

# RECREATION CENTERS OF SUN CITY, INC.

## MINUTES OF THE REGULAR BOARD MEETING

**Thursday, April 30, 2009**

**PRESENT:** Warren Hoffmann, **President**; Sue Painter, **Treasurer**; Diane Worth, **Secretary**; Jim Bishop, Craig Brown, Tom Loegering, Denny Nichols and Ann Ullman, **Directors**.

**ABSENT:** Gene Westemeier, **Vice President**

**ALSO PRESENT:** Jan Ek, **General Manager**; John Snyder, **Director of Golf & Grounds**; Chris Herring, **Director of Support & Services**; Randy Johnson, **Bowling Manager**; Deanna Szentmiklosi, **Executive Assistant to GM**; Linda Menna, **Executive Assistant to AGM**; Tim Gallen, **Communications**; Helen Thiel, **Board Executive Coordinator**, 71 RCSC cardholders and two members of the press.

- **Quorum:** Secretary Worth verified that a Board Quorum was present.
- **Minutes:** The minutes of the March 26, 2009 Regular Board meeting were approved as printed.
- **Management Reports:** The management reports were given by Jan Ek, General Manager; Chris Herring, Director of Support & Services; John Snyder, Director of Golf & Grounds; and Randy Johnson, Bowling Manager. Jim Wellman's report was read by Jan Ek. These reports can be viewed on [www.sunaz.com](http://www.sunaz.com)

President Hoffmann pointed out that both golf and bowling reported a deficit but these would have been much greater without the outside play. Outside play has proven to be very effective and profitable, he added.

### **DIRECTORS REPORTS:**

*Long Range Planning:* Director Loegering reported that the next meeting is scheduled for Thursday, May 14<sup>th</sup> at 1:00 p.m. He invited everyone interested in long range planning to attend.

*Insurance:* The committee met with the broker, Hays Group, in preparation for policy renewals on June 30<sup>th</sup>, Director Brown advised. He stated that the market looked good and the committee and the insurance broker hope to keep a line on the current premium as well as enhancing the coverage. The next meeting has been set for Tuesday, May 26<sup>th</sup> at 9:00 a.m.

*Swine Flu:* Director Nichols assured everyone that the RCSC is in contact with the Arizona Dept. of Health regarding this flu and the department is keeping RCSC apprised of any developments. An e-mail on Monday stated that there is no reason for concern at this time.

*Library:* On May 1<sup>st</sup>, the Bell Branch of the Sun City Library will become part of the Maricopa County Library system, Director Nichols reported. This will be an excellent improvement for the residents of Sun City. There will be some transition issues as the library closes for renovations.

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*Properties:* The Properties Committee has a full complement of inspectors who are ready to undertake their duties, Secretary Worth advised.

*SCHOA:* Secretary Worth reported that ADOT in making a presentation to the Homeowners Association expressed some concerns that Sun City needs to keep hammering away at them for the \$64 million in extra money that is available for grade changes. Anyone who is concerned about ADOT's plan to cut Sun City in two with grade changes should contact the SCHOA.

Secretary Worth stated that SCHOA had approached Maricopa County with a design for a "Welcome to Sun City" sign proposal. They were presented with sign, almost identical to SCHOA's plan which Maricopa County was planning to put on Beardsley and 99<sup>th</sup> and asked where else SCHOA would like Maricopa County to install and maintain the "Welcome to Sun City" signs. Soon six free signs will be appearing around Sun City, Secretary Worth said and stated that the Homeowners Association should be thanked for their work on the project.

*Sun City Taxpayers:* The SC Taxpayers Association is #1 in Benefits Checkup processing in the state, Secretary Worth report. Last month they processed 181 benefits checkup applications. Anyone needing assistance with property taxes and financial assistance should contact the Taxpayers Association.

*COC:* Treasurer Painter advised that the Club Organization Committee needs two representatives to work with clubs. She urged anyone interested to contact her in the Board Office. The committee will meet on Wednesday, May 13<sup>th</sup> at 8:30 a.m. in the Board Room.

*Bowling:* The next committee meeting will be held on Thursday, May 7<sup>th</sup> at 9:00 a.m. in the Board Room, President Hoffmann reported.

