

Minutes

Sun Cities RV Compound, Inc.

Board of Directors Meeting

Date: October 17, 2025

The Board meeting was called to order by John Groothuizen at 9:05 AM

Members present: John Groothuizen; Paul Sperry; Paul Turpin; Lyle Cahill; Gary Phelps; Bob McKay; Rob Renaud (phone); Tim Barber (phone), and Tony Wagner

Members not present: Gary Tayar, Bud Meador

Guests: None

Meeting minutes: Motioned by Paul Sperry, seconded by Bob McKay to accept the May 16, 2025, minutes as submitted, approved unanimously.

Committee Reports presented as follows:

➤ **Finance Chairman: Paul Sperry**

Treasury Bills	\$450,000
I-Bonds	\$ 11,552
Cking	\$ 29,624
Sav	\$123,338
Cking cc	\$ 17,241

Paul announced his departure from the Board in February after the annual meeting. He will keep the treasurer's responsibilities until this time.

Space rent cancellations are not refunded in 4th quarter.

➤ **Safety & Security Chairman: Bob McKay**

Tony advised the Allied contract expired in April. Tony negotiated a new 2026 contract at an annual cost of \$241k, this is an ~3% increase from last year's contract.

Motioned by Paul T., Lyle seconded to accept the new contract, approved unanimously.

➤ **Building & Maintenance Chairman: Paul Turpin**

Cell tower construction is in progress.

➤ **GM Review Chairman: Tim Barber**

Nothing to report currently.

➤ **Computer & Information Technology Chairman: Lyle Cahill**

Lyle will continue negotiating with DHX for an upgraded office software system that tracks available sites and the check-in/check-out status of member rigs.

➤ **Elections Chairman: Bud Meador**

No report from Bud.

John advised that Tim, Paul S., and Gary T. will be rolling off in 2026, not sure about Bud. Looking for three new candidates to start next year.

John has requested to let him know if anyone is interested in taking the current Treasurer's and Secretary's positions. If so, let him know by November's meeting.

➤ **Appreciation Dinner and Annual Meeting Chairman: Gary Phelps**

Appreciation Dinner at Corte Bella (03/14/26); Annual Members Meeting at Palm Ridge Community Center (02/24/26)

➤ **Covered Parking III Chairman: Paul Sperry**

John backs building more covered parking in summer 2027, appointing Paul T. to form and lead the committee. The group will also assess costs for constructing two structures at the same time instead of one.

➤ **Policy Review Chairman: Bud Meador**

No report from Bud

➤ **Space Utilization Chairman: Bud Meador**

No report from Bud

General Managers Report: Tony Wagner

APS: Per Tony, the permit application has been submitted. The county had questions about bollards to protect the panels. I met with the electrician and APS on site to pinpoint the location of the panel and bollards so the electrician can reply to the county. APS is aware that we want to purchase lights. Paul S. said he will continue to lead this project.

Old Business:

New Business:

Tony's work vehicle update: The choice for a new work vehicle is between gas models from Carryall and Kubota, with an estimated cost of \$17k. Further research into battery and propane power options was suggested.

Paul S. moved to approve buying a work vehicle with a \$20k limit; Lyle seconded, and all approved.

Paul T. proposed installing a drink vending machine outside the office and has contacted a vendor that works with non-profits. He will meet with the vendor representative after the board meeting.

Please note the next Director's Board meeting is tentatively scheduled for Friday November 21, 2025, at 9:00 AM in the conference room.

The Board meeting was adjourned at 10:20 AM

Respectfully submitted by:

J. Gary Phelps
Secretary