

RECREATION CENTERS OF SUN CITY, INC.
BOARD MEETING AGENDA
Thursday, April 25, 2024
Sundial Auditorium, 9:00 am.

- Call to Order
- Pledge of Allegiance
- Welcome and Introductions
- Roll Call of Voting Members, Confirmation of Quorum
- Approval of Agenda
- Approval of Minutes
- Treasurer’s Report
- Management Report
- Committee Reports
- Recreation Center Update Report – General Manager
- President Comments
- Announcements
- Committee Recommendations

1. ***Vice President McAdam*** – On behalf of the Elections Committee, I move to amend Bylaws Article VII titled Nomination and Appointment Procedures, Sections 2 & 3 as follows:

ARTICLE VII - NOMINATION AND APPOINTMENT PROCEDURES

SECTION 2: RECRUITMENT OF CANDIDATES

On or before the first Monday in June, **Board Candidate Packets will be available**. ~~Members shall be invited to become candidates.~~ In the event additional candidates are needed, the Election Committee shall begin recruiting to provide the required number.

If a member of the Election Committee desires to become a Board candidate, he/she must resign from the Committee prior to doing so.

SECTION 3: PETITION AND APPLICATION OF CANDIDATES

A Member who is eligible to become a candidate for election to the Board shall provide to the Chair of the Elections Committee on the ~~first Friday in October~~ **scheduled date in the candidate packet**, the following:

RECREATION CENTERS OF SUN CITY, INC.
BOARD MEETING AGENDA
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Sundial Auditorium, 9:00 am.

2. **Director Kise** – On behalf of the Golf Advisory Committee, I move to amend Board Policy #17 titled Golf, Section titled Green Committee, paragraph 4 as follows:

Green Committee

In addition to each selected Green Committee member having a vote on the Golf Advisory Committee, the Presidents **and Vice President** of the Sun City Men’s Golf Association (“SCMGA”), **the President of the** Sun City Women’s Golf Association (“SCWGA”) and **the President of the** Sun City Women’s Nine Hole Association will also have a vote.

- New Business

1. **Director Rough** – I move to amend Board Policy #24 titled Preservation & Improvement Fee/Capital Improvement Fee as follows:

- Modify language around death of a single owner who was married at the time of the purchase of a property to not require a new PIF Fee or CIF Fee on the transfer of property to a spouse as sole owner. See Section 1 Paragraph A number 7, and Section 2 Paragraph A number 7 for language.
- Modify language requiring ownership for one year of a property that is sold, and subsequent Sun City property is purchased within a year of that sale. This would stop flippers from getting refund of PIF Fee and CIF Fee on new property not owned for a year. See Section 1 Paragraph C number 1, and Section 2 Paragraph C number 1 for language
- Adds detail to allow use of PIF Capital and CIF Capital. See Section 1 Paragraph D number 4, and Section 2 paragraph D number 4.

The Next meeting will be the Exchange Meeting on May 13, 2024 at 9:00am in the Sundial Auditorium. The next meeting of the Board of Directors will be on May 30, 2024, at 9:00am in the Sundial Auditorium.

- Adjournment

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

March 28, 2024

At the Board meeting called to order by Vice President McAdam at 9:00am on March 28, 2024 at Sundial Auditorium, the following took place:

PRESENT: Kat Fimmel, President; Karen McAdam, Vice President; Anita Borski, Treasurer; Connie Jo Richtmyre, Acting Secretary and Directors Tom Foster, Jim Rough, Steve Collins, Preston Kise, Chris Nettesheim

ALSO PRESENT: Brian Duthu, Golf Sr. Leader; Kevin McCurdy, Support/Finance Sr. Leader; Mike Wiprud, Facilities Sr. Leader; Mike Dirmyer, Non-Golf Sr. Leader; Debbie Giles, Assistant to GM; Marcia Johnson, Board Coordinator; Joelyn Higgins, Communication Coordinator; Allen Kleinhans, Doreen Rafferty Audio/Video Engineers; 72 RCSC Cardholders and 1 member(s) of the press

ABSENT: Matthew D'Luzansky, General Manager

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

Board Quorum: Acting Secretary Richtmyre verified that a Board quorum was present.

Installation of 2024 Appointed Board of Directors: Vice President McAdam installed Appointed Directors Tom Foster and Chris Nettesheim, who will serve the remainder of 2024.

Approval of Agenda: Prior to approval of the Agenda, Acting Secretary Connie Jo Richtmyre moved to withdraw the following New Business Motion from the agenda:

1. **Director Richtmyre** – I move to authorize the Sun City Lawn Bowling Clubs to host the 2024 U.S. Lawn Bowling Open at RCSC Lawn Bowling facilities in Sun City November 1, 2024 through November 10, 2024.

The motion to withdraw was seconded by Director Kise and after the vote passed unanimously. The vote was taken on the amended agenda and passed unanimously.

Approval of Minutes: With no questions noted, the Minutes of the February 29, 2024 Board Meeting were approved as presented.

Treasurers Report: Treasurer Borski read the Treasurers Report, and the Treasurers Report was filed for audit.

