

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

Nov 17, 2023

The Board meeting was called to order by the President at 8:55 AM.

Members present:

Dick Hobbs, Tim Barber, Clint Viergutz, John Groothuizen, Paul Sperry, Bob McKay, Paul Turpin, Gary Tayar & General Manager Tony Wagner. Bud Meador joined via phone.

Members not present:

None

Meeting Minutes:

- Motioned by Paul Sperry, seconded by Bob McKay to accept the Oct 20 minutes as submitted, approved unanimously.

Treasurer's Report was presented by Treasurer Clint Viergutz who reported on our financial position as of Oct 31.

T-Bills:	\$400,000
Savings Account:	\$197,823
Checking:	\$ 30,537
I-Bond:	\$ 10,912

We have collected about 95% of 2023 revenues and spending is in line with expectations. expenses.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

Currently receiving an average of about 5.3% on our T-Bill investments. Continue to focus on shorter term to provide flexibility on timelines for future spending.

Covered Parking III by Paul Sperry (Chairman)

This item was moved up in the Agenda

As requested by the Board at the October meeting, John presented the Payback analysis on the Proposed Covered Parking III project. The resulting simple payback is about 10yrs, with a true payback (accounting for project spending curve and interest) of 14 years. This is significantly longer than the 3-5yrs the board has been assuming.

Clint stated cash flow was a more relevant measure, and showed we would be cash flow positive in the years following commissioning of the project. He is also concerned with the continued spending on other capital improvements that are depleting funds originally planned for Covered Parking.

The Board asked Tony on the progress of the 5-Year Capital Plan, Tony stated he is soliciting feedback from the committee chairs and should be complete shortly.

The board agreed to table further discussion to the next meeting.

Safety & Security by GM (Chairman Bob McKay)

No issues.

Building and Maintenance by Paul Turpin (Chairman)

Paul reviewed the remaining planned roadwork for this year and asked the board to look at the condition of the road south of the Stables. He believes that we will see similar deterioration on the main road should we delay repairs.

The Board agreed to table further discussion and look at the roads prior to the Dec Meeting.

GM Review Bud Meador (Chairman)

Bud will send out GM Review forms to the Board Members in the coming weeks.

Computer & Information Technology by Paul Sperry (Chairman)

Paul continues to work with APS on options to buyout/update/replace the light poles in the compound.

He is also working with Tony on developing other options and requested a budget of \$1800 to develop a working plan to install solar lighting on existing abandoned light bases.

Motioned by Clint, seconded by Bud to approve this budget, unanimously approved.

Elections (Bud Meador, Chairman)

No new members are required again this year.

Appreciation Dinner by John Groothuizen (Chairman)

John is still waiting for Briarwood to confirm our reservation for Saturday March 2, 2024 from 5- 8 pm.

Annual Meeting by Clint Viergutz (Chairman)

The Meeting is confirmed for Tuesday February 27,2024 at the Palm Ridge Facility in Sun City West. The Compound will be assessed a \$200 charge for the room this year.

Policy Review by John Groothuizen (Chairman)

As requested by the Board in October John submitted suggested language to address the status of current Board Members who no longer required spaces in the compound.

Motion by Tim and seconded by Dick that A Director who no longer is a Member of the Corporation may complete his term with the unanimous approval of the remaining board members; approved Unanimously.

As a follow-up, the Board voted unanimously in favor requesting that Dick and Bob complete their remaining terms. Both agreed.

Current practices surrounding Board Member and Employee priority in space allocation were discussed and tabled for the next meeting.

The HR Polices subcommittee will postpone meetings to the new year.

General Managers Report was presented by Tony Wagner.

There are currently 93 non-members on the wait list, 0 members requiring a size change, and 6 members requiring an additional space.

Old Business:

Paul continues to work with Tony to determine if we can be eligible for the Employee Retention Credit. The application review time is currently 9-10 months and time is running out on this program.

New Business:

The Board Meeting was adjourned at 10:27 am with the next meeting scheduled for December 15, 2023, at 9am.

Respectfully Submitted

by John Groothuizen, Secretary