

Minutes
Sun Cities RV Compound, Inc.
Board of Directors Meeting
May 16, 2025

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

Members present:

John Groothuizen; Gary Tayar; Bud Meador; Lyle Cahill; Bob McKay; Rob Renaud; Gary Phelps, and Tony Wagner

By Phone: Tim Barber, Paul Turpin

Members not present:

Paul Sperry

Guests: None

Meeting minutes:

Motioned by John Groothuizen, seconded by Bud Meador to accept the April 18, 2025, minutes as submitted, approved unanimously.

Treasurer's Report: Financials taken from reports presented by Paul Sperry

General Manager pointed out that Total Revenue YTD was 102% of budget.

T-Bills:	\$800,000
I-Bonds:	\$ 11,440
Savings Account:	\$118,748
Checking:	\$ 7,216
Checking (Credit Card):	\$ 3,135

Committee Reports presented as follows:

➤ **Finance Chairman: Paul Sperry**

Accepted Paul Sperry's written financials provided to the Board in his absence.

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

Bob McKay reported that 60 gals of regular unleaded gasoline was stolen from his rig.

No other Safety & Security issues presented.

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

Paul Turpin reported that there are permit issues delaying the startup of selling propane. Issues are being addressed as presented by the Maricopa County inspector.

Negotiations ongoing with APS, nothing finalized to date.

➤ **GM Review Chairman: Tim Barber**

No update. On hold till fall.

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

Lyle Cahill has been working with StorEDGE in regard to updating software for a better interface, check-in, and check-out of members and their equipment while maintaining the compounds security requirements.

Lyle has researched other vendors' software packages and believes StorEDGE is the best solution.

Tony Wagner encouraged all Board members to contact him to spend approximately one hour observing the guard's interaction with members.

➤ **Elections Chairman: Bud Meador**

No update.

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

Tony Wagner and Bud Meador have been working to secure a venue and date for these two events. The Annual Members Meeting has been scheduled for 2/24/2026, Bud will confirm this date with Palm Ridge Recreation Center.

Briarwood County Club has not been very responsive to either Tony or Bud with setting up a date for the dinner; however, a tentative date of 3/7/2026 has been scheduled. Briarwood may have a problem with this date and will let Tony know if this will work or not, as of the Board meeting, Tony has not heard back from them. Bud will research the possibility of hosting the dinner at Corte Bella.

➤ **Space Utilization Chairman: Bud Meador**

No update.

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

No update.

➤ **Policy Review Chairman: Bud Meador**

The President has requested for the committee to review current policies. Especially as it pertains to expelling and barring non-compliant members. John also requested that the current contractor list be reviewed.

It has been acknowledged that the policy on member expulsion from the compound requires further development, and Bud has been assigned this task as an action item.

General Managers Report: Tony Wagner

Total collected YTD as of April 30, 2025, was \$912,185.79 at 102% of Budget. The compound's waiting lists are as follows; Priority 1 (Members needing new space for size up or down for existing unit) = 0, Priority 2 (Members needing new space for additional equipment) = 2. New members' wait list = 19. There are 0 delinquent accounts.

2025 - Year to date expenses are \$284,102.25.

The sunshades have arrived, and the tentative date for installation is the week of May 12.

Some weeds have popped up and are being sprayed. Broken space markers are being replaced.

I have added an amenities section to the website. I will also be adding a FAQ section over the summer.

Old Business:

APS and Propane

New Business:

No new business

John Groothuizen has asked all Board members to inform both him and Tony if they will be unavailable during the summer. Additionally, he has requested that any committee meetings held over the summer be shared with them.

Please note the next Director's Board meeting is tentatively scheduled for Friday October 17, 2025, at 9:00 AM in the conference room.

The Board meeting was adjourned at 10:15 AM. Motioned by Bud Meador, seconded by Lyle Cahill.

Respectfully submitted by:

J. Gary Phelps

Secretary