

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

May 16, 2023

The Board meeting was called to order by the President at 8:02 AM.

Members present:

Dick Hobbs, Tim Barber, Clint Viergutz, John Groothuizen, Paul Sperry, Bud Meador,
Bob McKay & General Manager Tony Wagner.

Members not present:

Paul Turpin & Gary Tayar

Meeting Minutes:

- Motioned by Paul, seconded by Bud to accept the April 27 minutes as submitted, approved unanimously.

Treasurer's Report was presented by Treasurer Clint Viergutz who reported on our financial position as of April 30.

T-Bills:	\$650,000
Savings Account:	\$253,551
Checking:	\$ 42,118
I-Bond:	\$ 10,592

We have collected about 90% of 2023 revenues and spending is in line with expectations. expenses.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

No Additional Report.

Safety & Security by GM (Chairman Bob McKay)

No issues with the transition to the new security company (in place as of 04/24/230.

We continue to have issues with the scanning of the vehicles in and out of the compound. Tony had a Zoom call with our software company and demonstrated the issues again. We will continue to follow up.

Building and Maintenance by Paul Turpin (Chairman)

Carpet replacement will be completed May 18 & 19. The office will be closed during the installation. Tony sent out an email notification to members registered on the site.

The compound purchased a drag mat to pull behind the golf cart to remove dead weeds. This is working well.

GM Review Bud Meador (Chairman)

Bud met with Tony to review progress on objectives and to agree on priorities for the rest of the year. A full year review will be completed at the end of the year.

Computer & Information Technology by Paul Sperry (Chairman)

We received the proposal from APS to buyout the light poles in the compound. The proposal came in at about 2x the original estimate at over \$200K. The committee continues to explore options.

Elections (Bud Meador, Chairman)

Bud and Dick spoke with all Board members and developed a plan for proposed succession of the Board Executives and to stage vacancies. The Board was in agreement and will present the proposal to the General Membership for approval at 2024 meeting.

Appreciation Dinner by John Groothuizen (Chairman)

Based on the move of the General membership meeting, and the agreement not to have the dinner and the membership meeting in the same week, John will request Briarwood to move our reservation to Saturday March 9, 2024.

Annual Meeting by Clint Viergutz (Chairman)

The Meeting is scheduled 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.

Covered Parking III by Paul Sperry (Chairman)

In the April meeting the Board agreed to postpone the Covered Parking III project to at least 2025. Maintenance of the compound will be prioritized over additional covered parking. Tony will communicate the delay in covered parking to the members currently on the Wait List

Policy Review by John Groothuizen (Chairman)

The Committee met on Wed May 10 to review interpretation of 2022 changes to the wait-list policies and other policies. The following clarifications and modifications were made:

- 1) No one is put on the wait list unless they own the equipment and can provide documentation of registration and insurance as well as the residency requirements.
- 2) Priority to assign Spaces:
 - a. Existing Members Replacing Equipment needing a different size space (example: trading in a large RV for a smaller Travel trailer or vice-versa)

- b. Existing Members requiring an addition space for new equipment (example: currently have a Trailer in the compound but want to add a boat)
- c. New Members seeking their first space.

Note: Transfer requests by existing owners to relocate within the compound will have no priority and are only accommodated at the discretion of and benefit to the compound.

- 3) Separate waitlists should be maintained for the 3 priority lists above, and the numbers on each should be reported at each BoD meeting by the GM.
- 4) If a new or existing member on the waitlist is offered a space, they have 5 days to confirm that they want the space and provide any additional documentation the compound needs to open their account or add to a member's account. If the person declines the space they will be removed from the waitlist.

The HR Polices subcommittee will meet Wed May 17 at 9:00 am to review existing HR Policies.

General Managers Report was presented by Tony Wagner.

There are 21 Current members awaiting new spaces, and 71 non members awaiting space assignment. There are approximately 100 spaces available of various sizes.

Old Business:

Tony consulted with our accountant who concluded we were not eligible for the Employee Retention Credit. Paul and Tony will make a few more inquiries.

New Business:

Dick recommended that the Building and Maintenance committee audit our equipment inventory this summer.

The Board Meeting was adjourned at 9:05 am with the next meeting scheduled for October 20, 2023, at 8am.

Respectfully Submitted

by John Groothuizen, Secretary