

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

Dec 15, 2023

The Board meeting was called to order by the President at 9:00 AM.

Members present:

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

Members not present:

None

Meeting Minutes:

- Motioned by Tim Barber, seconded by Bud Meador to accept the Nov 17 minutes as revised to correct typos, approved unanimously.

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

T-Bills:	\$500,000
Savings Account:	\$314,883
Checking:	\$ 38,314
I-Bond:	\$ 10,940

We have collected about 96% of 2023 revenues and spending is in line with expectations.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

Clint did not have the T-Bill breakdown report for this meeting but reported we were still focusing on shorter terms to provide flexibility on timelines for future spending.

Clint, Tim, and Paul discussed preliminary thoughts on potential rate increases to address the rising costs of maintenance and to fund additional covered parking. The Board asked the committee to consider ensuring the rate increases would ensure that the cost of additional covered parking would not be imposed on members in regular spaces.

This will be discussed at the next Board Meeting and presented to the Membership at the annual meeting.

Safety & Security by GM (Chairman Bob McKay)

No issues.

Building and Maintenance by Paul Turpin (Chairman)

- Paul reviewed the contractor proposals for roadwork to be completed this winter and recommend we accept the Roadrunner Bids (2 totaling \$221,698.97). Motioned by Paul Sperry, seconded by Tim Barber to accept the Roadrunner bid; approved unanimously.
- Paul and Tony presented the draft 5-year plan. The Board suggested a few changes. This will be presented at the next meeting.

GM Review Bud Meador (Chairman)

Bud will send out GM Review forms to the Board Members in the coming weeks.

Computer & Information Technology by Paul Sperry (Chairman)

Paul and Tony have delayed awarding the PO for \$1800 (approved at the Nov meeting) to develop a working plan to install solar lighting on existing abandoned light bases, to await APS determination of the existing poles.

Elections (Bud Meador, Chairman)

No new members are required again this year.

Appreciation Dinner by John Groothuizen (Chairman)

Briarwood has confirm our reservation for Saturday March 2, 2024 from 5- 8 pm.

Annual Meeting by Clint Viergutz (Chairman)

The Meeting is confirmed 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)

No additional report.

Policy Review by John Groothuizen (Chairman)

The board unanimously agreed that neither Board Members nor Employees would receive priority in Covered Parking space allocation. It was deemed appropriate for Board Members to receive prioritization in allocation of additional spaces or space relocations as required.

General Managers Report was presented by Tony Wagner.

There are currently 93 non-members on the wait list, 2 members requiring a size change, and 8 members requiring an additional space.

Tony reported that some members cards did not have the correct security phone number. This came to head during a medical situation where a member tried to contact security. Tony has a plan in place to replace the old cards, and has now issued a Compound phone

for security use so we will retain the same number should we have a change in security contractor in the future.

Tony asked for Board approval for a Christmas Luncheon, small gifts, and Christmas bonuses for the employees. This was approved.

Tony presented the 2024 Operating Budget based on last year's budget. The board asked for comparison to this year's actual spending, and a few other minor changes/explanations. Tony will revise, review with Clint, and submit to the Board for review before the next meeting.

Old Business:

No old businesses

New Business:

The Board Meeting was adjourned at 10:55 am with the next meeting scheduled for January 19, 2024 at 9am.

Respectfully Submitted

by John Groothuizen, Secretary