

MINUTES
SUN CITIES RV COMPOUND, INC.
Board of Directors Meeting
January 20, 2023

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

Members present:

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

Members not present:

Bob McKay & Gary Tayar

Minutes of December 2022: meeting minutes were approved as submitted.

Treasurer's Report was presented by Treasurer Clint Viergutz who reported on our current financial position.

T-Bills:	\$800,000.00
Savings Account:	\$317,331.47
Checking:	\$ 35,806.72
I-Bond:	\$ 10,400.00

Most of the dues for 2023 were received by year end Dec. Unaudited results show us \$137K positive to budget in 2022.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

Clint continues to roll-over T-Bills taking advantage of the current high rates, managing to cash flow. Currently averaging about 3.75% on this money. He is holding off re-investment of Bonds maturing in January pending board decisions on 2023 major projects.

The budget for 2023 was presented. The Board requested that expected Investment Interest and planned Reserve Spending be added. Clint and Tony will review at the February meeting.

At the request of Paul Turpin, the Board agreed to consider reports from the Covered Parking and Building and Maintenance Committees first to give Clint and Tony guidance.

Covered Parking III by Paul Sperry (Chairman) & Building and Maintenance by Paul Turpin (Chairman)

Paul Turpin expressed concern that some recently identified Special Items which would require use of reserve funds would cause us to be short of funds to complete Covered Parking III in 2023.

This item was moved up in the agenda to allow for financial planning.

Tony and the committee have determined there is a need to address security cameras within the compound (estimate about \$25K), additional roadwork (estimate about \$200K) and some safety issues within the office area (estimate max of \$15K).

Tony and Paul presented estimates for the Covered Parking at about \$450K. This includes a proposal from Parks & Shay for \$400K for design/build, and a previously Board approved expense of \$43K for Engineering/Project Management support. While the proposal stated construction in the summer of 2023 was possible, Tony and the committee were supportive of delaying the project to allow for completion of the other items requiring reserve funds and to develop a solid plan for project execution including planning to vacate the spaces required for the construction.

Clint confirmed we had the funds available to complete the Building and Maintenance work in 2023 and the Covered Parking III project in 2024.

Motioned by Paul Sperry and Seconded by Bud Meador to postpone the Covered Parking III project to 2024, with the stipulation that committee present a design/build contract to the board for approval at the October 2023 Meeting. Motion carried unanimously.

Motioned by Paul Turpin and seconded by Clint Viergutz to approve addressing the Maintenance and Building Committee recommended items in 2023, with priority on Security Cameras and Office issues in Q1-Q2 and the roadwork in Q4.

Other Items:

Phase II and Phase III of the paving project are complete pending punch list items.

The committee continues to work on options to take ownership / reduce costs off the light poles within the compound. We currently rent these from APS.

Safety & Security by GM (Chairman Bob McKay)

Tony continues to work with security and our software supplier to debug the scanning issues of RV, etc coming and going. He is making progress.

GM Review Bud Meador (Chairman)

Completed in December, no report.

Computer & Information Technology by Paul Sperry (Chairman)

Website development is complete.

Acceptance of credit cards by the compound has is still pending.

Elections (Bud Meador, Chairman)

No Report. No Directors leaving the board this year

Appreciation Dinner by John Groothuizen (Chairman)

Scheduled for Saturday 5:30 PM 25 February 2023 at Briarwood Country Club. John reviewed food choices and costs with the board.

Tony will invitations to the RV club presidents, compound employees, current directors, previous directors that left the board within the last 3 years, and the previous General Manager. Individuals that accepted invitations last year, but did not attend, will not be invited this year.

Annual Meeting by Clint Viergutz (Chairman)

Nothing new to report. Palm Ridge Facility in Sun City West has been reserved for Wednesday Feb 22, 2023.

Dick will develop an agenda.

Policy Review by John Groothuizen (Chairman)

John reported that a Resident had been denied addition to the wait list when looking for spot to store a trailer he had ordered, but not yet received. After discussion the board agreed the intent of the waitlist changes to allow addition by self-measuring Equipment when it was not kept local only applied to items currently owned, registered, and insured by the applicant.

General Managers Report was presented by Tony Wagner.

Compound has about 100 available spaces of various sizes; with approximately 197 members and non-members on wait list awaiting space assignment.

Tony terminated the lease of a member for abusive/violent behavior in the compound.

Old Business:

John asked for an additional committee member for the HR Policies review. Bud Meador volunteered to assist.

New Business:

No new business.

The Board Meeting was adjourned at 10:34 am with next meeting scheduled for Feb 17, 2023, at 9am.

Respectfully Submitted

by John Groothuizen, Secretary