

**MINUTES**  
**SUN CITIES RV COMPOUND, INC.**  
**Board of Directors Meeting**  
**October 21, 2022**

The Board meeting was called to order by the President at 9:08AM.

Members present:

Dick Hobbs, Tim Barber, Clint Viergutz, Paul Sperry, Bud Meador, Bob McKay, John Groothuizen, Gary Tayar & General Manager Tony Wagner.

Members Joining via phone

Paul Turpin & Tim Barber,

**Minutes of May 2022:** meeting minutes were approved as submitted.

**Treasurer's Report** was presented by Treasurer Clint Viergutz who reported on our current financial position.

T-Bills:	\$650,000
Bank Account:	\$ 92,107
Checking:	\$ 27,377
I-Bind:	\$10,000

We are in good shape YTD vs. Budget.

**Committee Reports** were presented as follows:

**Finance by Clint Viergutz (Chairman)**

Expect interest on T-Bills to improve, estimate current bonds will yield about \$17k annually.

**Safety & Security by GM (Chairman Bob McKay)**

The cameras monitoring the restroom entrance are installed.

The guards are required to take on patrol with them an SCR V Compound supplied GPS tracker to ensure effective patrols are being conducted to combat potential catalytic converter thefts.

**Building and Maintenance by Tony Wagner (Chairman Paul Turpin)**

Replacement of the compound's tractor was unanimously approved by Board email vote over the summer. This replacement, at a cost of \$47k, was necessary due to maintenance and capability concerns, and the need to repair monsoon related issues within the

compound. Delivery of the new Kubota tractor and accessories are expected in the next few weeks.

The board also approved major asphalt repairs at an estimated cost of \$160k by email vote this summer. The major summer monsoons increased the urgency in completing the repairs. Tony is working with the contractor to schedule the repairs this fall/winter.

### **Computer & Information Technology by Paul Sperry (Chairman)**

New Website is up and running. Please provide feedback to the committee.

Acceptance of credit cards by the compound has been pushed to next year due to continued review of service providers.

The vehicle scanning functionality of the compound software has been working for the last several months with only minor issues.

### **Elections (Bud Meador, Chairman)**

No Report. No Directors leaving the board this year

### **Appreciation Dinner by John Groothuizen (Chairman)**

Confirmed scheduling for Saturday 5:30 PM 25 February 2023 at Briarwood Country Club, SCW. John will deliver deposit to Briarwood and review menu options in the next few weeks.

### **Annual Meeting by Clint Viergutz (Chairman)**

Clint reported that the Palm Ridge Facility in Sun City West has been reserved for Wednesday Feb 22, 2023.

### **Covered Parking III by Paul Sperry (Chairman)**

After a review of several options, the committee recommends building the 3<sup>rd</sup> phase behind the existing covered storage using a more cost-effective design. Duplicating the existing design was estimated at >\$800k vs \$450k for phase 2. Alternate designs have been proposed at significantly lower cost.

The Committee recommended retaining the services of Raj Shah as a consultant at a cost of \$50,000 to assist in evaluating proposals and designs, in contractor selection and in construction management of this project.

Motioned by Paul Sperry, Seconded by John Groothuizen. Motion passed unanimously.

### **Policy Review by John Groothuizen (Chairman)**

The Policy and Procedures Review committee met in early Sept at Tony's request to review a few concerns.

There are several lessees that have requested (and have been issued) compound access cards for relatives not living in the eligible Sun Cities communities home used for the account. The Committee unanimously agreed that current rules and bylaws limit cards to only residents living in the home. The compound will audit lessees during the renewal period to address this issue.

The committee also reviewed the wait-list policy. Current practice is to waitlist by needed size, and results in applicants needing a smaller spot being “jumped over” on the wait list applicants needing the full size of available spaces. The committee recommended changing the policy to offer spaces on a first-come-first-served basis. If a space will fit an applicant’s equipment, it will be offered, regardless of the size. The applicant will be responsible for the cost based on space size, (not equipment size).

In addition, the committee recommends allowing applicant to self-measure their own equipment if not available locally during the application process, and to accept space assignment remotely as well. This will address concerns of snowbirds that wish to store in the compound but are reluctant to bring it to their Sun Cities home without being assured of a space. The applicant assumes the responsibility for measurement and will be denied the assigned space if the equipment does not fit.

It was Motioned by Bob McKay and Seconded by Clint Viergutz to accept the committee proposals as submitted. Motion passed unanimously.

**General Managers Report was presented by Tony Wagner.**

The replacement Wash Bay covers were installed in September. The original supplier could not deliver covers that fit in 2 attempts and a replacement supplier was found.

Tony requested board approval to sell the old tractor.

Motioned by Bud Meador, Seconded by Bob McKay to authorize Tony to negotiate the sale of the tractor with expected proceeds of approximately \$9,000.

**Old Business:**

No Old Business

**New Business:**

- 1) John Groothuizen expressed some concern over the 2 large unbudgeted expenses (Tractor Replacement & Asphalt Repairs) submitted for board approval during the summer recess period. While the urgency for both expenses increased due to the Major summer monsoon storms, John questioned if these could have been anticipated and included in the annual budget. Dick stated that Tony brought these issues to his attention, and he asked Tony to review the requests with the Building and Maintenance Committee. The Committee recommended proceeding this year and directed the GM to

submit via their recommendation via email to the Board for approval. The Board agreed that large expenses should be budgeted whenever possible.

- 2) Dick discussed a project he initiated this summer to review the pay scales for compound employees. He set up a committee including Bud Meador and Gary Tayar to review current pay scale and DOL data. The committee presented a draft of proposed changes to be reviewed by Board Members and to be discussed at the next meeting.

The Board Meeting was adjourned at 11:09 am with next meeting scheduled for Nov 18, 2022, at 9am.

**Respectfully Submitted**

**by John Groothuizen, Secretary**