graziano, Autom Underwood, and Manager, Lisa Titmas. Not Present: Kevin Van Pelt with approved excused absence.

Pledge of Allegiance

MEETING MINUTES:

The meeting minutes of the August HOA regular board meeting on 8-13-2020 and the September study session on 9-3-2020 were read and approved by all Board members on a consensus vote.

REPORTS:

TREASURER'S REPORT- Mark Thurn

August 2020 reports

The **Statement of Operations** for the month of August 2020 had \$130,911.92 of Operating Revenue. Total revenue for the month was \$134,597.37. The month of August had a variance below budget of \$38,741.37. Current expenses for the month of August were \$133,184.93. There was a net surplus of \$1,412.44.

The **Reserve Fund Statement** had \$370.39 of lost interest and dividend income. Expenses from the Reserve Fund were \$20,617.36 for auditorium bathroom remodel.

The **Capital Fund Statement** shows revenue of \$9,600.00 in capital contributions. There were no capital fund expenses for the month.

The August **Balance Sheet** had a total **Operations Accounts** balance of \$980,659.24 The **Reserve Accounts** have a balance of \$564,206.64. The **Capital Accounts** have a balance of \$786,416.80 at month's end.

SECURITY REPORT-Bob Graziano

For the month of August there were a combined total of 21 garage doors left open and RV's parked on the streets. During the month there have been several instances of reported soliciting within the SVE community. As SVE is a non-soliciting community, you should call the Mesa Police Department if you experience soliciting or see it happening within our community. Bob reminded the returning visitors coming back to SVE, to note that we now have posted Covid-19 regulations and safety requirements for use of our pools, fitness centers, and our other outside and inside facilities approved for operation at SVE. Bob also reported that we have had bikes stolen in broad daylight from the south pool areas. He reminded all residents to please use a bike lock and attach to the bicycle rack for safety. The US census takers may be out in our community at present and in future weeks. They wear lanyards with a photo ID on them and carry a bag that states they are working for the United States Census Bureau.

ARCHITECTURAL CONTROL COMMITTEE-Mark Thurn reporting for Kevin Van Pelt

There were 24 SVE ACC request approvals for August. There were no requests that were not approved. There were 15 ACC first violations for the month of August and no second violations. There were 9 properties that exchanged hands during the month of August of 2020.

MANAGER'S REPORT-Lisa Titmas

The SVE manager reported that several cacti along the SVE wall on Baseline have fallen. The area is managed by the City of Mesa and the fallen cacti have been removed. Any club or organization using any type of storage space provided by the HOA needs to contact Lisa in the office as soon as possible. Areas not needed for further storage, should also be reported to the SVE office and Lisa. Starting on Saturday, September 12, the SVE Library will be open from 10 AM to 4 PM. Going forward, the hours of operation will be 10 AM to 4 PM Monday through Saturday. The SVE Office will be open from 8 AM to 11 AM Monday through Friday and the office staff will be available for contact via phone calls and emails from 7 AM to 4 PM Monday through Friday. Returning residents who earlier this year filled out a summer vacation watch form, should report to the SVE office when they have come back to their residence at SVE. Bill Ralston, SVE resident, has been

appointed the Chairman of the Nominating Committee for the upcoming election period at SVE.

PRESIDENT'S REPORT- Candace Masquelier Candace reminded all that 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. The first study session meeting in October will be on Monday, October 5th.

NEW BUSINESS

Estate Sales- Lisa Titmas gave an update on requests that have been received by the SVE office for estate sales. A written information sheet on estate sales was reviewed by the Board with questions about the nature of the sales answered by Lisa. Pro and Con aspects of holding the estate sales were discussed and the Board noted that they are listed as an approved event in our Governing Documents and as such, will be approved to restart within the SVE community. The SVE Manager will be overseeing the estate sales requests and they will need to be submitted to her two weeks in advance of the event. The requests will need to be submitted with the intended guidelines by estate agency or home-owner for their use of safety and health protocols at their sale during this period of time with Covid-19.

Short/Long Range Planning for Reopening Amenities- Lisa Titmas

Lisa presented her position paper on reopening the SVE auditorium first for use by the SVE Board and then for community clubs, groups or organizations. The SVE auditorium will open in October after the bathroom remodeling has been completed and the bathrooms are available for use by residents of the community. The first meeting to be held will be the October HOA Study Session on Monday afternoon, October 5th. The auditorium will be utilized by the HOA Board for the first six weeks up through November 12, 2020. The approval for other requests after this time period ends, will be submitted on the SVE request form to the SVE office and will be reviewed by SVE HOA member at large, Autom Underwood along with Lisa Titmas and staff of the SVE Activities Department. During the October HOA Study Session and monthly HOA meeting, the SVE HOA Board will review additional information on protocols and any plans for reopening other amenities at SVE.

Continuing Business-

Reopening Amenities- Candace reported to the SVE community that the pool numbers for occupancy were increased on September 1st and the fitness centers at SVE were reopened following guidelines required by the Arizona Department of Health Services for reopening consideration.

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 completed within the next two weeks. The Board again thanked Lin-Da for her oversight in heading up the project and for the many hours she devoted to working on managing the project over the months of July thru September. The original idea for the auditorium bathroom remodel came to the Long Range Planning Committee in 2018 via a suggestion by a resident of the SVE community.

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." Anyone who is requesting any type of monetary funds for their club, association, or project must have their request on SVE fund request forms into the SVE Office by close of business on September 30, 2020.

The meeting was adjourned by President Candace Masquelier at 9:45 AM.

Respectfully Submitted,

Kim J. Harding, SVE HOA Secretary

Open Session followed

