

SUNLAND VILLAGE EAST GARDENS 1 & 2
BOARD OF DIRECTORS MEETING
Saguaro Room
January 17, 2023 @ 3:00 PM
AGENDA

1. Call to order.
2. Pledge of Allegiance.
3. Roll call.
4. Review and approval of the minutes of the last board meeting.
5. Financial report.
6. Committee Reports
 - A. Landscape
 - B. Lighting
 - C. VP Architectural/Maintenance
 - D. Social report
 - E. Pest control – termites, gophers, ants
 - F. Welcoming
7. Old Business
 - A. Landscape items
 1. Water management, adjusting heads and shutting off system during rains
 2. Removal of tree at unit 165 (owner willing to pay ½)
 3. Removal of bougainvillea between buildings
 4. Xeriscaping of green belts, survey
 - B. Canopy for bulletin boards
 - C. Other old business
8. New Business
 - A. Reserve Study Analysis
 - B. Painting
 1. Review of bid
 2. Start date
 3. Vote on colors
 4. Repair work prior to painting (including install of new light fixtures)
 - C. Driveways, replacement of wood
 - D. Annual Meeting Elections
 - E. Other new business
9. Open forum.
10. Adjournment.

Visit the web site at www.condos1-2.com

Please contact Ray Binder 303-981-7069 for globe lights or security lights that need to be replaced

SVE Garden Condos I & II
Minutes of Board of Directors' Meeting
November 15, 2022

1. The meeting was called to order at 3:00 pm by President Vikki Dillon.
2. Pledge of Allegiance
3. Present: Vikki, Paul Courtney, David Peters, and Cynthia Housh (Zoom). Also attending Steve Cheff of Heywood Community Management. Regrets: Sandy Saxena.
4. The board reviewed the minutes of the October 2022 meeting. David motioned to approve the minutes and Paul seconded the motion. It passed unanimously.
5. Treasurer's Report:
 - A. Cynthia reviewed the financial report. Paul motioned to approve the report and David seconded the motion. It passed unanimously.
6. Committee Reports:
 - A. Landscape Report: Paul met with representative of Mesquite Landscaping to review some concerns he had. They have overseeded bare areas of the winter turf. He talked to them about possibly removing some trees. All grass areas look really good right now.
 - B. Lighting Report: Paul reported that Ray Binder is back in town and will be changing bulbs.
 - C. Architectural: nothing to report
 - D. Social Report: Vikki talked about the next social which will be this month. She is appreciative of those who have volunteered to help. There will be a winter social in February. She can always use more help on the committees for future events.
 - E. Pest Control: David reported that there have been 6 units reporting termite activity since May 8. The pest control company continues to work to rid us of the gophers.
 - F. Welcome: No report.
7. Old Business
 - A. Issues getting Mesquite to blow both the front and back of units each week. Southern Live Oak trees are dropping a lot of acorns. The board reviewed a bid from Mesquite to remove a pine tree and a palm tree. Both are dead. Board asked management to hold off until a second bid comes in.
 - B. Management to have the minutes posted on the web site.
 - C. The board discussed the information from New Look Restorations about putting roofs over the bulletin boards.
8. New Business:
 - A. The board discussed the issue that arose this month regarding the placement of signs for the veterans on Veteran's Day. The board will discuss this at future board meetings so there is a policy in place in the future so veterans get the respect and honor they deserve.
 - B. The board discussed the suggestion to remove the bougainvillea plants between the buildings. Landscape committee will discuss this with Mesquite Landscaping.
 - C. There are currently two open positions on the board. There have been two owners who have volunteered to serve the remainder of these terms. Jamia Boggs and Lancey

Cheesebrough. David motioned to appoint these two to the board and Paul seconded the motion. The motion passed unanimously.

D. Steve to have the reserve study revised then sent back out to the board.

9. Open Forum:

A. There should be something in the meeting notices regarding the study session so owners know they can attend.

B. Owners talked about difficulties changing assessment increases with the bank. They are welcome to call the accounting department at Heywood Management for assistance if needed but Heywood cannot make the changes for them.

