

# RECREATION CENTERS OF SUN CITY, INC.

## MINUTES OF THE REGULAR BOARD MEETING

**Thursday, September 24, 2009**

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

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

**ALSO PRESENT:** Jan Ek, **General Manager**; John Snyder, **Director of Golf & Grounds**; Jim Wellman, **Ass't General Manager**; Linda Menna, **Executive Assistant to AGM**; Tim Gallen, **Communications**; Helen Thiel, **Board Executive Coordinator**, 236 RCSC cardholders and three members of the press.

The meeting opened at 9:35am following the Quarterly Membership Meeting.

- **Board Quorum:** Secretary Worth verified that a Board Quorum was present.
- **Minutes:** The minutes of the August 27, 2009 Regular Board Meeting were approved as printed.
- **Management Reports:** The management reports were given by Jan Ek, General Manager; Jim Wellman, Assistant General Manager and John Snyder, Director of Golf and Grounds. These reports can be viewed on [www.sunaz.com](http://www.sunaz.com). Two members asked questions after the reports were presented.

Following the Centers' report given by Jim Wellman, *Robert Otto, 10506*, asked how could something as massive as lawn bowling can be overlooked at Fairway. Mr. Wellman explained the procedure to get permits stating that it was not overlooked but zoning requirements by Maricopa County made it very difficult to include the lawn bowl greens in the plans. *Eugene Argust, 89576*, stated that his group is prepared to work hard and challenge the county's requirements.

### **DIRECTORS REPORTS:**

*Golf Ad Hoc:* Director Loegering reported that the Golf Ad Hoc Committee will meet on October 7 at 11:30am.

*Long Range Planning:* Long Range Planning Committee will meet on October 8 at 3pm, Director Loegering announced.

*Entertainment:* Treasurer Painter announced that the shows at the Sun Bowl have started. Last Sunday's show featured Doo-Wop and it was a huge success.

### **MEMBER COMMENTS:**

*Dick Ohnstad, 86951:* Once again questioned the Board's interpretation of "liability" in Article X of the Articles of Incorporation. Stated that the Board had violated the Articles and each Director could be held personally responsible as they broke the law. He stated that if a class action suit was filed it would only include the Directors who voted to approve contracts over \$750,000 without a membership vote.

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*Noel Kasper, 65427:* Made two motions. #1 – “I oppose the \$500 increase in the Preservation and Improvement Fund assessment. #2 – “I oppose lending the operating budget’s Sundial insurance proceeds to the Fairway renovation project rather than for its intended purpose which was for repairs and maintenance of the facilities.” Mr. Kasper was informed that his motions were out of order as this was a Directors Board Meeting and not a Membership meeting.

*Julie Powell, 19808:* Stated that the proposal for outside golf memberships was only \$140 more than the amount paid by members. She stated that the members pay a surcharge and wants the outside golfers to pay it as well.

*Tom Beckwith, 54886:* Was disgusted that a vote could not be taken on Mr. Kasper’s two motions. Stated that the majority of people present at the meeting came to vote on borrowing money from the insurance settlement and accused the Board of playing a shell game.

*Louise Richards, 45126:* Was confused over the two sign-up sheets. President Hoffmann pointed out the top of each sheet which explained what it was for. Opposes the \$500 increase in the PIF fee. Stated that the Board went against the wishes of the members when it voted for the increase at the last meeting

There was a loud outburst from the audience when President Hoffmann stated that the PIF does not affect people living in Sun City. He pointed out that the PIF is a very important fee and Realtors were opposed to it from the very beginning. He asked the fee opponents to be realistic as the aging facilities and golf courses need extensive maintenance and improvements and these could not be done without the PIF.

*Tom Richards, 45125:* Opposes the PIF, stating that it stalls sales in Sun City. He told the Board that if they think baby boomers will be coming to Sun City, they are in for a real shock.

*Bill Pearson, 22943:* Advised that 450 visitors from around the world will be lawn bowling and stated that maintenance is important to Sun City. A fun golf tournament will be held on Dec. 10<sup>th</sup>. An 50<sup>th</sup> Anniversary Events program will be coming out in early December and there is still space to advertise upcoming events.

*Ben Roloff, 12663:* Wholeheartedly endorses the Fairway project and thanked the Board for including an indoor walking track. Regarding the parking situation at the Fairway Center, he advised that (county) staff recommendations are needed when applying for a variance.

*Don Schordje, 27140:* Stated that there have been a lot of negative comments regarding the PIF. He asked those members to put their emotions aside and to consider why the fund was instituted and what it supports. He stated, “Just look at what has been achieved since the fund was established. Why would we, in our right minds, talk against the improvement fee?” he asked.

### **MOTIONS:**

- **MOTION #1: Outside Golf Memberships** – The motion was withdrawn by Director Bishop for further study.
- **MOTION #2: B.P. #28 – Annual Property Assessments, etc.** – The Board unanimously approved amended Board Policy Resolution #28, titled Annual Property Assessments, Fees &

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Collections in its entirety, to replace previous Board Policy #28, titled the same. The motion was made by Director Nichols and seconded by Director Brown.

- **MOTION #3: B.P. #12/12A – Chartered Clubs** – On a motion by Treasurer Painter, the Board unanimously approved amended Board Policy Resolution #12/12A titled Chartered Clubs, in its entirety, to replace previous Board Policy #12/12A, titled the same. Director Loegering seconded the motion.
- **MOTION #4: B.P. #13 – Accounting Standards**: On a motion by Secretary Worth, the Board unanimously approved amended Board Policy Resolution #13, titled Accounting Standards & Financial Management, in its entirety to replace previous Board Policy #13, titled Treasurer’s Authority. Treasurer Painter seconded motion.
- **MOTION #5: B.P. #7 – Bid Procedures**: The Board unanimously approved amended Board Policy Resolution #7 titled Bid Procedures in its entirety to replace previous Board Policy #7, titled the same. Motion was made by Director Loegering and seconded by Director Nichols.
- **MOTION #6: B.P. 2 – BOD, Directors, Management, etc.**: The Board unanimously approved amended Board Policy Resolution #2 titled Board of Directors, Management, Committees & Commissions, in its entirety, to replace previous Board Policy #2, titled the same. Motion was made by Director Bishop and seconded by Director Nichols.

Members were given the opportunity to voice their opinions after each motion was made. No one took advantage of the opportunity.

A pin for 15 years of service with the RCSC was presented to Helen Thiel, Executive Coordinator, by President Hoffmann.

Meeting adjourned at 10:55am

The next Board of Directors meeting will be on Thursday, October 29 at 7pm in the Mountain View Auditorium, 9749 N. 107<sup>th</sup> Avenue.

Submitted by:

*Diane B. Worth*

Diane B. Worth, Secretary  
RCSC Board of Directors.