

**MINUTES**  
**SUN CITIES RV COMPOUND, INC.**  
**Annual Members Meeting**  
**Palm Ridge Recreation Center, Sun City West AZ 85375**  
**February 27, 2024**

The Board meeting was called to order by the President at 10:00AM, followed by the Pledge of Allegiance. Board Members present were Dick Hobbs, Tim Barber, John Groothuizen, Clint Viergutz, Bob McKay, Paul Sperry, Paul Turpin, Bud Meador and Gary Tayar. Also present was General Manager Tony Wagner.

President Dick Hobbs welcomed all members and thanked them for attending. He stressed the board values feedback and input from the members during the meeting. He then introduced the Board Members and the General Manager.

The Secretary confirmed a quorum was present. He requested approval of the minutes of the previous Annual Meeting. The Minutes were unanimously approved by voice vote.

The General Manager reviewed a new procedure to allow a non-member to check on your stored vehicles while you are away. Email the compound at [office@scrvcoumpound.com](mailto:office@scrvcoumpound.com) with the visitor's name and phone number and the date that the visitor will check on your vehicles. These requests can be accommodated on a limited basis. He also reminded the members to sign up on the website for email alerts from the compound.

Treasurer Clint Viergutz provided the Treasurers Report with a copy of the 2022 and 2023 comparative Profit and Loss Statement provided in member packets. He also indicated that our Net Assets were \$2.9 million and our cash on hand is \$1.2 million. The compound incurred several large expenses during the year for roadwork and office repairs and saw substantial increases in wages and security costs.

General Manger Tony Wagner introduced the Compound staff and thanked them for their support and hard work. He then presented a review of 2023 highlights including:

- Drainage Ditch Repairs
- Completion of major road repairs in the compound and plans for remaining work.
- Office improvements included carpeting, desks and computers.
- Security Camera Repairs and Replacements
- Canopy Replacements
- Addition of 26 new 20 & 25ft spaces in the old temporary storage area.
- Reduction in wait times for additional spaces and for new member spaces.

President Dick Hobbs reviewed the increases in costs for security, wages, and addressing deferred maintenance. These increases require an increase in fees and Dick announced that beginning in October 2024 lease fees will increase as follows:

- Uncovered Spaces will increase from \$5/ft to \$6/ft .
- 40ft Covered Spaces will increase from \$1,100 to \$1,600 per year
- 30ft Covered Spaces will increase from \$500 to \$800 per year

The larger increase in Covered parking is required as current rates do not cover adequately cover the higher costs associated with these structures.

Dick presented slides showing our fees will still be substantially below costs at commercial facilities in the area.

The President and the General Manager the addressed several questions from the floor summarized as follows:

- The wait list for covered parking is about 400 members, and a member commented that his wait period had been 5 years. With the increase in covered parking fees, we anticipate building additional covered spaces in the future.
- A member noted we had seen a small decrease in revenue and asked if all our spaces were rented. Tony confirmed we are staying fully rented.
- A member asked where we would build additional covered parking. The most likely location is south of the existing structures, but we have looked at other options.
- There were a few requests to clearly mark the separations between the spaces. Tony replied that with the gravel surface, maintaining painted lines is not feasible. A member may request lines along their space and staff will handle if possible. A member may also chalk lines on their own space as long as they follow the stone markers.
- We are not considering allowing propane refills in the compound due to insurance concerns.
- A member asked if we would consider staggering office hours. Tony will review and consider.
- The compound has stepped up audits of registration and insurance and continues to enforce minimum requirements for units (must be able to be moved and have current tags) but per our bylaws does not have requirements on use or appearance. If maintenance or security notices flat tires or damage owners are informed. Some members have renewed their registrations but have not yet updated the stickers on the Tags. We only require proof of current registration,
- Tony confirmed the roadway repairs are suitable for heavy RV traffic, built to ADOT standards.
- A member asked if the cameras were motion activated. They are not, but we have repaired and replaced many cameras and all are recorded for several days.
- The waiting time for new members is now down to about 2 weeks due to the addition of several new spaces in the old Temporary Storage Area and the new Refund Policy.

- AAA has been approached several times to provide the documentation required to become an approved vendor, but they seem reluctant to do so. We understand this is frustrating to members.
- Weeds are a constant battle; the staff has new equipment and has spent significantly more on weed killer than previous years.
- There have been very few reports of missing items. Please check with staff if something is missing, as maintenance will pick up items moved by the wind. We also will document any incidents.

There being no further questions, President Dick Hobbs closed the meeting at 10:55am and we stood adjourned until next year.

A copy of the slides presented at the meeting will be attached to these minutes.

Submitted by Secretary,  
John Groothuizen