C. There was discussion of a roof issue at #161. Steve to notify Paramount that this issue has yet to be resolved.

D. Gophers continue to pop up in various areas.

10. Adjournment 4:11 PM

Respectfully submitted,
Steve Cheff

SUNLAND GARDENS ASSOCIATION
Budget Comparison Report
12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Income</u>							
40000 - Assessment Income	\$56,219.16	\$41,225.00	\$14,994.16	\$498,462.39	\$494,700.00	\$3,762.39	\$494,700.00
40010 - Special Assessment Income	\$21.00	\$0.00	\$21.00	\$934.36	\$0.00	\$934.36	\$0.00
40080 - Fines	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
40087 - Golf Cart Storage	\$0.00	\$100.00	(\$100.00)	\$2,678.80	\$1,200.00	\$1,478.80	\$1,200.00
40100 - Interest - Operating	\$97.13	\$0.00	\$97.13	\$768.89	\$0.00	\$768.89	\$0.00
40105 - Interest - Collections	\$0.00	\$0.00	\$0.00	\$23.44	\$0.00	\$23.44	\$0.00
40110 - Late Fees	\$30.00	\$0.00	\$30.00	\$930.00	\$0.00	\$930.00	\$0.00
40120 - Legal / Collection Income	\$0.00	\$0.00	\$0.00	\$402.00	\$0.00	\$402.00	\$0.00
40135 - Key Income	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
<u>Total Income</u>	\$56,367.29	\$41,325.00	\$15,042.29	\$504,324.88	\$495,900.00	\$8,424.88	\$495,900.00
Total Income	\$56,367.29	\$41,325.00	\$15,042.29	\$504,324.88	\$495,900.00	\$8,424.88	\$495,900.00
Expense							
<u>Administrative</u>							
50010 - Accounting	\$0.00	\$133.37	\$133.37	\$1,462.00	\$1,600.00	\$138.00	\$1,600.00
50060 - Copies / Duplicating	\$1,018.80	\$250.00	(\$768.80)	\$3,083.76	\$3,000.00	(\$83.76)	\$3,000.00
50070 - Coupons/Statements	\$482.89	\$483.37	\$0.48	\$5,808.01	\$5,800.00	(\$8.01)	\$5,800.00
50135 - General Administrative Expense	\$0.00	\$0.00	\$0.00	\$146.62	\$0.00	(\$146.62)	\$0.00
50145 - Insurance	\$0.00	\$4,083.37	\$4,083.37	\$42,851.00	\$49,000.00	\$6,149.00	\$49,000.00
50160 - Legal Fees	\$133.00	\$250.00	\$117.00	\$2,340.50	\$3,000.00	\$659.50	\$3,000.00
50162 - Legal - Collections	\$0.00	\$16.63	\$16.63	\$0.00	\$200.00	\$200.00	\$200.00
