

RECREATION CENTERS OF SUN CITY, INC.
MINUTES REGULAR BOARD MEETING
September 26, 2013

PRESENT: James Brasher, President; Dan Hill, Vice President; Cord Angier, Secretary; and Directors Ron Jesse, Linda Lindquist Carole Martinez, Bill Pearson and David Wieland

ALSO PRESENT: Jan Ek, General Manager; Jim Wellman, Assistant General Manager; Brian Duthu, Director of Golf; Theresa Cirino, Director of Member Services; Katherine O'Connor, Member Services Administrative Coordinator; Joelyn Higgins, RCSC Communication & Marketing Coordinator; Deanna Szentmiklosi, Executive Coordinator; Maureen Edwards, Administrative Assistant; Allen Kleinhans, RCSC Audio/Video Technician; 53 RCSC Cardholders and 2 members of the press

ABSENT: Larry Klein, Treasurer

President Brasher called the meeting to order at 9:00am in the Sundial Auditorium.

- **Pledge of Allegiance:** Everyone stood for the Pledge of Allegiance.
- **Board Quorum:** Secretary Angier verified that a Board Quorum was present.
- **President Comments:** President Brasher explained the process for a Regular Board Meeting and how the Board conducts business. He introduced the Directors and members of the Management team.
- **Minutes:** The Minutes of the June 27, 2013 Regular Board Meeting were approved.
- **Treasurer's Report:** Vice President Hill provided the Treasurer's Report in the absence of Treasurer Klein. The report was unanimously approved. The monthly Treasurer's Report is available at www.sunaz.com, along with the monthly financials.
- **Management Reports:** Jan Ek, General Manager, Jim Wellman, Assistant General Manager, and Brian Duthu, Director of Golf, presented their Management Reports. All the management reports are available at www.sunaz.com.
- **Committee Reports:** The Directors reported on committees as follows:
 - **Bowling Committee:** Randy Johnson, Director of Golf, reported to the Committee that most leagues have started and a new woman's league of 36 members has been recruited. Bowler numbers show an increase for the up-coming season. Bruce Lamb, USBC League Director, reported on upcoming tournaments and renewed participation in BVL contributions due to monies received from Sun City Bowlers. John Nugent, President of Sun City Bowling Hall of Fame, noted the scheduled fall tournament will be held on October 19th. New inductees to the Hall of Fame will be in November, so bowlers should watch for applications starting in October. The next meeting is October 3, 2013 at 9:00am.

Clubs Organization (COC): Jim Wellman reported to the Committee that the Clubs 2014 Budget requests have been submitted and are being reviewed. They will be printed and distributed to COC's. Jim Wellman also reported there is more going on this summer than previous years, and he gave an update on all the projects that are in process so the clubs can work around them as best they can.

Co-Chair Pearson, who reported in the absence of Chair Klein, also stated he brought up at the meeting the importance of remediation/ conciliation in club interventions, and there was discussion about the possibility of the COC's having some training available to help them in conflict management at club level. The next meeting is October 9, 2013 at 8:30am.

Elections: Chair Lindquist reported the Committee discussed the upcoming elections and use of the web portal that will be used for electronic elections this year. The Committee also discussed candidate forums which will be held on November 11 at 6:30pm at Marinette Auditorium and November 19 at 1:30pm at Fairway, AZ rooms 3 and 4. Candidate packets are due in by October 1st and as soon as verification of the petitions is complete, the Committee will be announcing the candidates. The next meeting is October 9, 2013 at 1:00pm.

Entertainment: Chair Martinez reported The Committee reviewed the Sundial shows from the summer which included:

Come Back Buddy – June 16, 2013: This 50's & 60's dance band received excellent reviews. Their music created a great atmosphere and the dance floor was packed most of the evening. This was a very enthusiastic performance with excellent musicianship. There were approximately 1200 in attendance.

Wyatt Earp Show – July 21, 2013: This one-man show was something a little different for Sundial. It was quite interesting, especially for history buffs. There were about 400 in attendance.