Management Report: With questions answered in the Management Report, the Management Report was accepted as presented.

Committee Reports:

Long Range Planning Committee (LRP); Survey Subcommittee Member, Cheri Marchio gave a PowerPoint presentation titled “Long Range Planning Recommendations” Asu Survey. The presentation included four action items derived from the Survey and recommended by the LRP Committee as follows:

1. **Walking path(s):** Open, landscaped
2. **Socializing spaces:** Identify and evaluate suitable locations that could be furnished and dedicated to socializing among members and their guests.
3. **Placement of a PT or FT fitness professional:** Responsible for updated/renovated fitness areas, equipment and programs/classes.
4. **Upscale dining options:** Lake or golf course view preferred.
Investigating the viability and implementation possibilities of these four requests in the near term.

Recreation Center update Report: Facilities Sr. Leader, Mike Wiprud gave the update on the centers and current projects in General Manager D’Luzansky’s absence.

President Comments: None

Announcements:

Director Kise announced that he attended the SC Fire Department, and was happy to hear that the Fire Department Auxiliary donated \$50,000 towards the purchase of a new truck. The dollars for the most part came from the citizens of Sun City. As an interesting point of view, the mayor for the city of Youngstown is going to extend the loop on Peoria Ave to connect to the parkway there. This will help make it easier to get on the northern parkway and the plan is it will be happening within a few years.

Consent Agenda Items:

1. The Apple Macintosh Club has requested to merge with the Computer Club of Sun City.
2. Name change from The Frat Club to The Fun & Games Club per club request.

A motion was made by Treasurer Borski to approve the Consent Agenda Items.
Seconded by Director Rough, the motion passed unanimously.

Motion Second Readings:

1. **Treasurer Borski** – I move to amend Board Policy #10 titled RCSC Rules and Regulations, Section titled Household Pets and Service Animals, Item # 3 as follows:

Household Pets and Service Animals (also see Dog Parks)

1. Pets are not allowed at any RCSC Facilities, including but not limited to all buildings, golf courses, grounds, parking lots, except for dogs at RCSC dog parks, Best Friends Dog Club and/or dogs trained as service animals.
2. For RCSC Dog Parks, refer to the Dog Park(s) section in this policy.
3. The Best Friends Dog Club members, guests, instructors may bring their dogs for training, classes and events in the fenced area designated for such (must remain confined to this area) at the Fairway Recreation Center. **In addition, active members of the Best Friends Dog Club whose dogs have passed the American Kennel Club's Canine Good Citizen Advanced certification evaluation, shall be permitted to participate in Best Friends Dog Club events on RCSC properties, after obtaining approval from RCSC Management.**

After discussion, the vote was taken, and the motion passed its second reading unanimously.

2. **Director Richtmyre** – I move that the expenditure for the replacement of two remaining dehumidification units, purchased in 2007, be moved from the Capital Project expenditure list to the PIF (Preservation Improvement Fund) expenditure list and approve the use of PIF monies in 2024 for the replacement of the two Sundial dehumidifier units. The estimated operational life for the new dehumidification units is estimated to exceed 15 years with proper scheduled maintenance. The actual cost of this project is estimated to be approximately \$1,000,000.

After discussion, the vote was taken, and the motion passed its second reading 8 to 1 with Vice President McAdam opposed.

3. **Director Collins** – I move to fund the PIF Project for the Best Friends Dog Club (BFDC) building with an amount of \$1.5 million.

After discussion, the vote was taken, and the motion passed its second reading 7 to 2 with Vice President McAdam and Director Rough opposed.

4. **Director Kise** – I move to amend Board Policy #17 titled Golf, Section titled General Golf Rules & Regulations as follows.

General Golf Rules & Regulations

All guests 18 years of age and younger must be accompanied by an adult (*19 years of age or older*). Children under 8 years of age are not permitted to play the courses or use the practice facilities. Children 8 years of age and older are permitted on all driving ranges and practice facilities and may play the Executive Courses after 1:00pm seven days a week. Children 12 years of age and older are permitted to use all courses and practice facilities. During the period of April 1 through October 31, organized junior golf events may be booked for participants ages five and older. Such events must be organized by a recognized local, state or national organization, be highly supervised and follow established guidelines for booking events. A Cardholder is not required to play with an

adult guest 19 years of age or older, but the Cardholder must be in good standing and send his/her valid and current RCSC card with the guest to sign in for play.

