

**MINUTES**  
**SUN CITIES RV COMPOUND, INC.**

**Board of Directors Meeting**

**Jan 19, 2024**

The Board meeting was called to order by the President at 9:00 AM.

Members present:

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

Members not present:

None

**Meeting Minutes:**

- Motioned by Paul Sperry, seconded by Paul Turpin to accept the Dec 15 minutes as submitted, approved unanimously.

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

T-Bills:	\$800,000
Savings Account:	\$358,112
Checking:	\$ 17,832
I-Bond:	\$ 10,972

We have collected about 88% of 2024 fees as of Dec 31, 2023.

**Committee Reports were presented as follows:**

**Finance by Clint Viergutz (Chairman)**

The T-Bill average rate at nearly 5.4%, we are still focusing on shorter terms to provide flexibility on timelines for future spending.

The discussion on potential rate increases was moved to old business.

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

No issues.

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

- The toilet tank in restroom cracked and water leaked on the floor and out the door. Repairs completed by maintenance.

- The underground piping from the maintenance air compressor to the members air station developed a leak with repairs estimated at \$20 to \$40k. The committee recommended switching the measuring and service lanes and installing a stand-alone compressor in a small shed at a total cost of about \$2,000. This approach was unanimously supported by the board.
- The roadwork approved at the December meeting will be completed February 12-16.
- The insurance funded roof repairs will be completed Feb 9<sup>th</sup>.
- The 5-year plan was moved to old business.

#### **GM Review Bud Meador (Chairman)**

Bud asked all members to use last year's form and submit to him in the next few weeks.

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

Paul and Tony continue to delay awarding the PO for \$1800 to develop a working plan to install solar lighting on existing abandoned light bases, still waiting on APS decision on removal of the existing poles.

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

No report.

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

Briarwood has confirmed our reservation for Saturday March 2, 2024 from 5- 8 pm.  
Tony will send out invitations shortly.

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

The Meeting is confirmed 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.  
Tony will send out invitations to the members shortly.

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

No additional report. Construction deferred to at least 2025.

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

John discussed a complaint by a member that an enclosed trailer labeled with a charitable organization's logo was stored in the compound. The unit is registered and insured in a resident's name, and the unit's entry/exit history does not suggest commercial use. The board unanimously supported the committee's recommendation that this use was in line with our policies. The committee will work to clarify charity and RV club use of the compound in future meetings.

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

There are currently 44 non-members on the wait list, 0 members requiring a size change, and 9 members requiring an additional space.

Tony reported that the guards are checking all member cards as they come in to ensure that the security phone number is correct. When the card has the old number, the guards add a sticker to correct the number.

Bud reported receiving several favorable comments at the Sun City West RV Club meeting concerning the cleanliness of the compound, the thoroughness of the security guards, and general dealings with Tony and the staff.

**Old Business:**

- Tony and Clint reviewed the revision to the 2024 budget since the December meeting. Motioned by John, seconded by Paul Turpin to accept the revised budget as presented, approved unanimously.
- Following a short discussion, the board endorsed the Building and Maintenance Committee recommended 5-yr major maintenance/spending plan.
- Clint reviewed the continuing annual reductions in our reserve fund and recommended that the Board consider fee increase starting in 2025. The Board will consider the various options and at the next meeting discuss and approve the new rate structure. The decision will be communicated at the General Membership Meeting in February.

**New Business:**

The Board Meeting was adjourned at 10:35 am with the next meeting scheduled for February 16, 2024 at 9am.

**Respectfully Submitted**

**by John Groothuizen, Secretary**