50180 - Management Services	\$1,743.00	\$1,743.00	\$0.00	\$20,916.00	\$20,916.00	\$0.00	\$20,916.00
50260 - Postage	\$348.57	\$166.63	(\$181.94)	\$1,917.61	\$2,000.00	\$82.39	\$2,000.00
50280 - Reserve Study	\$0.00	\$0.00	\$0.00	\$700.00	\$0.00	(\$700.00)	\$0.00
50310 - Social Expenses	\$232.39	\$66.63	(\$165.76)	\$787.72	\$800.00	\$12.28	\$800.00
50350 - Website	\$0.00	\$66.63	\$66.63	\$895.00	\$800.00	(\$95.00)	\$800.00
50470 - Income Taxes	\$0.00	\$83.37	\$83.37	\$1,550.00	\$1,000.00	(\$550.00)	\$1,000.00
<u>Total Administrative</u>	\$3,958.65	\$7,343.00	\$3,384.35	\$82,458.22	\$88,116.00	\$5,657.78	\$88,116.00
<u>Community Utilities</u>							
71020 - Electric	\$489.77	\$533.37	\$43.60	\$5,592.22	\$6,400.00	\$807.78	\$6,400.00
71085 - Water	\$6,591.57	\$5,833.37	(\$758.20)	\$72,787.27	\$70,000.00	(\$2,787.27)	\$70,000.00
71090 - Sewer	\$2,747.75	\$3,083.37	\$335.62	\$36,043.58	\$37,000.00	\$956.42	\$37,000.00
71100 - Refuse	\$925.62	\$833.37	(\$92.25)	\$11,017.36	\$10,000.00	(\$1,017.36)	\$10,000.00
<u>Total Community Utilities</u>	\$10,754.71	\$10,283.48	(\$471.23)	\$125,440.43	\$123,400.00	(\$2,040.43)	\$123,400.00
<u>Landscaping</u>							
60002 - Aeration	\$0.00	\$166.63	\$166.63	\$1,787.00	\$2,000.00	\$213.00	\$2,000.00
60005 - Backflow Maintenance	\$0.00	\$125.00	\$125.00	\$1,649.00	\$1,500.00	(\$149.00)	\$1,500.00
60020 - Fertilizing/Weed Control	\$850.00	\$250.00	(\$600.00)	\$7,815.00	\$3,000.00	(\$4,815.00)	\$3,000.00
60025 - General Grounds Maint	\$250.00	\$66.63	(\$183.37)	\$985.00	\$800.00	(\$185.00)	\$800.00
60027 - Granite	\$0.00	\$166.63	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
60040 - Irrigation Repairs	\$0.00	\$333.37	\$333.37	\$5,677.20	\$4,000.00	(\$1,677.20)	\$4,000.00
60050 - Landscaping & Grounds	\$5,341.43	\$4,916.63	(\$424.80)	\$64,149.02	\$59,000.00	(\$5,149.02)	\$59,000.00
60060 - Miscellaneous	\$0.00	\$166.63	\$166.63	\$237.73	\$2,000.00	\$1,762.27	\$2,000.00
60110 - Overseeding	\$0.00	\$0.00	\$0.00	\$6,860.00	\$0.00	(\$6,860.00)	\$0.00