Mark Baker/Ice Cream Social – August 25, 2013: Mark Baker gave a good performance. Some of the committee members felt that his daughter, Caitlin, stole the show. There were approximately 950 in attendance.

Improvements have been made to the Sundial stage lighting system and other improvements include new paint, new grass and eight new tables for the food court. Chair Martinez encouraged everyone to come by the fall Sun Bowl shows and check out all the work that has been done! The next meeting is October 16, 2013 at 1:00pm.

Finance, Budget & Audit: Co-Chair Wieland, in Chair Klein's absence, reported that the next Committee meeting will review 2nd and 3rd quarter financials. Monthly financials and the Treasurer's Report are always provided at Board meeting and are also available on the RCSC website at www.sunaz.com. The next meeting is November 5, 2013 at 9:00am.

Golf Advisory: Chair Angier reported the Committee was presented with Brian Duthu's monthly report and all the course representatives that were present also gave a report on their course. Brian handed out information for the Committee to review on revisions to the Ranger Program, and the Committee will be discussing that at the next meeting on October 17, 2013 at 8:30am.

Government Affairs: Chair Wieland reported the Committee discussed a possible bus stop top at Banner which is being negotiated, along with a Dial-a-Ride program for qualified ADA riders. The Committee had a report from SCHOA's transportation committee who recently met with state and county officials to discuss issues regarding the white lines on some of the streets. Net metering continues to be a hot topic and the Committee will continue to follow those developments as it is reviewed by the ACC. Finally, the Committee plans to meet quarterly meeting so long as no issues need further discussion prior to that date which is set for December 5 at 1:00pm.

Insurance: Chair Wieland stated there was nothing to report as no meetings had been held.

Lawn Bowling: Chair Pearson reported the Committee discussed the lawn bowl greens at Bell and development of the new greens is being watched closely. In order to protect the new greens, there will be no play on Bell this season. The shed canopy and benches will be getting reinstalled. Greens at Lakeview are coming along well and Oakmont conditions are very good, but Mountain View has some issues which are being worked on also. The Committee had brief discussion about overall maintenance of the greens and possible changes for the future, but that discussion will continue as we see how the Bell greens develop. The next meeting is scheduled for October 22, 2013 at 1:00pm.

Long Range Planning: Nothing to report at this time.

Marketing Committee: Chair Martinez reported the Committee did not meet over the summer, although work was done on videos that were being created for the marketing website. Three different videos are being developed that will focus on value, community and lifestyle, to help in branding Sun City. While the website has been in process for some time, everyone wants to make sure that it is done exactly right. The Committee also discussed the possibility of a magazine type of publication that could be handed out at the Annual Member Meeting. This would be something visitors could take away from Sun City and that current residents would be able to share with friends and family as well.

Member Communication: No report as the Committee has not met since spring. The next meeting is October 8, 2013 at 1:00pm.

Properties: Chair Lindquist reported the Committee was scheduled to meet on June 25th. Because many of the committee had left for the summer, it was agreed the meeting would be cancelled. The next inspection will begin the week of September 9th. The next meeting will be October 1, 2013 at 9:00am.

NOTE: *Committee meeting dates can change so be sure to check the RCSC website at www.sunaz.com for the most up to date report on dates and times for meetings.*

- Members made comments or had questions on the following topics: Preservation & Improvement Fee and the benefits the funds provide; the Board's ability to approve revisions to the long range plan; questions about golf projects in the plan; an announcement of a new club called Fun Water Volley Ball Club, with an invite for all to join; staff uniforms; and enjoyment of the paddle boats at Viewpoint Lake.

- **Board Comments:** Director Pearson provided some history of the Preservation & Improvement Fund (PIF) and the brilliance of the Board who had the courage to put it into place. He stated as follows:

“1999 Board of Directors: Dick Ohnstad, Marge Murphy, Ed McCrea, Jim Matise, Bob Briscoe, John Powell, Dick Elton, Dorothy Hirtzel and Harold Boudrie. It was these nine (9) board members who had the courage, the vision and the pure genius to make what many would consider the most significant decision in Sun City’s long and storied history. With Sun City aging, they came to realize the amenity package DEVO gave us would need significant amounts of cash to repair, replace or rebuild them.

