

Sun Cities RV Compound, Inc.

2026 Annual Membership Meeting

Date: February 25, 2026

Palm Ridge Recreation Center

13800 W. Dear Valley Drive

Sun City West, AZ 85375

The meeting was called to order by President John Groothuizen at 10:04 AM

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

Secretary Gary Phelps confirmed a quorum was present.

The president introduced the board members and the General Manager.

John announced that Tim Barber and Gary Tayar were leaving the board and introduced the three nominated to join the board:

Robert Waite, Sun City West

Mark Crashell, Sun City

Michael Spencer, Sun City

A motion was made and seconded by two members to approve these board nominees for election to a three-year term on the board. Motion approved by hand/voice vote to accept with one member opposed.

The President requested approval of the minutes of the previous annual meeting as posted on the Compound website. The request was motioned and seconded by two members and the minutes were unanimously approved by voice/hand vote.

General Manager Tony Wagner introduced the Compound staff and thanked them for their support and hard work.

Treasurer Paul Sperry provided the Treasurers' report for with a copy of the 2024 and 2025 comparative Profit and Loss statement provided in members' packets.

General Manager Tony Wagner presented a review of 2025 Highlights including:

- There were five incidents: One possible damage and four accidents.
- Security camera upgrades.
- The covered parking build is in progress. Each parking space will now be 14' wide, which is an increase from the previous width of 13'. The annual cost for each space will be \$1,700.00.

- Credit Card policy and fees. It was clarified that space rent and propane charges may be paid by cash or check without additional fees.
- Completion of the propane tank project.
- The purchase of a new compound vehicle to replace an old one.

The President opened the floor to questions and comments:

- One member question directed to the treasurer was why 2024 had zero Minor Equipment expenditures and 2025 had expenses entered. Paul S. responded: In 2025, there was equipment expenditures where as in 2024, there wasn't any.
- A member questioned the workmanship of the Compound air compressor. He claims he has problems filling his RV tires to 115 psi. John and Tony to follow up.
- A member asked about receiving expired registration notifications despite submitting current documents to the Compound office. It was explained this may be due to year-end staff workload. Tony will review.
- A member asked how she could vote for new board members without knowing their qualifications, and requested nominees present their qualifications before voting. John agreed.
- Member questioned the rules prohibiting parking additional vehicles (flat tow, trailer, etc.) in covered parking with their RV. Especially when all will fit within their covered parking space. John provided an explanation and advised he will assign the matter to the Policy and Procedure Committee for review.
- One member had several questions/comments:
 - She wanted to know the office and propane hours. Tony responded 8 - 11:30 AM
 - She had a comment on Employee related expenses. No F/U.
 - She asked why simply presenting a community rec card does not sufficiently prove residency. It was clarified that a community rec card alone does not confirm that someone resides in a Compound qualified community. This is why additional documentation is required.
 - She wanted to move from covered parking to open parking and was told compound would keep \$500 of her space rent. John explained that transfers and/or refunds are prorated by quarter.

With no further questions, the annual meeting was adjourned by the President at 11:08 AM.

Respectfully submitted by:

J. Gary Phelps

Secretary