1. All RCSC Member and Privilege Cardholders (hereinafter referred to as “Cardholders”), in good standing, and their invited guests may use RCSC golf facilities for a reduced rate by presenting a Member or Privilege card. All players and their guests must check in with RCSC personnel at the pro shop prior to entering the course and at least 15 minutes prior to their scheduled tee time. After 5 pm when the pro shops are closed, All Course No Fee Golf Permits and After 5 Golf Cardholders are allowed to play without checking in with RCSC personnel.
- ~~2. Men must wear shirts with sleeves; women cannot wear halters or bra-type tops. Bare feet are not allowed, and metal spikes and turf-type athletic shoes are not permitted. Shorts must be hemmed; short shorts, cut-off shorts and bathing or swimming attire is not permitted.~~
- ~~3. Cardholders and their invited guests shall follow golf etiquette rules common to the game of golf.~~
2. The Director of Golf, or his/her designee, shall have the authority to enact and enforce any administrative rule or policy which contributes to good golf etiquette; speeds up play; and/or protects the safety of the golfers or spectators. Such rules may be posted in the pro shops and/or on the golf course and/or on the scorecard.
- ~~4. For safety reasons, no more than two people and two golf bags are permitted on the cart. The driver must have a valid driver’s license. There should be no more than three carts for any group on all courses. During periods of normal operation, riders in rental carts will be required to ride two persons per cart when possible. At the discretion of the Director of Golf, fivesomes may be allowed on executive courses. Motorized carts must be kept at least 30 feet from the greens and parked on the path while putting. It is permissible to park off the path around tee boxes for the purpose of seeking shade. Carts should stay on the paths or in the “rough” as much as possible. Special attention should be given to avoid leaving the path in areas where the grass is wet or worn. When it is necessary to leave the path, the 90-degree rule should be followed. This means staying on the path until opposite your ball, driving straight to it, and straight back after hitting. All pull carts must remain in the highest cut of grass around greens and tee boxes. Handicap golf permits are available at the Golf Administrative Office at the Riverview Pro Shop. Rules may differ for golfers who have a handicap golf permit. Handicap golf rules will be disbursed at the same time the permit is issued.~~
- ~~5. Non golfers are not allowed on the course, including cart paths, during golfing hours, excluding a rider who must remain in the golf cart at all times. Golfing hours are defined as beginning at the first tee time until sunset. Organized events may allow spectators at the discretion of the Director of Golf.~~
- ~~6. Except for bicycles specifically manufactured for golf course use and approved by the Director of Golf, bicycles are not allowed on the golf course, including cart paths, during golfing hours, defined as beginning at the first tee time until sunset.~~
- ~~7. Practicing is not allowed on the course at any time; use practice facilities for this purpose. Range baskets are not permitted outside of practice facilities.~~
8. 3. Renewal of annual golf permits/passes can be done prior to the expiration date, however, if the card is due to expire after such time that there is an increase in the fee for an annual golf permit/pass, the renewal will be done at the new increased

rate or at an earlier date. If annual property assessments are not current, annual golf permits/passes will not be honored.

9. ~~The Recreation Centers of Sun City has established the following guidelines for tires used on our eight (8) golf courses:~~
 - a. ~~Tires used on the vehicle must be referred to as a golf course tire by the manufacturer~~
 - b. ~~Tires must have a rounded vertical tread with a depth not to exceed ¼ inch~~
 - c. ~~Tire width must be minimum of eight (8) inches~~

After discussion and prior to the vote, Secretary Richtmyre moved to amend the motion by striking “Director of Golf” and inserting “Golf Sr. Leader.” Seconded by Director Rough motion to amend passed unanimously.

2. The ~~Director of Golf~~ **Golf Sr. Leader**, or his/her designee, shall have the authority to enact and enforce any administrative rule or policy which contributes to good golf etiquette; speeds up play; and/or protects the safety of the golfers or spectators. Such rules may be posted in the pro shops and/or on the golf course and/or on the scorecard.

The vote was taken on the amended motion, and it passed unanimously.

New Business: None

Next Meeting: Vice President McAdam reported that the next meeting will be the Exchange Meeting on April 8, 2024 at 9:00am in the Sundial Auditorium. The next meeting of the Board of Directors will be on April 25, 2024, at 9:00am in the Sundial Auditorium. The next Annual Meeting will be March 11, 2025, at 6:00pm in the Sundial Auditorium.

Adjournment: Vice President McAdam stated that with no further business, the meeting will be adjourned. The meeting was adjourned at 10:28am.

Respectfully submitted,

Connie Jo Richtmyre, Acting Secretary

Recreation Centers of Sun City, Inc.
Treasurer's Report
April 25, 2024

The balance of unrestricted funds as of March 31, 2024, was \$20.6 million, which includes a \$2.5M cash reserve. Restricted funds include the Preservation and Improvement Fund ("PIF") and the Capital Reserve Fund. As of March 31, 2024, PIF had a balance of \$33.5 million and the Capital Reserve Fund had a balance of \$5.7 million.

The Carryforward balance (which is a component of the unrestricted funds balance) was \$6.9 million as of March 31, 2024.

The corporation operated within its budget year-to-date in 2024.

Investment Report: First Quarter 2024:

RCSC's Investment Policy (Bylaws Article XIII) is stringent in its requirements with the priority of investment objectives which are placed in this order: 1) safety, 2) liquidity, and 3) yield.

As of March 31st, 2024, \$4,391,030 (cost basis) of the \$2.5M unrestricted cash reserve and other unrestricted funds have been invested in various FDIC insured treasury bills and corporate bonds. In 2024, these investments along with the unrestricted money market account have produced interest income of \$85,952 with management fees of \$2,647 for a net income on unrestricted fund investments of \$83,305.

