

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

April 27, 2023

The Board meeting was called to order by the President at 8:57AM.

Members present:

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

Members not present:

Paul Turpin

Meeting Minutes:

- Motioned by Tim, seconded by Clint to accept March 17 minutes as submitted, approved unanimously.
- Motioned by Bob, seconded by Paul S. to accept the minutes of the March 31 Special Meeting of the Board of Directors as submitted, approved unanimously.

Treasurer's Report was presented by Treasurer Clint Viergutz who reported on our financial position as of March 31.

T-Bills:	\$800,000
Savings Account:	\$130,070
Checking:	\$ 42,108
I-Bond:	\$ 10,592

We have collected about 89% of 2023 revenues and spent 29% of our 2023 budgeted expenses. This is inline with expectations. Clint continues to manage our bank account balances to support the cash needs of the compound.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

Tony to provide Clint with a expected cash flow plan through the next several months based on decisions on Covered Parking, potential acquisition of the light poles from APS and roadwork plan. In the meantime, will maintain a higher level of short-term T-Bills and cash.

Safety & Security by GM (Chairman Bob McKay)

New security company in place as of 04/24/23. Transition went smoothly with 4 of our current 5 guards retained.

We continue to have issues with the scanning of the vehicles in and out of the compound. Tony initially raised this issue with the software supplier over 1 year ago, and despite many emails and calls detailing the problem, and with the compound implementing all their recommendations for changes in procedures, and with the company providing a few software changes, it is still unresolved. Tony has a Zoom call scheduled for Tues May 2 and will include Paul and John if feasible.

Building and Maintenance by Paul Turpin (Chairman)

Tony presented proposals for the carpet and furniture replacements previously approved by the board. This work will proceed.

Weeds have been a much larger issue this year with the wet winter. The Compound staff has spray weed killer 3 times already this year, while in a normal year it is done once. As the dryer weather approaches, we should see the weeds finally die off.

GM Review Bud Meador (Chairman)

The committee will conduct a mid-year review this summer.

Computer & Information Technology by Paul Sperry (Chairman)

Paul is still waiting for a quote from APS to transfer ownership of the light poles in the compound. We should have this by the May meeting.

Elections (Bud Meador, Chairman)

No Directors leaving the board this year due to adjustments in terms during the COVID years. Dick will speak with each Board Member individually to develop options to stage vacancies to 3 per year (1/3 of the board). This will be discussed at next board meeting.

Appreciation Dinner by John Groothuizen (Chairman)

Based on the move of the General membership meeting, and the agreement not to have the dinner and the membership meeting in the same week, John will request Briarwood to move our reservation to Saturday March 9, 2024.

Annual Meeting by Clint Viergutz (Chairman)

The Meeting has been scheduled for Tuesday February 27, 2024 at the Palm Ridge Facility in Sun City West. The Compound will be assessed a \$200 charge for the room this year.

Covered Parking III by Paul Sperry (Chairman)

With the expected roadwork and potential acquisition of the APS light poles this year, The board agreed to postpone the Covered Parking III project to at least 2025. Maintenance of the compound will be prioritized over additional covered parking.

Tony will communicate the delay in covered parking to the members currently on the waitlist

Policy Review by John Groothuizen (Chairman)

Committee will meet Wed May 10 at 9:00 am to review interpretation of 2022 changes to the wait-list policies and other policies.

The HR Polices subcommittee will meet Wed May 17 at 9:00 am to review existing HR Policies.

General Managers Report was presented by Tony Wagner.

The Temporary Storage area has been very lightly used over the past several years. This area is for guests of members to store their RV for short periods.

With the long wait list and shortage of 20 and 25 ft spaces, Tony was able to add 23 new spaces in this area while maintaining the ability to provide some temporary storage. This has resulted in 23 people coming off the wait list.

Old Business:

No Old business

New Business:

Paul Sperry suggested the compound investigate applying for the Employee Retention Credit with the assistance of our accountant. The Board agreed Tony should pursue this.

Dick recommended that Tony use the emails gathered from web site registrations to send updates to the membership. There are many good things happening at the compound.

The Board Meeting was adjourned at 10:18 am with the next meeting scheduled for May 16, 2023, at 8am.

Respectfully Submitted

by John Groothuizen, Secretary