*Posse:* President Hoffmann advised that the Posse, under the new commander, is attempting to become more effective by using two instead of three patrol cars and one duty officer to oversee these cars.

*Jim Bishop:* The newly appointed Director expressed his appreciation for the appointment to the Board. He stated he intended to run for a full term at the next election.

### **MEMBER COMMENTS:**

*John Groff, 74843, President, Dawn Lake HOA:* Thanked the RCSC for last month's meeting and felt a lot of problems were solved. As was suggested at that meeting, he said Dawn Lake is now putting 500,000 gallons of water a day into the lake as the DLHOA Board felt it was too dangerous to leave the water level so low. The cost is \$1.31 per 1,000 gallons of water. He asked that the RCSC help pay part of the cost of the water since RCSC has paid for water pumped into Viewpoint Lake. To get the water to a desired level, the cost of the water will be \$16,000.

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*Karen Scheuerman, 25869:* Stated that she was told that the work being done on the bowling lanes is a band aid solution. There are a couple of bad lanes at Lakeview on which no one wants to bowl and she asked that the Board keep in mind that more has to be done than just a band aid solution. Randy Johnson stated there is delamination at both bowling house. He stated that the polishing has helped increase the scores and they are hoping to get at least another year out of it.

She asked if there was plan in the future to purchase more potassium to boost the soil as John Snyder's report indicated that reduced potassium is being applied now because of the cost. John Snyder stated that it is hoped that the price of potassium comes down. The price of nitrogen has come down and if the cost of potassium does not come down then different decisions may have to be made. Mrs. Scheuerman also asked if the Board starts supplementing Dawn Lake, will it be open to the RCSC members? President Hoffmann advised that there is no public access to Dawn Lake.

*Jay Freeman, 89890:* Believes that there appears to be some confusion as to the type of boats the RCSC will purchase. Stated that if the Board votes to buy flat-bottom boats, he has nothing to say as he believes it is a good choice. He stated that \$420 annual fee is a bargain for everything that is available in Sun City.

*C. Brad Petit, 57494:* Recommended installing free-standing shower by the inside spa at Bell. He made the suggestion earlier and was told it was too costly. The reason he recommends this is because of the long, slippery walk from the ladies and men's locker rooms to the spa. He believes the installation could be done for about \$500.

*Don Schordje, 27140:* Congratulated the Board for appointing Jim Bishop to fill the vacancy on the Board and for filling the position so promptly. He said Bill Johnson should be remembered for the contributions he made to Sun City. Mr. Schordje said he was privileged to have known him and worked with him on the Board.

*Tom Beckwith, 54886:* He also said that Bill Johnson did an excellent job and is going to be missed. He asked for the ROC number for Alliance contractor who is relining the creek at Willowbrook. He was advised by GM Ek that he had to complete a request form in the corporate office. Then Mr. Beckwith stated he heard the bid came in at \$275,000 and then he heard it was now \$280,000. Director Nichols advised that the bid came in at a lesser amount (\$239,000) than Mr. Beckwith quoted and a contingency of 15% was added to the bid to cover incidentals in case they came up because RCSC had not done business with this contractor before. If the incidentals did not happen then the contingency will be returned to the general fund. Mr. Beckwith then mentioned that contractor Ken McIntyre and RCSC were fined last year for air quality control regarding asbestos at Bell Center. Director Nichols explained the circumstances leading to the fine and the steps being taken now to prevent future asbestos problems during renovations or construction.

*William Wilson, 25981:* Asked if the Board decided what type of boats will be purchased? President Hoffmann stated that flat boat bottoms will be purchased. Mr. Wilson agreed it was a

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good choice. His family was in the marine business for over 80 years and he came from the Johnson Evinrude Outboard Marine Corporation. With this background he stated that aluminum boats have no deterioration in fresh water but will have an oarlock issue, which he said happens on any board. President Hoffmann advised Mr. Wilson to talk to Jim Wellman, who was handling the purchase of the boats.

*Angelo Zappella, 59070:* Asked why there were so many large rocks in the sand traps at Riverview. He then dumped a large grocery bag of rocks on the stage in front of the Directors. He asked if soil samples were taken every six months. John Snyder advised that the fertilizer is applied in May and the soil is tested in January or February and there is very little change in the soil from year to year. Mr. Zappella continued with a number of other golf related questions and was advised by President Hoffmann that he should discuss these with John Snyder as the Board did not have the answers.