At the end of March, 2024, \$4,642,835 (cost basis) of the \$5.7M restricted capital reserve fund has been invested in various FDIC insured treasury bills, mutual funds, and corporate bonds. Year-to-date, these investments have produced interest income of \$131,018 with management fees of \$2,850 for a net income on restricted capital reserve investments of \$128,168.

At the end of the first quarter of 2024, \$27,902,396 (cost basis) of the \$33.5 million in the restricted Preservation and Improvement Fund has been invested in various FDIC insured treasury bills, mutual funds, and corporate bonds. Year-to-date these investments have produced interest income of \$128,957 with management fees of \$16,706 for a net income on restricted fund investments of \$112,251.

Respectively submitted by

Anita Borski, Treasurer

Recreation Centers of Sun City, Inc

Balance Sheet

Sunday, March 31, 2024

	Current Year	Prior Year
ASSETS		
Cash and Investments		
Petty Cash	\$11,787	\$12,287
Cash in Bank	15,140,733	15,912,722
Cash - Money Market	2,930,063	2,914,506
Operating Reserve	2,500,000	2,500,000
Subtotal Cash and Investments	20,582,583	21,339,515
Preservation/Improvement Fund	33,486,610	31,903,029
Capital Reserve	5,687,590	5,623,542
CIF Fees	356,950	0
Accounts Receivable	113,390	65,829
Accounts Receivable - Assessments	150,224	113,188
Deposits & Prepaids	60,517	210,896
Inventory	154,523	165,781
Subtotal Cash, Investments and Other Current	60,592,387	59,421,780
Assets	60,592,387	59,421,780
Fixed Assets		
Land	4,397,807	4,397,807
Land Improvements	41,599,856	40,925,972
Buildings & Structures	99,970,522	90,992,560
Furniture, Fixtures & Equipment	33,663,090	33,110,451
Vehicles	2,005,551	1,882,190
Less: Accumulated Depreciation	(102,647,835)	(96,767,025)
Net Fixed Assets	78,988,991	74,541,955
Work in Progress	9,928,254	11,226,851
Total Assets	149,509,632	145,190,586
LIABILITIES & NET WORTH		
Current Liabilities		
Accounts Payable	578,982	961,136
Other Current Liabilities	338,444	290,090
Deferred Income	8,848,733	8,460,700
Deferred PIF Income	32,725,467	31,172,006
Total Current Liabilities	42,491,626	40,883,932
Other Liabilities		
Net Worth		
Net Worth	105,876,040	100,536,669
Excess/Deficit Year to Date	1,141,966	3,769,985
Total Net worth	107,018,006	104,306,654
Total Liabilities and Net Worth	149,509,632	145,190,586

Footnote: The 2023 year-end Carryforward balance was \$10.4 million.

Recreation Centers of Sun City, Inc
STATEMENT OF INCOME AND EXPENSES
For the Three Months Ending Sunday, March 31, 2024

	March Actual	March Budget	YTD Actual	YTD Budget	YTD Variance	Prior YTD
Operating Income:						
Property Assessments	\$1,169,196	\$1,174,953	\$3,477,207	\$3,485,360	(8,153)	\$3,244,950
Transfer & Access Fees	57,600	55,000	133,200	165,000	(31,800)	141,000
Privilege Cards	70,722	74,662	217,564	230,323	(12,759)	208,004
Daily Guest Fees	26,702	29,455	69,169	66,852	2,317	66,851
Food/Liquor Sales	123,031	118,484	321,512	318,078	3,434	299,108
Bowling Fees	99,965	106,316	293,272	289,562	3,710	283,845
Prepaid Green Fees	182,386	182,009	537,420	541,504	(4,084)	528,091
Prepaid Green Fees - Non	29,747	39,000	89,508	117,000	(27,492)	91,737
Daily Green Fees & Surcharge	787,554	786,426	2,048,970	2,100,032	(51,062)	1,871,162
Range Fees	42,960	49,372	109,663	132,207	(22,544)	124,338
Cart Rental	74,396	69,816	188,014	185,895	2,119	179,703
Merchandise Sales	24,907	27,793	55,567	63,521	(7,954)	63,237
Cardholder Events & Club Fees	119,399	114,500	322,885	340,100	(17,215)	298,818
Rental Income	34,300	26,910	104,148	84,322	19,826	96,568
Contributions	1,600	1,800	7,786	9,125	(1,339)	14,025
Miscellaneous Income	3,722	539	11,364	2,598	8,766	16,246
Total Operating Income	2,848,187	2,857,035	7,987,249	8,131,479	(144,230)	7,527,683
Operating Expenses:						
Salaries and Wages	979,011	1,011,305	2,850,236	3,031,820	(181,584)	2,396,563
Payroll Taxes & Benefits	250,725	208,911	651,900	769,277	(117,377)	524,622
Repairs and Maintenance	319,425	264,364	887,387	1,036,011	(148,624)	626,656
Utilities Expense	201,448	208,527	644,924	623,593	21,331	571,930
General Operating Expense	304,345	295,309	649,552	875,964	(226,412)	537,041
Cost of Goods Sold -Food & Liquor	39,461	38,201	102,565	102,648	(83)	98,580
Cost of Goods Sold - Merchandise	33,251	38,936	79,187	96,257	(17,070)	88,491
Cost of Goods Sold - Events	34,406	29,670	104,007	91,643	12,364	82,949
Total Operating Expenses	2,162,072	2,095,223	5,969,758	6,627,213	(657,455)	4,926,832
Net Operating Excess/(Deficit)	686,115	761,812	2,017,491	1,504,266	513,225	2,600,851
Other Income:						
Insurance Proceeds	0	0	0	0	0	1,000
Interest Income	56,890	28,125	183,627	86,250	97,377	118,437
Proceeds - Sale of Assets	0	0	0	0	0	500
Investment Income (Unrestricted)	7,420	0	80,289	7,500	72,789	8,252
Unrealized Gains/Losses						
Investments (Unrestricted)	0	0	123,797	0	123,797	384,825
Total Other Income	64,310	28,125	387,713	93,750	293,963	513,014
Other Expense:						
Property Tax	12,007	12,100	36,020	36,300	(280)	36,697
Insurance	91,478	87,675	274,434	263,025	11,409	192,138
Investment Fees (Unrestricted)	0	1,875	2,647	5,750	(3,103)	1,965
Insured/Uninsured Losses	0	0	673	0	673	0
Total Other Expense	103,485	101,650	313,774	305,075	8,699	230,800
Net Excess/(Deficit) Before Depreciation	646,940	688,287	2,091,430	1,292,941	798,489	2,883,065

