

**RECREATION CENTERS OF SUN CITY, INC.  
BOARD MEETING MINUTES**

**June 30, 2022**

At the Board meeting called to order by President Lehrer at 9:00am on June 30, 2022 at Sundial Auditorium the following took place:

**PRESENT:** Dale Lehrer, President; Mike Ege, Vice President; Darla Akins, Treasurer; Allan Lenefsky, Secretary, Directors Karen McAdam, John Nowakowski, Kat Fimmel, Steve Collins; Parliamentarian Rae Chornenky

**ALSO PRESENT:** Bill Cook, General Manager; Chris Herring, Director of Operations; Brian Duthu, Director of Golf & Grounds; Mike Wiprud, Director of Buildings & Infrastructure; Mike Dirmyer, Director of Bowling; Joelyn Higgins, Communications & RCSC Marketing Coordinator; Polly Corsino, SCVC & Marketing Manager; Marcia Johnson, Corporate Executive Coordinator; Theresa Cirino, Director of Events & Entertainment; Allen Kleinhans & Mike Crawford Audio/Video Engineers; 35 RCSC Cardholders and 0 member(s) of the press

**ABSENT:** Director Sue Wilson, Kevin McCurdy, Director of Finance

**Pledge of Allegiance:** Everyone stood for the Pledge of Allegiance.

**President Comments:** President Lehrer explained the process for a Board meeting and how the Board conducts business. She introduced the Board and staff members present.

**Board Quorum:** Secretary Lenefsky verified that a Board quorum was present.

**Minutes:** With no corrections noted, the Minutes of the May 26, 2022 Board Meeting were approved.

**Treasurers Report:** With questions answered on the Treasurers Report, the Treasurers Report is filed for audit.

**Management Report:** The Management Report has been accepted as presented.

**Committee Reports:**

President Lehrer stated that there is a recommendation from the Finance and Budget Committee to form an Ad hoc Committee. Unfortunately, again I must rule that this motion is out of order pursuant to Roberts Rules Of Order (RRO) 39:5 and our Bylaw, Article X- titled Committees, Section 1: Standing Committees D. Finance and Budget Committee.

Like the motion last month from the Lawn Bowling Committee, this motion is beyond the scope of the committee.

I would like to take a little time to further explain the reason for this ruling.

RRO 39:5

*Motions that conflict with the bylaws are not in order.*

*RCSC Bylaws, Article X– The purpose of the Finance and Budget committee is to review the financial statements to determine the financial performance year-to-date of the operation in comparison to budget and the previous year, advise the Board of any concerns regarding the financial operations and make recommendations to the Board regarding the annual operating and capital budget. In addition, the committee will recommend approval for Chartered Club auditors.*

This committee is an oversight committee. Our Bylaws do not provide this, or any other committee the power to recommend the establishment of an Ad hoc Committee. That power lies with the Board of Directors.

I'm sorry to take up time at this meeting, but hopefully in the future we can avoid the frustration with these errors. I am more than willing to assist any Director with questions regarding these matters.

1. ***Finance & Budget Committee – Director McAdam*** – On behalf of the Finance & Budget Committee, I move that the RCSC Board of Directors create an Ad Hoc Committee made up of members of the Long-Range Planning Committee, Budget & Finance Committee, Technology Committee and RCSC Management to evaluate RCSC's long term financial position and make recommendations to the RCSC Board of Directors. President Lehrer called the motion out of order. Director McAdam responded with discussion and that she wanted it noted that she objected to the motion being pulled.

### **Motions- Second Reading:**

1. ***Second Reading Long Range Planning Committee – Secretary Lenefsky*** – On behalf of the Long-Range Planning Committee, I move that the RCSC Board of Directors trial the Modern Fitness Approach equipment in at least one RCSC Fitness Center. This would include the purchase of the Life Fitness Video-Console equipment or its equivalent, specifically 2 treadmills, 2 ellipticals, 2 stationary bikes and 2 recumbent bikes, with a maximum budget of \$125,000.

