

MINUTES
SUN CITIES RV COMPOUND, INC.
Annual Members Meeting
Palm Ridge Recreation Center, Sun City West AZ 85375
February 25, 2025

The Board meeting was called to order by the President at 10:01AM, followed by the Pledge of Allegiance. Board Members present were Dick Hobbs, Tim Barber, John Groothuizen, Clint Viergutz, Bob McKay, Paul Sperry, Paul Turpin, Bud Meador and Gary Tayar. Also present was General Manager Tony Wagner. The president confirmed a quorum was present.

He introduced the Board Members and the General Manager

President Dick Hobbs welcomed all members and thanked them for attending. Dick announced that he and Clint Viergutz were leaving the board following this meeting at the end of 2 terms and introduced the 3 Members nominated to join the Board:

Lyle Cahill, Sun City West

Rob Renaud, Sun City

Gary Phelps, Sun City Festival

Paul Turpin motioned that these members be elected for a 3-year term. Seconded by Bob McKay. Motion unanimously approved by voice vote of the members.

The secretary requested approval of the minutes of the previous Annual Meeting as posted on the Compound Website. The Minutes were unanimously approved by voice vote.

General Manger Tony Wagner introduced the Compound staff and thanked them for their support and hard work. All were in attendance.

Treasurer Clint Viergutz provided the Treasurers Report with a copy of the 2023 and 2024 comparative Profit and Loss Statement provided in member packets. He also indicated that our Total Assets were \$3.0 million and our cash on hand is \$1.1 million. The compound incurred several large expenses during the year for roadwork and repairs and general increases in costs. The fee increases implemented for 2025 will offset the cost increases and will rebuild our cash on hand.

General Manger Tony Wagner presented a review of 2024 highlights including:

- Completion of major road repairs in the compound and plans for remaining work.
- Replacement of the fabric on covered storage and the over the security guard office.
- Security Camera Repairs and Replacements

- Automation of notification for expired insurance and registration, and process to ensure compliance with these documentation requirements.

President Dick Hobbs and GM Tony Wagner announced plans to install a propane filling station at the Compound to replace the loss of convenient access with the closure of Orangewood RV. It is expected that the station will be operational in March or April, depending on permits. The station will be open during office hours (8:00am to 11:00am Monday to Friday). Price will be set to cover costs, and is expected to be competitive with other options.

The compound will begin accepting credit and debit cards for payments in the next few months. The payments will initially only be taken in person (card present) and a convenience fee will be added to cover the Compound's cost for this service.

The President and the General Manager the addressed several questions from the floor summarized as follows:

- A member asked why 2024 revenue had not increased to reflect the increase in fees. Clint reminded the member that fees increases were implemented for 2025 and would be reflected in this year's statements. The member also asked for explanation of the fee increases. John reminded the member that the fee increase were introduced at the 2024 general membership meeting. Fees for uncovered spaces increased from \$5 to \$6 per linear foot and covered parking increased from \$1,100 to \$1,600 per year. The larger increase in covered parking addressed cost differences in building and maintaining covered parking. At the new fee structure, it is expected that we can expand covered parking in the future.
- A member asked for clarification of the process for addressing non-compliance with documentation requirements. Tony explained that the system will automatically send out an email identifying the non-compliance and giving the member 30 days to provide the information. If the information is not received, the member will receive a follow-up from the compound by email or phone, and if the documentation is still not provided the member will be locked out of the compound until corrected. He reminded members that the documentation could only be received during business hours, so don't expect to pick up a unit on Friday night if locked out.
- A member thanked the staff for helping guide him in his spot.
- A member stated that our interest received on our cash balances seemed low and suggested we invest in short term T-Bills. Clint explained that we invest all excess cash in T-Bills, mostly in 4-week terms, and maintain balances in checking and savings to cover monthly expenses.
- Additional questions on timing of propane installation and use of credit cards were covered in Tony's presentation.
- A member asked if the propane fill station would increase insurance costs. Tony stated there would not be a meaningful increase.

There being no further questions, President Dick Hobbs closed the meeting at 10:48AM and we stood adjourned until next year.

A copy of the slides presented at the meeting will be attached to these minutes.

Submitted by Secretary,
John Groothuizen