

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

Nov 15, 2024

The Board meeting was called to order by the President at 9:02 AM.

Members present:

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

Members not present:

None

Meeting Minutes:

- Motioned by Bud Meador, seconded by Tim Barber to accept the Oct 24 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:	\$ 350,000
Savings Account:	\$ 67,379
Checking:	\$ 48,148
I-Bond:	\$ 11,304

We have collected about 100% of projected 2024 revenue as of Oct 31, 2024.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

\$400K in T-Bills at end of Sept. We still are seeing an average interest rate of 4.9% on the T-Bills but this is expected to decline with the expected Fed rate cuts.

Clint has started transitioning Treasurer duties to Paul Sperry (expected to be the next treasurer in 2025).

Safety & Security by GM (Chairman Bob McKay)

Replaced the afternoon guard due to repeated failures to follow procedures.

John reported observing a member entering the compound with a dog hanging out of driver's window while the member was handing card to guard for scanning. John asked if guards knew they could ask the owner to restrain pets inside the vehicle during this process. Tony confirmed they were aware.

Bud report a sign was faded at the entrance, Tony will follow-up.

Building and Maintenance by Paul Turpin (Chairman)

The new fabric shades on the security station and the covered parking areas have been ordered as authorized by the Board in October. There is an 8-week lead time for fabrication, so we expect installation in the Jan-Feb time frame.

Weed control has been a major task for the maintenance personnel. The committee investigated contracting this out but determined it was much more cost effective to do this in-house. Paul and Tony will investigate obtaining training and a license to use more effective and less costly commercial products.

With the closure of Orangewood RV, propane refilling has become more difficult for members. The committee did an initial inquiry on the possibility of adding a propane filling station on site, manned by our maintenance personnel. They identified a location that may be suitable, confirmed insurance would not be an issue and that it appeared to be at least cost neutral. The Board agreed that they should continue their work and present a firm proposal at a future meeting.

The committee continues to look at options to bring fresh water to the new air station location.

GM Review Bud Meador (Chairman)

Bud will forward review questionnaires to board members in the next week and review with Dick in December.

Computer & Information Technology by Paul Sperry (Chairman)

There was a slight glitch in updating software to send out annual fee invoices, but this was corrected last week.

We will delay work with the IT contractor to develop a report of registered units in or out of the compound at any given time until after the new year.

Elections (Bud Meador, Chairman)

We currently have received resumes from 5 members interested in joining the board. The committee consisting of John Groothuizen, Tim Barber, and Bud will interview the candidates in the coming weeks.

Appreciation Dinner by John Groothuizen (Chairman)

Booked with Briarwood for March 8, 2025. Tim suggested we confirm the reservation with the new ownership group.

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.

Covered Parking III by Paul Sperry (Chairman)

No additional report. Construction deferred to at least 2025.

Policy Review by John Groothuizen (Chairman)

No report.

HR Review by John Groothuizen (Chairman)

The HR committee recommended approval of Tony's suggestion to reclassify Teresa's position to Salary. Tony has developed a new job description that combines the Bookkeeper and Office Manager roles as a new staff position at an annual salary of \$45,000.

Moved by John Groothuizen, seconded by Paul Sperry to approve this new position and salary. Unanimously approved.

General Managers Report was presented by Tony Wagner.

There are currently 41 non-members on the wait list, 1 member requiring a size change, and 3 members requiring an additional space. There are 402 members on the wait list for covered parking.

One full box of toys has been collected for the Marines Toys for Tots, hoping to fill at least one more.

Installation of the replacement cameras is being delayed as we have completed the evaluation of the lighting (see old business).

Old Business:

- Paul Sperry's discussions with APS on ending the dawn to dusk lighting contract, with continues with some progress.

New Business:

- Tony, Clint, and Paul Sperry presented a draft 2025 Budget for review. The board requested a review of the revenue totals and a few expense lines. The committee will review, revise, and distribute the new draft before the December meeting.

The Board Meeting was adjourned at 11:03 am with the next meeting scheduled for Monday December 16, 2024 at 9am.

Respectfully Submitted
by John Groothuizen, Secretary