Secretary Lenefsky explained that this motion was to correct a clerical error done by not including the amount of budget that was authorized. After additional discussion, the motion passes 5 to 3 with Director McAdam, Treasurer Akins and Director Nowakowski opposed.

Prior to New Business, President Lehrer asked General Manager Cook to give some background information on two of the New Business motions.

GM Cook I would like to give details on two of the motions under New Business, so the Membership understands where we came up with the dollar amounts for each motion.

I will start with the motion regarding the Survey partnering with Arizona State University (ASU). One of my objectives relayed to me by the Board was to do Long Range Planning (LRP). I attend the LRP Committee meetings and there has been a lot of work done with respect to the survey. There was frustration by the committee because the survey, developed by the LRP Committee, was not approved by the Board last year. I have a lot of history with Surveys and LRP and there have been instances where we have used an outside consultant for objectivity and also to become an arbitrator when questions or disagreements arise.

I had approached our SCVC and Marketing Manager Polly Corsino, to do some research on someone we could partner with to do the survey. Polly has done a great job getting RCSC involved with ASU. Polly and I have had multiple meetings with ASU, and they have developed a statement of work which offered seven (7) initial services.

The Board had a Question & Answer session with ASU to get an understanding of what was involved in the statement of work. The original estimate was for \$66,500, the Board agreed to remove one of the services regarding social media and it brought the quote down to \$56,500. In my further discussion with the professor, I negotiated a price of \$45,000. This price will include a survey of our current membership. The survey will be led by the Board and also members of the LRP Committee which was approved by ASU. The Board will give the final approval.

We will survey the community then once we have received the results, we will have focus groups and working groups. One group will discuss the results and the other will discuss action plans based on the results of the survey. All of the working and focus groups will be made of RCSC management and membership.

We will also do benchmarking and look at other communities similar to ours. We will do Trend Analysis as well by looking at other 55+ communities across the country to look at other trends.

There will also be a survey for future residents as well which will be broadcast wherever we decide. ASU will help with Long Range Planning which is also included.

I am in support of this because I do believe the objectivity and expertise they bring to the table would be beneficial. One of the professors is coming out of retirement to do this and she did LRP for SC West and SC Grand and is excited to work for us.

I would like to talk about the pickleball initiative. Just to give a brief history this has been a long in-depth process looking to see where we can enhance our pickleball numbers for the growing number of members. This started a year ago when option two of Mt. View was approved and we knew that the 7 courts at Mt. View were going away when construction started. That was June and the Board went on break for 2 months but during that time there were discussions had on what we could do to not reduce the number of courts for a club that is growing. In September when the Board reconvened, a meeting was set up with the Pickleball club officers and members which was initiated by the Board to discuss and get feedback from the club what they wanted and where they would like it. If we had some plan to help you get more courts, what are we looking for? Some of the items that came out of that meeting was they wanted 16 courts and the location to be south of Grand. At that point the Board said Bill you need to do some type of feasibility study; you now know what the pickleball club wants and we need to find out where we could do this. That was a daunting task, so using their requirements we looked at the South golf course we actually looked at the deeds and there are deed restrictions at the golf courses and there are houses so there would be a noise issue. The deed restrictions are really what drove that