RCSC Management Report: April 25, 2024

FINANCE:

Financials:

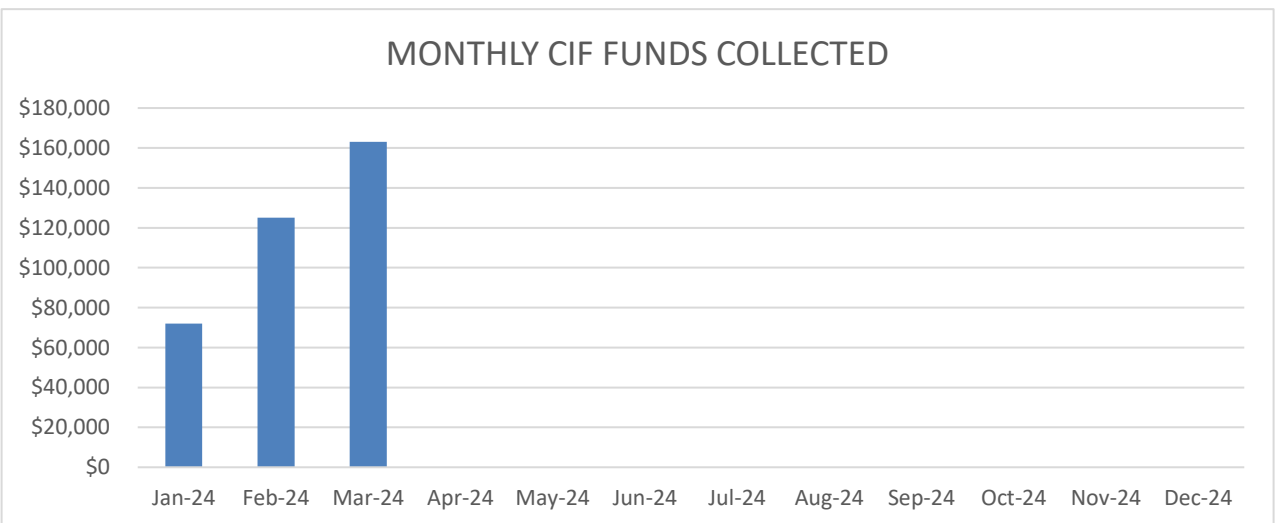
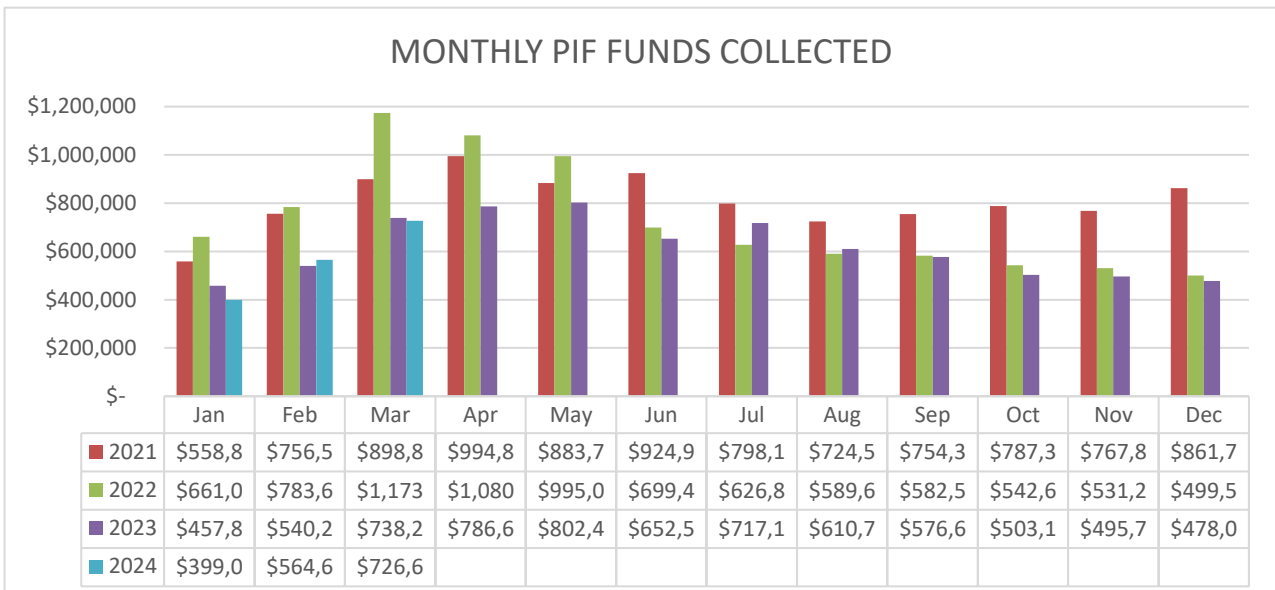
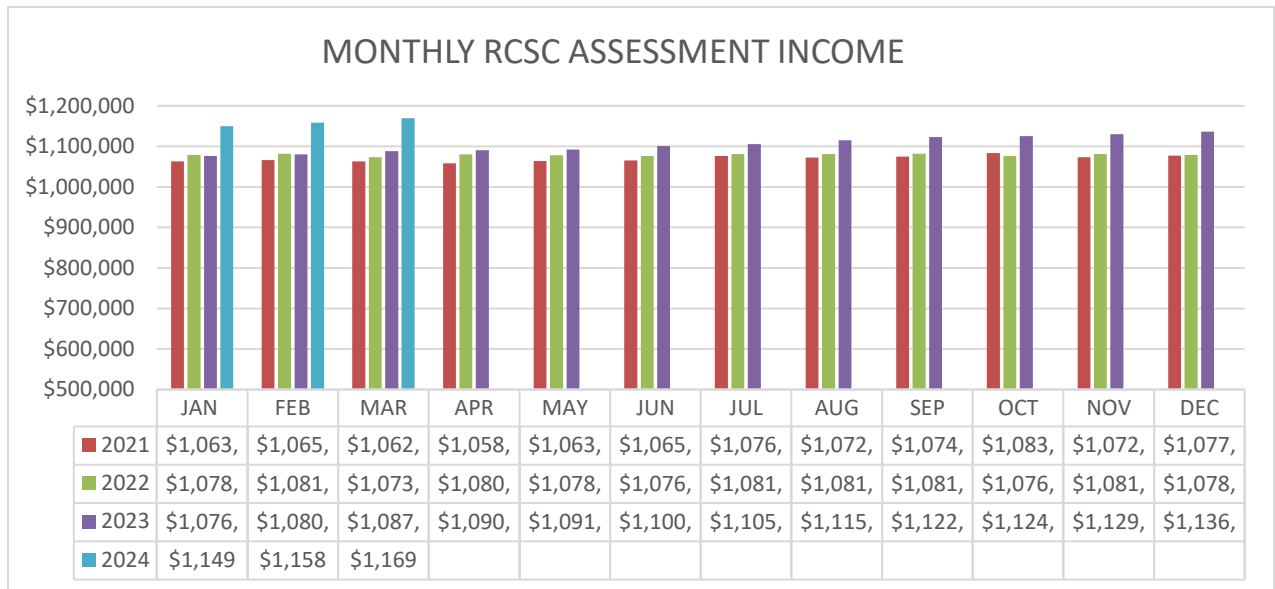
The Recreation Centers of Sun City, Inc. (RCSC) ended March within its operating and capital budget year to date. All Divisions except Bowling and Food & Beverage have met or exceeded their net operating budget projections year to date. Bowling was (\$14.8k) unfavorable to budget due to the timing of the purchase of \$17.0k worth of bowling pins budgeted in the month of May. Food & Beverage was (\$23.3k) unfavorable due to Building and Equipment Repair (\$18.7k) unfavorable to budget. Operating Income for March totaled \$2,848k and was (\$8.8k) unfavorable to budget due to Cardholder and Public Daily Greens Fees being below budget by (\$11.1k) and (\$8.9k) respectively. Operating expenses for the month were \$2,054k and (\$66.5k) unfavorable to budget due primarily to Building Repair expenses being (\$42.2k) unfavorable to budget. Year to date Net Operating Excess was \$2,017.5k and favorable to budget by \$513.2k (25.4%). This favorable year to date Operating Excess was due to Wages and Benefits being favorable to budget by \$298.9k, Projects being \$103.7 favorable to budget due to the timing of project completion, and General Operating Expenses being favorable by \$226.4 due to the timing of Furniture and Equipment purchases.

Cardholder Services:

Payments on past due assessments in March were 13.3% of past due balances. Overall accounts receivable increased in March by 5.1% and are up 3.2% from the end of 2023. Overall accounts receivable for past due balances increased in March by 0.8%. February assessments went 30 days past due at a rate of 6.0% and January assessments went 60 days past due at a rate of 3.5%.