*Neil Hamilton 10304:* After 30 years in the military he learned to “lead by example.” For the last 4 years he has been running a golf group on Friday and is interested in increasing play and revenue. He invited members of the Board to join the group on Friday at North Golf Course at 11:00 a.m. President Hoffmann promoted the golf lessons that are being offered – five classes for \$99.00

*Noel Kasper 65427:* Had questions about Maricopa County Library taking over Sun City Library stating he heard it was going to close for a while. Director Nichols explained that the longest closing will be about 2 week to replace carpeting and shelves, to paint and to clean. He asked if Maricopa County is being charged for renting the building and advised they will pay rent. He had other questions regarding soil salt content on the golf courses and asked what course of action is being taken to correct it. Stated that RCSC should pay for part of the maintenance of Dawn Lake if they are going to be using it even though it is a private lake. The golf courses need to be in prime shape as he said Sun City in competition now with other areas and does not believe that the “gutters” that are being put on the golf courses are beneficial to Sun City.

President Hoffmann told Mr. Kasper that he was surprised that he was making some of these suggestions as money is a big problem for the rec. centers in the sense that if it is spent the Board gets beat on the head and when money is conserved the Board gets beat on the head again. “I don’t know what the answer is,” he said. “We raised the rec. center fee to \$420.00 as of April 1<sup>st</sup> and people are complaining because the fee went up a little more than \$20.00 for the year.” He asked Mr. Kasper, “Where you think this money comes from? As a Board, and I would like to remind you that we are all volunteers, we are trying to save and be as economical as we possibly can. Yet, people come up and say, ‘Can you buy this, can you buy that or you shouldn’t have bought this or you shouldn’t have bought that.’ What kind of an answer do you expect from us?”

*Duane Kurth, 45706:* Thanked the Board for doing a thankless job, He said as one views the long range planning everything he has seen in the improvements to the rec. centers has been very impressive as it speaks to the future of Sun City. He would like to see one golf course updated to

today's architecture and today's standards and used as a selling point for Sun City, as well as an

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attraction for outside play and perhaps increase revenue. His recommendation would be to use South Course as a reduction in irrigated land could, probably, be realized there. He would like to see one golf course that is not 1960's architecture and one that is aligned with today's requirement for reduced amount of irrigated land. South has 206 acres and today's requirements for irrigated golf course is 90 acres.

**MOTIONS #1 – Partial Bunker removal at L/W:** Director Brown moved that the left side green bunker on Hole #7 at Lakes West be removed and the area reshaped into a putting area. The removal will reduce the difficulty of the hole and keep water from accumulating in the bunker. The removal was requested by the Golf Advisory Committee and was further recommended by the golf course architect during a bunker evaluation in 2007. Seconded by Director Loegering, the motion was unanimously approved.

**MOTIONS #2 – Purchase boats for Viewpoint Lake:** Director Loegering moved that the Board approve the purchase of two flat-bottom boats for use by cardholders at Viewpoint Lake and that monitor staff hours for the lakeside monitor station at the Lakeview Center be increased. Treasurer Painter seconded the motion. Two members spoke, one in favor and one against the motion, before the motion was approved. Director Nichols voted no.

**MOTIONS #3 – Formation of Golf Ad Hoc Committee:** The Board unanimously approved the formation of a Golf Ad Hoc Committee by Vice President Westemeier for the purpose of generating proposals to increase golf revenue. Director Brown seconded the motion.

**MOTIONS #4 – Racquetball Charter:** Unanimous approval was given to grant a charter to the Racquetball Club of Sun City. The motion was made by Director Nichols and seconded by Treasurer Painter.

Members were given an opportunity to speak on each motion before a vote was taken by the Directors.

Meeting adjourned at 10:31 a.m.

The next Regular Board meeting is scheduled for Thursday, May 28, 2009 in the Sundial Auditorium following the Quarterly Membership Meeting at 9:00 a.m.

Submitted by:

*Diane Worth*

Diane B. Worth Secretary  
RCSC Board of Directors.