

MINUTES OF THE ANNUAL MEMBERSHIP MEETING

SUN CITIES RV COMPOUND

FEBRUARY 22, 2022

The meeting was called to order at 10:05am by President of the Board, John Francis, followed by the Pledge of Allegiance. Secretary, Richard Hobbs confirmed a quorum for conducting business was present. Board members present were: John Francis, David Fauver, Clint Viergutz, Gary Tayar, Tim Barber and Richard Hobbs. Also present were General Manager, Tom O'Gara, new General Manager Tony Wagner and Compound Attorney, Jim Heinton.

A moment of silence was offered for recent Board Member Jon Flambures who passed away in 2021 and for those we have lost in the pandemic.

President John Francis welcomed all members and thanked them for attending. He then introduced the above listed Board Members, Directors and Attorney.

The Secretary noted that the minutes of the previous Annual Meeting were contained in each member packet and were published. Additions or corrections were requested from the members with none noted. Minutes were unanimously approved by voice vote.

Treasurer David Fauver provided the Treasurers Report with a copy of the 2020 and 2021 comparative Profit and Loss Statement provided in member packets. He also indicated that our net worth was \$2.7m. Also reported that cash on hand is \$1.1m. The compound is debt free and is saving for the next covered parking project.

The General Manager provided his report. Tom O'Gara introduced his staff that were present and acknowledged their great support this past year. The GM discussed the fire in 2022 of several units and the implications and response to the fire. He reported that there are currently over 300 units on our wait list with another 300 members on the wait list for covered parking.

The Secretary introduced the new Board nominees for 2002, first 3-year term; Paul Turpin-SCG, John Groothuizen-SCW, Bud Meador-SCW and Paul Sperry-SCG. A motion was made and seconded to approve these men for election as new Board Members and was unanimously approved by voice vote.

President John Francis and GM Tom O'Gara opened the floor for questions. Several questions were offered from the floor. The first series of questions addressed the closing of the outdoor access bathrooms during non-business hours. The challenge noted by the GM was successive damage to the bathroom this summer by unknown person or persons, causing hundreds of dollars in damage. The challenge is that this leaves few alternatives for our members. President John Francis promised the Board would investigate this situation and provide a suitable solution. The second series of questions had to do with refunds to members who are leaving to free up additional spaces. Again, the Board will conduct another review of this policy and report to the members. Finally, discussion concerned painting of lines in spaces. The GM indicated it would be cost prohibitive to paint all 5,000 spaces, however they have offered any member that feels this would be helpful that his maintenance team would paint their lines. Several members mentioned their appreciation for the efforts of our GM and his staff and were very satisfied with the facilities at our Compound. Finally, members addressed concerns about older units as well as some that did not appear to be properly registered. The staff conduct a 100% review of

records to ensure up to date insurance and registration and contact those not in compliance. Also, any unit that does not meet standards set by local law enforcement or fire department are identified and brought into compliance. It was reminded to all that we are a storage facility, not an RV Park and condition of units is not our concern if they are fully compliant with our regulations. A member asked if Board Minutes were published, and they are available upon request. There will be discussion on how we can facilitate this better in the future.

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

Submitted by Secretary, Richard Hobbs