

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

Mar 15, 2024

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

Members present:

Tim Barber, Clint Viergutz, John Groothuizen, Paul Sperry, Paul Turpin, & General Manager Tony Wagner.

Members not present:

Dick Hobbs, Bob McKay, Bud Meador, & Gary Tayar

Meeting Minutes:

- Motioned by Paul Sperry, seconded by Paul Turpin to accept the Feb 16 minutes as submitted, approved unanimously.
- The General Meeting minutes were reviewed by the board. It was decided unanimously to post to the website in draft form for member access along with the Power Point presented at the meeting. These minutes will be submitted for approval at next year's General Meeting.

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

T-Bills:	\$ 850,000
Savings Account:	\$ 250,598
Checking:	\$ 22,444
I-Bond:	\$ 11,040

We have collected about 90% of projected 2024 revenue as of Feb 29, 2024. The paving invoice of ~\$242K will be paid this month.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

\$850,000 in T-Bills at end of Feb, and with a few more T-bills maturing earlier this month, we have the cash on hand to pay the paving invoice. We expect spending for the rest of the year will be normal operating expenses.

The T-Bill average rate is nearly 5.4%.

Safety & Security by GM (Chairman Bob McKay)

No new report.

Building and Maintenance by Paul Turpin (Chairman)

The committee and maintenance staff are looking at options to restore fresh water availability at the air station.

GM Review Bud Meador (Chairman)

No report

Computer & Information Technology by Paul Sperry (Chairman)

Nothing to report.

Elections (Bud Meador, Chairman)

The Nomination committee will meet in April to discuss recruitment of potential candidates. Committee includes Bud, John, Tony and Tim.

Annual Meeting by Clint Viergutz (Chairman)

The Meeting is planned for Tuesday February 25,2025 at the Palm Ridge Facility in Sun City West. Clint will book with the Sun City West Rec Centers.

Appreciation Dinner by John Groothuizen (Chairman)

Agreed to book with Briarwood and entertainer again next year. Tentative date March 8,2025 from 5- 8 pm

Covered Parking III by Paul Sperry (Chairman)

No additional report. Construction deferred to at least 2025.

Discussed the disproportionate fees for the 4 30ft spaces. They are currently 50% of the cost of the 45ft spaces. Two of these are currently empty. The Board agreed that the existing leasers of the 2 filled spaces would have grandfathered fees of 50% of the full spaces (Currently \$550/yr, increasing to \$800 in October) but any new leases would be at approximately 2/3 of the full space fees (Currently \$750/yr, increasing to \$1100/yr in October). Tony will check with Teresa to ensure that this will be manageable.

Policy Review by John Groothuizen (Chairman)

Tony confirmed with our lawyer that RV Compound Board Meetings are not required to be open. This was in response to a member's concern. If a member has any concerns, they are encouraged to bring it to the attention of the GM or president for consideration.

During the general meeting, a member commented that she had been refused a space for her horse trailer as they were not allowed in the compound. The committee reviewed this

and unanimously agreed to allow horse trailers with the stipulation that they were not allowed in the wash bay.

The Board suggested that Tony consider either occasional E-Blasts or a FAQ section on the website to address member concerns or complaints with facts and/or Compound actions.

General Managers Report was presented by Tony Wagner.

There are currently 45 non-members on the wait list, 1 member requiring a size change, and 3 members requiring an additional space. There are no delinquent accounts.

There are 397 members on the wait list for covered parking. Tony reported several have not accepted a space when offered, but have asked to remain on the list. The Board directed Tony to inform members in the future that they would be moved to the bottom of the list when they refuse a space.

Crack filling and seal coating of the remaining roads will be completed in the April/May timeframe.

Maintenance fitted a 6ft spray bar on the large tank for combating weeds. We expect this will be much more effective.

Old Business:

- Paul reviewed the report from our contractor developing a plan for lighting that there was suitable power at all our existing poles. Previously we had understood that power issues led us to the APS lease. Paul T recalled that had insufficient power at the back end of the site and were burning up neutrals. With more efficient LED lighting this may not be a problem. Paul S will bring this information back to the contractor.
- We will discuss path forward with APS at the next meeting.

New Business:

None

The Board Meeting was adjourned at 10:15 am with the next meeting scheduled for April 19, 2024 at 9am.

Respectfully Submitted

by John Groothuizen, Secretary