

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

December 16, 2022

The Board meeting was called to order by the President at 9:03AM.

Members present:

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

Paul Sperry joined by phone.

Members not present:

Bob McKay (illness)

Minutes of November 2022: meeting minutes were approved as revised 12/12 with Tony's corrections.

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

T-Bills:	\$500,000.00
Savings Account:	\$178,362.89
Checking:	\$ 11,573.20
I-Bond:	\$ 10,236.00

We are in good shape YTD vs. Budget.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

Clint continues to roll-over T-Bills taking advantage of the current high rates, managing to cash flow. Currently averaging about 3.75% on this money.

We have received about 50% of the 2023 lease payments as of today.

Clint reviewed the cash flow projections for the Project to build Phase III of covered storage with the committee. Based on committee assumptions, we have the cash flow to finance the project in 2023 with some payment terms modifications.

Safety & Security by GM (Chairman Bob McKay)

Tony continues to work with security and our software supplier to debug the scanning issues of RV, etc coming and going. He is making progress.

Building and Maintenance by Tony Wagner (Chairman Paul Turpin)

Tony has posted schedule for phase Phase II (scheduled for Jan 3-5 and Phase II (Front Lot area) will for Jan 9-11.

GM Review Bud Meador (Chairman)

Bud compiled GM Annual Performance Review from completed forms returned by the board members. Dick reviewed with Tony prior to the meeting. A copy of the review is available for Board Member review.

Computer & Information Technology by Paul Sperry (Chairman)

Website development continues. About 75 lessees have signed up for email updates and Tony reports daily contacts mostly from potential new lessees with questions. Tony and Teresa respond to these as they come in.

Acceptance of credit cards by the compound has is still pending.

Elections (Bud Meador, Chairman)

No Report. No Directors leaving the board this year

Appreciation Dinner by John Groothuizen (Chairman)

Scheduled for Saturday 5:30 PM 25 February 2023 at Briarwood Country Club. Club has another new Food Service Manager, John will confirm 2 food choices (looking to limit to \$30) and will present a budget and food choices at the next board meeting.

Tim is assisting to secure same entertainment as last year at a cost of \$500.

Annual Meeting by Clint Viergutz (Chairman)

Nothing new to report. Palm Ridge Facility in Sun City West has been reserved for Wednesday Feb 22, 2023.

Dick will develop an agenda and asked for members to suggest items that should be included.

Covered Parking III by Paul Sperry (Chairman)

Tony has provided the lower cost contractor with the new dimensions for Phase III and has requested a quote and access to reference sites. The contractor is slow in providing this information.

The committee reviewed the scope of work for the engineering contractor and is satisfied it meets our need. The Board approved funds for this at the October meeting.

The committee will strive to have a firm proposal from the contractor and recommend whether or not to proceed in 2023 by the Jan Board meeting.

Policy Review by John Groothuizen (Chairman)

Tony raised concerns over our Procedures regarding Life Partners and insurance requirements. John will set up a committee meeting in January to discuss and develop recommendations for the Board in Jan.

Generally positive feedback on the new Wait List Registration form. Some unintended consequences resulting from the new space allocation process will be reviewed in committee.

General Managers Report was presented by Tony Wagner.

Compound is full; with approximately 193 members and non-members on wait list awaiting space assignment.

Tony terminated the lease of another member storing a Rental RV in the Compound

Old Business:

Paul Sperry reported on continuing talks with APS on reducing our lighting costs in the compound. While the original 8 yr. agreement has expired, it was a rental, not a lease, and did not include a buy-out at end of term. More to come.

New Business:

Tony was excused from the meeting to allow the Board to discuss his Performance Review and annual salary adjustment.

The Board agreed Tony was performing well above expectations.

After discussion, it was Moved by Bud and Seconded by John to increase Tony's salary by \$6,000 per year and award him a performance Bonus of \$3,000 for 2022. The motion carried unanimously.

The Board Meeting was adjourned at 10:46 am with next meeting scheduled for Jan 20, 2022, at 9am.

Respectfully Submitted

by John Groothuizen, Secretary