

MINUTES
SUN CITIES RV COMPOUND, INC.

Board of Directors Meeting

Oct 24, 2024

The Board meeting was called to order by the President at 9:05 AM.

Members present:

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

Members not present:

Gary Tayar

Meeting Minutes:

- Motioned by Tim Barber, seconded by Bud Meador to accept the May 17 minutes as submitted, approved unanimously.

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

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|------------------|------------|
| T-Bills: | \$ 400,000 |
| Savings Account: | \$ 95,814 |
| Checking: | \$ 18,872 |
| I-Bond: | \$ 11,276 |

We have collected about 96% of projected 2024 revenue as of Sept 30, 2024.

Committee Reports were presented as follows:

Finance by Clint Viergutz (Chairman)

\$400K in T-Bills at end of Sept. We still are seeing an average interest rate of 4.9% on the T-Bills but this is expected to decline with the expected Fed rate cuts.

As 2025 fees payments start coming in Nov we will see this increase quickly through the end of the year. Total cash on hand has declined about \$165K since Sept 2023 as expected with the completion of the paving work and repairs for storm damage and water leaks.

Clint will start transitioning Treasurer duties to Paul Sperry (expected to be the next treasurer in 2025) in the next month.

The fee increases for 2025 and completion of major roadwork is expected to restore our reserves in the coming year.

Tony and Clint will look to present a draft 2025 budget to the Board at the Nov meeting,

Safety & Security by GM (Chairman Bob McKay)

No new report.

Building and Maintenance by Paul Turpin (Chairman)

The summer storms damaged significant portions of the fabric shades on the security station and the covered parking areas. Insurance will cover about \$23K for the replacement of the damaged sections. Due to general wear and dry-rot on the undamaged sections at covered parking, the committee recommended replacing all the fabric covers in the 2 areas at a total cost of approximately \$70K (insurance expected to cover \$23K of this). Following discussion; it was motioned by Dick Hobbs to move forward with the full replace option as proposed. Seconded by Bob McKay, approved unanimously.

Paul gave an update on the water leaks and suggested that many of them were the result of makeshift repairs in the past. He recommended that we “do it right the first time” with qualified contractors as we move forward. All board members endorsed this path forward.

GM Review Bud Meador (Chairman)

Bud will forward review questionnaires to board members in early November and review with Dick in December.

Computer & Information Technology by Paul Sperry (Chairman)

Software updates to automate process of ensuring proof of Insurance and Registration for equipment stored at the compound is working well.

Tony reported that the scan-in/scan-out process is now working well with the exception of occasional user errors. John will work with Tony to see if we now can produce an inventory of equipment in the compound at any given time.

Elections (Bud Meador, Chairman)

We currently have received resumes from 2 members interested in joining the board. We continue to solicit additional resumes and will conduct interviews in early December.

Annual Meeting by Clint Viergutz (Chairman)

The Meeting is planned for Tuesday February 25,2025 at the Palm Ridge Facility in Sun City West. Clint will book with the Sun City West Rec Centers.

Appreciation Dinner by John Groothuizen (Chairman)

Agreed to book with Briarwood and entertainer again next year. Tentative date March 8,2025 from 5- 8 pm

Covered Parking III by Paul Sperry (Chairman)

No additional report. Construction deferred to at least 2025.

Policy Review by John Groothuizen (Chairman)

No report.

General Managers Report was presented by Tony Wagner.

There are currently 38 non-members on the wait list, 0 member requiring a size change, and 4 members requiring an additional space. There are no delinquent accounts.

There are 406 members on the wait list for covered parking. The process of removing members from the wait list if they refuse a spot when offered has been implemented. Members recently offered a covered space have been on the wait list for 4 years.

Installation of the replacement cameras is being delayed as we complete the evaluation of the lighting (see old business).

Old Business:

- Paul Sperry's discussions with APS continue, with some progress. We expect a revised proposal from them in the next few weeks and will discuss path forward in Nov.

New Business:

None

The Board Meeting was adjourned at 10:24 am with the next meeting scheduled for Nov 15 2024 at 9am.

Respectfully Submitted

by John Groothuizen, Secretary