Payments from third-party collections firms totaled \$25,443 in March and totaled \$61,155 year to date. March payments made through the online Web Portal totaled \$309,144 from 562 property owners. Year to date online portal payments total \$779,847 from 1,421 property owners.

In March, property transfer balances increased by 2.6%. Outstanding balances related to property transfers represent 52% of all receivables and 52% of past due balances. March trustee sale notices on Sun City AZ properties remained at 25, and properties owned by lending institutions decreased to 1.



RCSC Management Report: April 25, 2024

Purchasing:

In March, the new Purchasing department continued to bring existing vendors under formal Master Service Agreements, and at month-end had executed 14 of the 15 agreements drafted to date. Purchasing has executed a new service agreement for maintenance of Viewpoint Lake water quality and is coordinating the evaluation of responses to the RFP for the new RCSC Website. The department is working with Human Resources to develop a job description / posting for a contract specialist position at RCSC.

Safety:

In March, the Safety and Compliance Department partnered with Cardholder Services to provide a one-stop distribution point for tokens that provide access to Oakmont, Duffield Dog Park, and several clubs. More locations will be coming online in the future. Safety is conducting first aid classes throughout the month of April for RCSC employees, board members, committees, club officers and club monitors. Final adjustments on the member/cardholder engagement platform (replacing paper comment cards) are being made along with communication and staff training. Be on the lookout for the announcement of this new way to communicate with RCSC.

Comment Cards responded to in March: 138. Year-to-Date: 667.

Incident Reports investigated in March: 44. Year-to-Date: 112.

Human Resources:

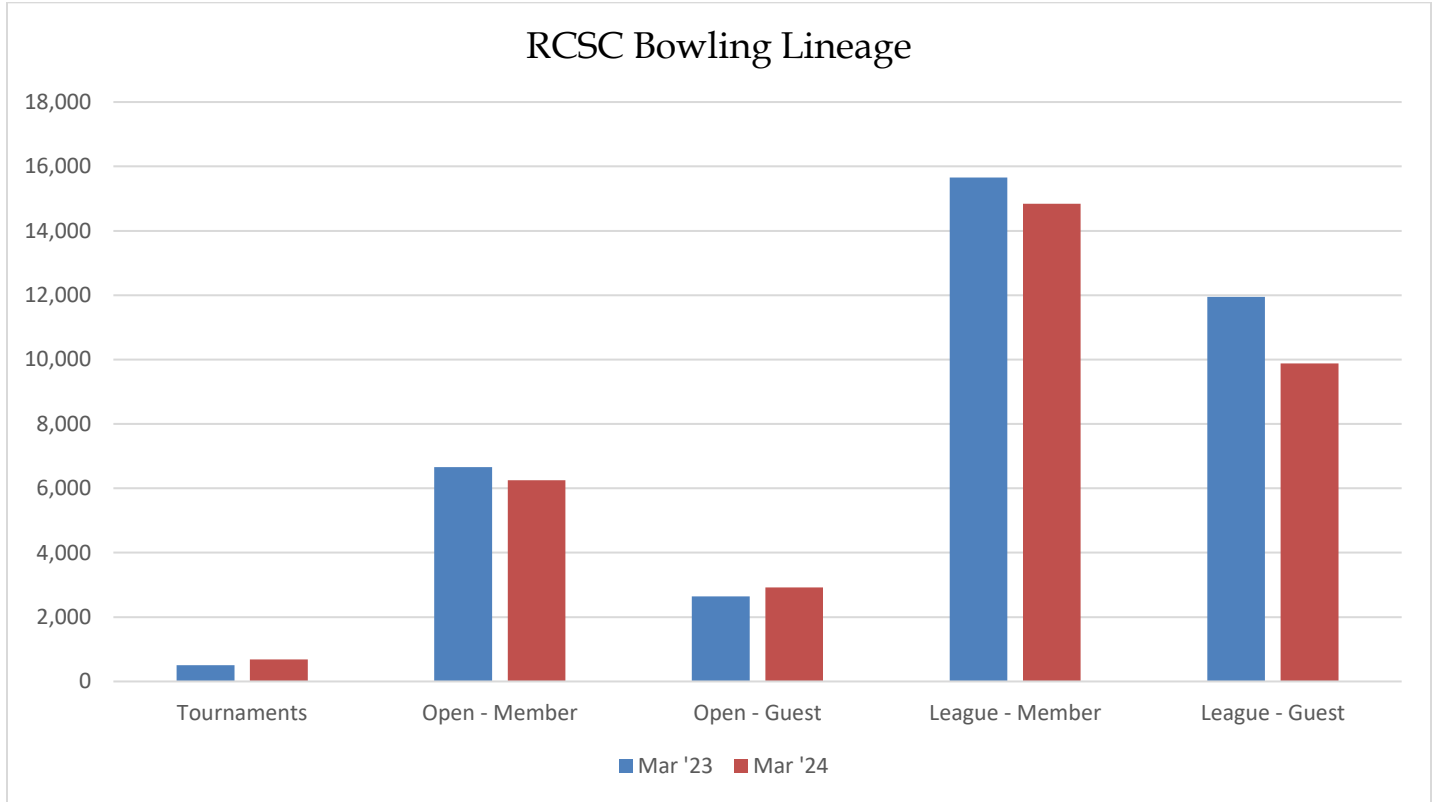
Human Resources opened 10 requisitions during the month of March and filled 14 requisitions, ending the month with 4 open positions. Year-to-date, HR has opened 41 requisitions and filled 42 open positions. The time-to fill requisition KPI in March was 5.7 days.

