

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

Feb 16, 2024

The Board meeting was called to order by the President at 9:06 AM.

Members present:

Dick Hobbs, Clint Viergutz, Tim Barber, Bob McKay, Paul Turpin, & General Manager
Tony Wagner.

John Groothuizen, Paul Sperry, and Bud Meador joined by phone.

Members not present:

Gary Tayar

Meeting Minutes:

- Motioned by Tim Barber seconded by Clint to accept the Dec 15 minutes as submitted, approved unanimously.
- John reviewed a proposed revision to the Dec minutes requested by our accountant to clarify the Christmas gifts to staff. Motioned by Paul T, seconded by Bob McKay to accept the Dec 15 minutes as revised, approved unanimously.

Treasurer's Report was presented by Treasurer Clint Viergutz who reported on our financial position as of Dec 31.

T-Bills:	\$1,000,000
Savings Account:	\$ 171,021
Checking:	\$ 21,201
I-Bond:	\$ 11,004

We have collected about 89% of projected 2024 revenue as of Jan 31, 2023. Expect we will exceed budget revenue for the year. Big expense item this month was the annual insurance bill. Some concern we may have underbudgeted salaries, as we spent 10% of our annual budget in January. We will continue to monitor.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

\$1,000,000 in T-Bills at end of Jan. Have some coming due in Feb and will keep cash for paying. Will have a lower total in March as the paving bill come due.

The T-Bill average rate is nearly 5.4%.

Motioned by Tim, seconded by Paul Turpin that we will strive to maintain a balance of \$400,000 in our reserve fund. This balance may occasionally drop below this level based on timing of actual appropriate expenditures.

Safety & Security by GM (Chairman Bob McKay)

A member lost control of his RV and bumped into the post supporting the security shed roof. Will consider bollards to better protect the structure.

Building and Maintenance by Paul Turpin (Chairman)

- The installation of the new stand-alone compressor and shed and swapping the measuring and air lanes was completed in January.
- The roadwork was delayed due to unforeseen but required stabilization work. It is now projected to be completed February 27th. The board unanimously agreed that road should be closed until the paving is completed.
- The insurance funded Roof Repairs are complete.

GM Review Bud Meador (Chairman)

Dick reported that he had completed Tony's review. Thanks to the board members for their input.

Computer & Information Technology by Paul Sperry (Chairman)

Nothing to report.

Elections (Bud Meador, Chairman)

Need to recruit 3 new members from Sun City, Sun City West, and Sun City Festival to replace outgoing Board Members in Feb 2025. Bud, John, Tony and Tim will evaluate potential candidates in the fall.

Appreciation Dinner by John Groothuizen (Chairman)

Tony confirmed menu choices with Briarwood and day and sent out invitations last week. Reminder: 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. Board members should be there by 9:30am for the 10am meeting. Tony will do his presentation in full before we accept questions from the floor. All board members confirmed they will attend.

Covered Parking III by Paul Sperry (Chairman)

No additional report. Construction deferred to at least 2025.

Policy Review by John Groothuizen (Chairman)

A member has been using the compound as a dog park. The Board agreed that this is not an appropriate use of the facility and created safety issues. Tony will reach out to the member to inform him of our decision.

General Managers Report was presented by Tony Wagner.

There are currently 40 non-members on the wait list, 0 members requiring a size change, and 2 members requiring an additional space. The wait period for obtaining a new space is now about 2 weeks.

The staff is working through the remaining 10 delinquent accounts.

Tony reported that due to a security issue, he has installed new no-trespassing signs around the entrance at the recommendation of the police.

Old Business:

- Paul is continuing work on getting clarification from APS on the fate of the existing light poles. APS was working on evaluating rental proposals, Paul instructed them that we are not interested in continuing to rent any of their equipment.
- Based on this information, we will proceed with obtaining estimates for replacement lights without counting on reusing APS equipment.

Moved by John Groothuizen seconded by Paul Turpin that due to increased costs and considering that we have not had any increase in many years, we will increase rates in the compound as follows effective October 1, 2024.

Standard Spaces: Current \$5 per foot, New Rate \$6 per foot.

Covered Parking: Current \$1100 per Space, New Rate \$1600 per space.

Approved Unanimously.

New Business:

None

The Board Meeting was adjourned at 10:41 am with the next meeting scheduled for March 15, 2024 at 9am.

Respectfully Submitted

by John Groothuizen, Secretary