so we went to the attorney to see if there was anything we could do and found out that that was not an option. We looked at Fairway and Oakmont and had our architect do a free overlay for us and it would take out too much parking. We looked at Sunbowl again there were parking issues there, so we decided to look at Lakeview. We looked at utilization of the tennis courts and it was single digits so we decided to see what we could do on that footprint. We contacted a few of pickleball vendors to see if it was something we could do. We could just paint over or overlay with a cost between \$50,00 to 350,000 we had options. President Lehrer contacted the pickleball club president to meet and discuss the options. We met 5 or 6 times discussing what they wanted, and they were ok with recreation size courts. I then thought down the road would they be happy with recreation size courts and not tournament size courts so we decided to take a look at what it would take to put in tournament size courts. Director of Building and Infrastructure, Mike Wiprud and I decided to do a study to see what it would take to do 16 courts. We talked again with the president of pickleball and 16 was feasible, are there any statutory requirements we could not meet. At this point that is where we are, it is hundreds of hours to get to this point, a lot of thought and communication with input from the pickleball club. Now we have to go to the next level to see what is going to be required and this will happen in the next phase which is what the \$50,000 would cover. We are now looking at a detail design, two ways we can do this with a design bid build or a design build. I am not sold on either one and think that Mike isn't either. I am going to hand off to mike to explain the differences of each option.

Director McAdam gave clarification of Court sizes and that there were three different sizes, and we weren't looking at tournament size but at competitive play.

Director Collins made a comment about getting phone calls that the pickleball club either take this option or they get nothing. I want to make it perfectly clear that this is not their only option.

Gm Cook replied that he would disagree with the statement Director Collins made and would hope the president of pickleball would agree. We did our due diligence from operations perspective. I never or heard President Lehrer ever say this is all you get. We told them to do this drawing and that is what we got. I will hand it off to Mike at this time.

Mike explained the difference between design, bid, build and design, build. We already used CCGB to design a court at Mt. View. We are asking them to basically do the same type of design at Lakeview Center. We haven't gotten any proposals; design build prevents you from getting 3 bids which is what BP#7 states. I am leading toward design, bid, build concept on this.

#### **New Business:**

1. **Director Collins** – I move to amend Board Policy #17 titled Golf, Section titled Golf Tournament & Event Criteria, Item numbers 3 & 8 as follows: Motion was second by Director McAdam, after discussion, motion passes unanimously.

#### **Golf Tournament & Event Criteria**

Only approved tournaments will be allowed at RCSC golf facilities. The following criteria for approval will be used:

1. Sponsorship by RCSC Chartered Club.
2. Sponsorship by an organization wherein the majority of membership is constituted by RCSC Cardholders.

3. Tournaments sponsored by non-resident groups may be approved providing adequate play is available for residents one regulation course is available for non-tournament play on each side of Grand Ave. Non-RCSC Cardholder tournaments must be approved by the Director of Golf. All applicable tournament requests will be coordinated by the Pro Shop Manager or Director of Golf and submitted to the Director of Golf. Any group which disagrees with the decision of the Director of Golf may elevate the request to the Golf Advisory Committee for further consideration.
4. The minimum number of players required to block tee times is sixteen (16). Tournaments, outings or events having less than that minimum will not be considered.
5. Shotgun starts must have a sufficient number of players to have two groups per hole on par fours and par fives, and one group on each par three. If a group does not have a sufficient number of players to fulfill the requirements listed above, the group will be considered a reverse shotgun. The Director of Golf, at his/her discretion, may waive this requirement, if so doing is to the benefit of RCSC and its cardholders. The SCMGA Annual Championship is allowed a reverse shotgun start regardless of number of players. The maximum number of players for a shotgun start is 180. A request for a reverse shotgun must be made to the Director of Golf. All tee times (either shotgun or blocked) will incur a booking and a sweeps fee per participant. This is in addition to any other fees charged for the tournament. Fees collected will be entered into golf revenue.
6. Starting times and formatting of tee times for approved group bookings will be controlled by the Pro Shop Manager or Director of Golf.
7. Approved tournaments must provide a list of names/pairings for the tournament to the appropriate pro shop six (6) days prior to the event. Failure to provide this listing may cause cancellation of the tournament/event.
8. No golf tournament may be scheduled on Tuesdays (Ladies' Day) or Wednesdays (Men's Day), without the consent of the SCWGA or SCMGA clubs respectfully. Golf tournaments on other days will be scheduled to provide at least one regulation golf course open to regular play both north and south of Grand Avenue. Non-resident tournament groups are prevented from booking more than two events per month and consecutive weeks for the same day of the week. Non-resident tournament play is also prevented from booking during the overseed process or any other time four or more of our courses are closed or have golf cart restrictions. Non-resident golf events will be limited to booking 10 months in advance of requested play date.
9. All morning shotguns will start no later than one-half hour after the day's first tee time unless otherwise approved by the Director of Golf. A reverse shotgun starting time will be no later than one hour after the day's first tee time unless otherwise approved by the Director of Golf. All afternoon shotguns will start no earlier than 12:00pm unless otherwise approved by the Director of Golf.