SUNLAND GARDENS ASSOCIATION
Budget Comparison Report
12/1/2022 - 12/31/2022

	12/1/2022 - 12/31/2022			1/1/2022 - 12/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
60120 - Tree Replacement	\$0.00	\$166.63	\$166.63	\$575.00	\$2,000.00	\$1,425.00	\$2,000.00
60150 - Trees - Remove/Trim	\$2,450.00	\$1,833.37	(\$616.63)	\$25,449.32	\$22,000.00	(\$3,449.32)	\$22,000.00
<u>Total Landscaping</u>	\$8,891.43	\$8,191.52	(\$699.91)	\$115,184.27	\$98,300.00	(\$16,884.27)	\$98,300.00
Maintenance & Repairs							
63040 - Carpentry	\$150.00	\$333.37	\$183.37	\$11,100.00	\$4,000.00	(\$7,100.00)	\$4,000.00
63042 - Capentry Supplies	\$0.00	\$33.37	\$33.37	\$0.00	\$400.00	\$400.00	\$400.00
63080 - Electrical	\$0.00	\$83.37	\$83.37	\$3,453.35	\$1,000.00	(\$2,453.35)	\$1,000.00
63082 - Electrical Supplies	\$165.40	\$66.63	(\$98.77)	\$6,149.98	\$800.00	(\$5,349.98)	\$800.00
63110 - Fences/Walls	\$0.00	\$66.63	\$66.63	\$0.00	\$800.00	\$800.00	\$800.00
63119 - Fire Equipment	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00	\$600.00	\$600.00
63210 - Janitorial Supplies	\$0.00	\$0.00	\$0.00	\$49.77	\$0.00	(\$49.77)	\$0.00
63215 - Keys & Locks	\$0.00	\$4.13	\$4.13	\$212.28	\$50.00	(\$162.28)	\$50.00
63270 - Painting	\$0.00	\$0.00	\$0.00	\$110,337.00	\$0.00	(\$110,337.00)	\$0.00
63280 - Parking & Streets	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	(\$150.00)	\$0.00
63300 - Pest Control	\$20.00	\$1,083.37	\$1,063.37	\$11,805.00	\$13,000.00	\$1,195.00	\$13,000.00
63320 - Plumbing	\$0.00	\$291.63	\$291.63	\$9,428.77	\$3,500.00	(\$5,928.77)	\$3,500.00
63340 - Roofing	\$500.00	\$83.37	(\$416.63)	\$5,575.00	\$1,000.00	(\$4,575.00)	\$1,000.00
63355 - Sidewalks	\$0.00	\$500.00	\$500.00	\$2,445.00	\$6,000.00	\$3,555.00	\$6,000.00
63360 - Signage	\$0.00	\$41.63	\$41.63	\$0.00	\$500.00	\$500.00	\$500.00
<u>Total Maintenance & Repairs</u>	\$835.40	\$2,637.50	\$1,802.10	\$160,706.15	\$31,650.00	(\$129,056.15)	\$31,650.00
Reserve Contributions							
75100 - Reserve Contribution	\$12,405.92	\$12,869.50	\$463.58	\$217,290.30	\$154,434.00	(\$62,856.30)	\$154,434.00
<u>Total Reserve Contributions</u>	\$12,405.92	\$12,869.50	\$463.58	\$217,290.30	\$154,434.00	(\$62,856.30)	\$154,434.00
Total Expense	\$36,846.11	\$41,325.00	\$4,478.89	\$701,079.37	\$495,900.00	(\$205,179.37)	\$495,900.00
Operating Net Income	\$19,521.18	\$0.00	\$19,521.18	(\$196,754.49)	\$0.00	(\$196,754.49)	\$0.00
Reserve Income							
<u>Reserve Income</u>							
80100 - Contribution from Operating	\$12,405.92	\$12,869.50	(\$463.58)	\$217,290.30	\$154,434.00	\$62,856.30	\$154,434.00
81000 - Reserve Interest Income	\$140.00	\$0.00	\$140.00	\$6,304.77	\$0.00	\$6,304.77	\$0.00
<u>Total Reserve Income</u>	\$12,545.92	\$12,869.50	(\$323.58)	\$223,595.07	\$154,434.00	\$69,161.07	\$154,434.00
Total Reserve Income	\$12,545.92	\$12,869.50	(\$323.58)	\$223,595.07	\$154,434.00	\$69,161.07	\$154,434.00
Reserve Net Income	\$12,545.92	\$12,869.50	(\$323.58)	\$223,595.07	\$154,434.00	\$69,161.07	\$154,434.00
Net Income	\$32,067.10	\$12,869.50	\$19,197.60	\$26,840.58	\$154,434.00	(\$127,593.42)	\$154,434.00

SUNLAND GARDENS ASSOCIATION
Balance Sheet
12/31/2022

Assets

Cash

10100 - Operating Checking	\$96,419.38
10110 - CIT ICS #367	\$242,739.44

<u>Cash Total</u>	<u>\$339,158.82</u>
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Reserve Cash

10500 - Reserve Savings	\$274,355.71
10505 - CIT ICS #751	\$104,451.63
10508 - CIT CDARS	\$400,454.46

<u>Reserve Cash Total</u>	<u>\$779,261.80</u>
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<i>Assets Total</i>	\$1,118,420.62
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Liabilities and Equity

<u>Retained Earnings</u>	\$1,091,580.04
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<u>Net Income</u>	\$26,840.58
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<i>Liabilities & Equity Total</i>	\$1,118,420.62
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