

**Minutes**  
**Sun Cities RV Compound, Inc.**  
**Board of Directors Meeting**  
**Date: November 21, 2025**

The Board meeting was called to order by John Groothuizen at 8:58 AM

**Members present:** John Groothuizen; Paul Sperry; Gary Tayar; Tim Barber; Bud Meador (conference call); Paul Turpin; Lyle Cahill; Bob McKay; Rob Renaud; Gary Phelps, and Tony Wagner

**Members not present:** None

**Guests:** None

**Meeting minutes:** Acceptance of October 17, 2025, meeting minutes motioned by Tim B., seconded by Gary T.

**Committee Reports presented as follows:**

➤ **Finance Chairman: Paul Sperry – As of October 31, 2025**

T Bills	\$450,000.00
I-Bonds	\$ 11,576.00
Cking	\$ 15,698.13
Sav	\$ 90,291.14
Cking CC	\$ 20,461.73

The proposed 2026 budget was presented to the Board. Recommendations were made, and the revised changes will be presented and discussed at the December Board meeting.

➤ **Safety & Security Chairman: Bob McKay**

No Report

➤ **Building & Maintenance Chairman: Paul Turpin**

Covered parking is addressed in New Business

➤ **GM Review Chairman: Tim Barber**

Tim gathered GM review forms from the Board members.

➤ **Computer & Information Technology Chairman: Lyle Cahill**

Kyle advised updating to a real-time interactive system would be expensive with little value to cost.

➤ **Elections Chairman: Bud Meador**

Bud announced his resignation from the Board effective 12/31/2025

Gary T. and Tim will rotate out in 2026

Paul S. announced that he will be staying on and will continue to serve as Treasurer.

John designated Gary T. and Tim to serve as recruiters for prospective Board members.

➤ **Appreciation Dinner and Annual Meeting Chairman: Gary Phelps**

Appreciation Dinner at Corte Bella (03/14/26): Cocktails begin at 5:30 PM, to be followed by dinner.

➤ **Covered Parking III Chairman: Paul Sperry**

Covered parking is addressed in New Business.

➤ **Policy Review Chairman: Bud Meador**

Bud stated that any open issues have been addressed.

➤ **Space Utilization Chairman: Bud Meador**

No Report

**General Managers Report: Tony Wagner**

The proposal to give Theresa a raise and increase bonuses from \$600 to \$1000 was presented. After discussion, both measures were unanimously approved.

**Old Business:**

All ten Board members unanimously approved the estimated \$165,000.00 for the APS lighting system purchase by email. A total of \$42,249.51 has already been spent on this project, which is included in the estimated dollar amount.

The Breakdown of these expenses:

JM Electric	Service panels, install lights, poles, wiring	\$84,499.02
APS		50,000.00
JM Electric	County required bollards	14,091.80
Contingency		<u>16,409.18</u>
	TOTAL:	\$165,000.00

Work vehicle has been ordered with an estimated delivery date of 12/12.

**New Business:**

Desert Steam submitted a request to establish a demonstration tent at the compound. The board discussed this proposal alongside the concept of inviting all approved vendors to the Annual Members Meeting, designating the compound as an alternative venue if needed. This topic was tabled till the December Board meeting. John will contact SCW to inquire about additional space or setup arrangements for this event.

Paul T. received two bids for constructing the RV covered parking. A Colorado company (Option 2) was too costly. Park 'N Shade (Option 1) from Marana, AZ, provided an estimate of \$401,766; total projected cost with all known expenses is \$545,785.00. John requested Paul S. to create a cash flow analysis to show how this project would affect our 2026 financial results. John would like a vote regarding the continuation of this project no later than December's meeting.

Please note the next Director's Board meeting is scheduled for Friday December 19, 2025, at 9:00 AM in the conference room.

The Board meeting was adjourned at 10:14, Lyle first, Bob second

**Respectfully submitted by:**

**J. Gary Phelps  
Secretary**