

# Minutes

## Sun Cities RV Compound, Inc.

### Board of Directors Meeting

**Date: January 16, 2026**

The Board meeting was called to order by John Groothuizen at 9.02 AM

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

**Members not present:** None

**Guests:** None

**Meeting minutes:** December 19, 2025, motioned by Gary T., seconded by Tim Barber to accept the minutes as submitted, approved unanimously.

**Committee Reports presented as follows:** As of December 31, 2025

➤ **Finance Chairman: Paul Sperry**

T Bills	\$ 400,000.00
I-Bonds	\$ 11,632.00
Cking	\$ 44,150.56
Savings	\$ 689,131.48
Cking CC	\$ 71,930.75

Paul S. moved all funds from the I-Bond account to T-Bills.

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

Bob recommended doing something on the exit gate making it more visible. Attaching flags to the gate was looked at some time ago. It was determined that the gate wasn't strong enough to support any added weight.

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

No report

➤ **GM Review Chairman: Tim Barber**

No report

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

No report

➤ **Elections Chairman: Tim Barber**

Tim reported that the committee interviewed five candidates with four being considered. Three of these will be offered board positions. Paul S. moved to proceed, Paul T. seconded, and the board voted unanimously in favor.

In 2025 we increased the size from 9 to 10 to retain a member scheduled to exit the board. John proposed that, due to the quality of board candidates, we maintain the board size at 10 members. The board voted unanimously in favor of his proposal.

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

Annual Members Meeting (02/25/26) & Appreciation Dinner (03/14/26)

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

Paul T. reported an \$8,342 price increase from Park n Shade due to higher steel costs. Paul S. confirmed available funds to cover the project. After discussion between the board members, Paul S. motioned to approve Park n Shade as the construction vendor; Bob seconded. The board approved unanimously.

➤ **Policy Review Chairman: Tim Barber**

Tim and committee met to discuss rule changes for pedestrian entry into the compound. He will present recommended wording at the next board meeting.

➤ **Space Utilization Chairman: Tim Barber**

Lyle is working on KPI's.

**General Managers Report: Tony Wagner**

“Rows KK/LL are being resized due to their width ranging from 12’ to 12’ 10 “. In the past, these have been a problem area where units hit each other. They will be expanded to our standard 14’ wide spaces. We are in greatest need of 25’ and 30’ spaces. There will be one row of 25’ and one row of 30’ to make a 55’ pull thru.” Four spots will be lost due to this upgrade.

**Old Business:**

Bud spoke to Palm Ridge about having vendors at our Annual Members Meeting. He was told no vendors. We can have a table for brochures; this was decided against. Tony is thinking about having a vendor’s day at the compound.

Tony reported the construction of the cell tower was moving along and electrical work was in progress.

APS: “...JM Electric dug the fourth ditch for conduit and APS inspected it. Concrete bases are framed and bollards will be next and scheduled for mid -late January as Maricopa County will be involved in the next step.”

**New Business:**

The next Director’s Board meeting is tentatively scheduled for Friday February 20, 2026, at 9:00 AM in the conference room.

The Board meeting was adjourned at 10:14 AM. Bob motioned to adjourn, Gary T. seconded, unanimous vote to adjourn.

**Respectfully submitted by:**

**J. Gary Phelps**

**Secretary**