They also understood the challenges of working with the Articles of Incorporation. Those Articles mandated no expenditures of greater than \$750,000 of indebtedness without a vote of those living here. They understood the difficulties of choices that would pit the varying Phases within the community, the golfers versus the non-golfers and how clubs would be fighting one another for the scraps that would be available by trying to pass assessments.

Their foresight in creating an impact fee called the Preservation and Improvement Fee (PIF) was nothing short of brilliant. Since its inception tens of millions of dollars has been spent to revitalize Sun City. None of it has come off the backs of those who have lived here the longest and often have outlived their resources. Over the next ten (10) years, another 50-60 million dollars will only add to Sun City’s remarkable infrastructure.

We do have unsurpassed amenities and the fact is, to have them, the money must come from somewhere. For those who moan about people voting, they already do. Every day of the year, 4-5 homes sell in Sun City. Every new buyer votes with their \$3000 check to the PIF. They elect to buy into Sun City because they know there is no better value in the country.”

- **MOTIONS:**

#1 – Revised Long Range Plan: Secretary Angier moved for approval of the updated Preservation & Improvement Fund – Long Range Plan & Budget as detailed below:

Recreation Centers of Sun City, Inc.	
Preservation & Improvement Fund	
Long-Range Plan & Budget	
Project Description	Budgeted Project Cost
2013:	
North Golf Course - complete renovation - irrigation, main lines, bunkers, tees	\$6,000,000
2014:	
Capital Reserve	\$500,000
Beardsley Well Replacement	\$500,000
Sunland Well Replacement (new well)	\$1,200,000
Marinette - fitness center expansion, move spa outside, create pickleball center with some shade, rearrange outdoor walking track	\$2,300,000
Bell Tennis Court replacement	\$1,000,000
2015:	
Capital Reserve	\$500,000
Willowcreek & Willowbrook irrigation system	\$3,600,000

2016:	
Capital Reserve	\$500,000
Riverview - irrigation, bunkers, tees, greens	\$3,000,000
2017:	
Capital Reserve	\$500,000
Lakes East - irrigation system	\$2,000,000
Remodel Lakeview - yoga, pilates, classrooms, club expansion, steam/sauna	\$1,000,000
2018:	
Capital Reserve	\$500,000
Replace South Pro Shop & add golf cart storage	\$1,000,000
2019:	
Buyout Solar System Leases	\$4,430,138
Capital Reserve	\$500,000
Expand Mountain View back stage in auditorium, give center a facelift	\$1,000,000
Mountain View - move spa outside, expand fitness if continued demand justifies such	\$600,000
2020:	
Capital Reserve	\$500,000
Replacement of golf maintenance buildings with steel buildings at 4 locations	\$3,000,000
2021:	
Capital Reserve	\$500,000
2022:	
Capital Reserve	\$500,000

Seconded by Vice President Hill, following a roll call vote, the Motion was unanimously approved.

Motion #2 – Chartered Club: Director Pearson moved that at the recommendation of the Club Coordinator, a charter be granted to the Sun City Billiards Club. Seconded by Director Lindquist, following a roll call vote, the Motion was unanimously approved.

Motion #3 – Chartered Club: Director Lindquist moved that at the recommendation of the Club Coordinator, a charter be granted to the Fun Water Volleyball Club. Seconded by Director Pearson, following a roll call vote, the Motion was unanimously approved.

- **Next Meetings:** President Brasher reported that the next Board/Member Exchange, with Agenda, is Monday, October 14, 2013, at 9:00am in Social Hall #3 at Lakeview Center. The next Regular Board Meeting is Thursday, October 31, at 9:00am at Sundial.
- **Adjournment:** The meeting adjourned at 10:50am.

Respectfully submitted,

Cord Angier, Secretary