Prior to reading the next motion, Director Nowakowski asked Gm Cook if the dollar amount on the motion should be \$45,000 and not \$56,500. GM Cook asked Director Nowakowski to keep the amount at \$56,500 as we don't have a signed contract. There could be additional costs depending on design, delivery of survey etc. I would prefer to keep the cost at the amount stated on the motion.

2. **Director Nowakowski** – I move to approve additional 2022 budget of \$56,500 to partner with Arizona State University to conduct the following services: Motion was seconded by Secretary Lenefsky, after discussion, motion passes 7 to 1 with Director McAdam opposed.

1. Current Member Survey
2. Current Member Focus Groups
3. Current Member Working Groups
4. Community Benchmarking
5. Trend Analysis
6. Future Member Survey
7. Long Range Planning

Motion was made by Director Nowakowski to waive the second reading. Seconded by Vice President Ege, motion to waive passes unanimously.

3. **Vice President Ege** – I move to approve additional 2022 budget of \$50,000 to pursue an architectural detailed design quote to construct Pickleball courts at the current Lakeview tennis court location, seconded by Secretary Lenefsky.

Prior to vote, Director Nowakowski moved to amend the motion to add “The detailed design shall meet USAPA standards with ancillary facilities that include sidewalks adjacent to the courts, walkways, security and lighting with a not to exceed budget of \$1 million dollars.

President Lehrer responded that the motion is not germane to the motion and therefore it is out of order referencing Roberts Rules of Order 12.6 page 120 that states “This motion introduces a new subject under the pretext of being a new motion.”

After additional discussion, vote was taken, and the motion passes 6 to 2 with Director McAdam opposed and Director Nowakowski present.

Vice President Ege moved to waive the second reading to allow us to get started on the project and not wait till Board returns from recess in September. Seconded by Secretary Lenefsky, motion to waive passes 6 to 2 with Director McAdam opposed and Director Nowakowski present.

4. **Director Collins** – I move that we offer only 1 type of pass to non-residents. This will be a full play pass without a golf cart at a rate of \$2,500 per year and change the non-resident early booking of tee times to 4 days prior to play for non-tournament, non-resident play. Seconded by Director Nowakowski, after discussion motion fails 3 to 5 with Director Fimmel, Treasurer Akins, Vice President Ege, Secretary Lenefsky and President Lehrer opposed.

**Announcements:**

Director Collins thanked the members that took the time to send in an email to Maricopa county to stop the age restriction variance.

Director McAdam liaison to Sun City Homeowners Association (SCHOA) announced that they are having 2 events, one on July 8<sup>th</sup> and one on July 12<sup>th</sup>. They are a resurrection of the legislative session. Go online and must register in advance for these events.

Vice President Ege announced, as chair of the property committee we need property inspectors if anyone is interested please contact the corporate office.

Director Collins if you join SCHOA for \$25 they will give you a site plan of your property.

**Next Meeting:** President Lehrer reported that the next meeting will be our Member Exchange on Monday, September 12, 2022 at 9:00am in the Sundial Auditorium. She also noted that the next Regular Board Meeting is Thursday September 29, 2022 at 9:00am in the Sundial Auditorium.

**Adjournment:** President Lehrer stated that with no further business the meeting will be adjourned. The meeting was adjourned at 11:36am.

Respectfully submitted,

Allan Lenefsky, Secretary