RCSC Management Report: April 25, 2024

NON-GOLF:

Bowling:

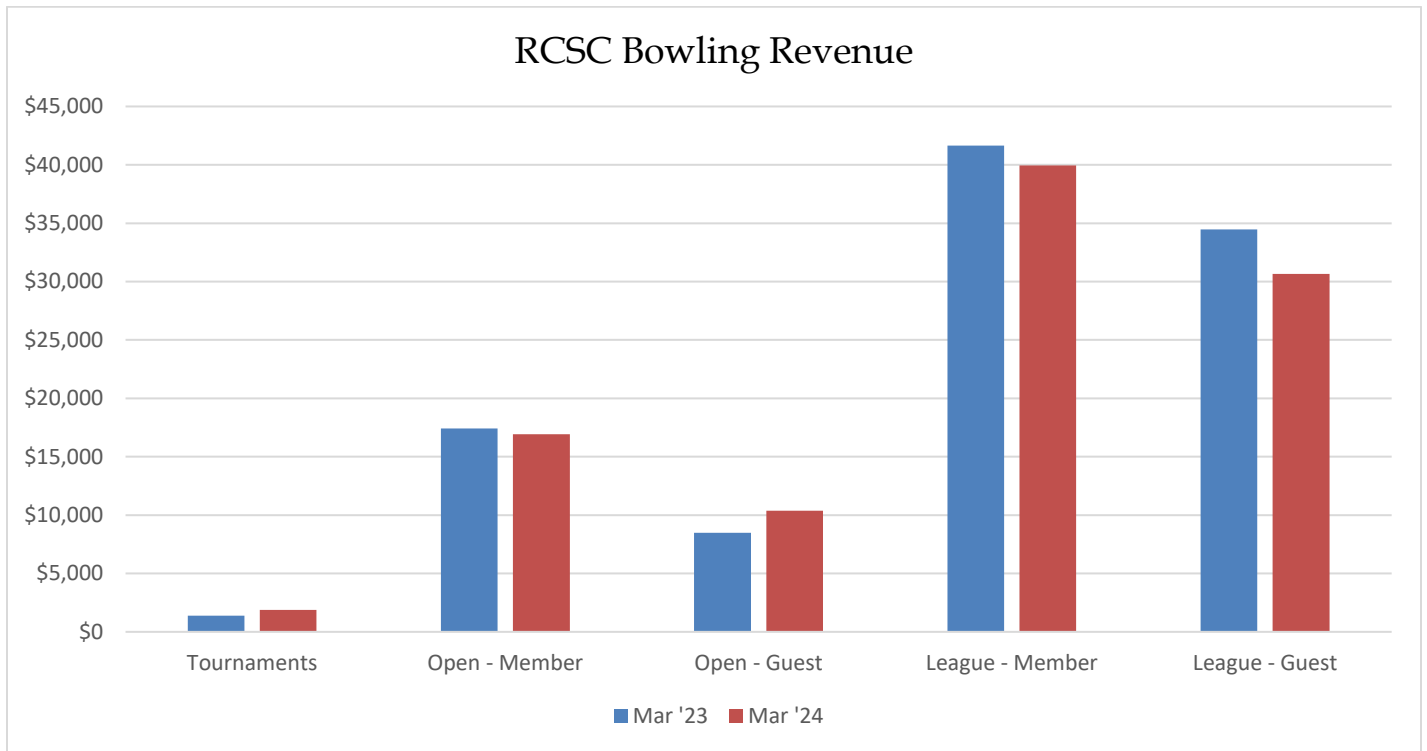
In March of 2024, Bowling lineage totaled 35,451, compared to 37,859 in March of 2023, a decrease of 6%. Year to date lineage through March 2024 totaled 103,662 lines, compared to 103,869 through March 2023, a decrease of 207 games.



	Mar '23	Mar '24
Tournaments	510	682
Open - Member	6,663	6,251
Open - Guest	2,641	2,917
League - Member	15,659	14,838
League - Guest	11,950	9,882

Bowling Revenue in March 2024 totaled \$99,1804 which was 3% lower than the March 2023 revenue of \$103,380. Year to date, 2024 Bowling revenue is \$293,112, or 3% greater than the total revenue through March of 2023.

Reporting changes of league play payments went into effect in March. Prior payments for the entire season were calculated in the month received, revenues should balance out with the May report.



	Mar '23	Mar '24
Tournaments	\$1,377	\$1,875
Open - Member	\$17,413	\$16,939
Open - Guest	\$8,481	\$10,381
League - Member	\$41,637	\$39,950
League - Guest	\$34,472	\$30,659

Activities:

Sunday nights at Sun Bowl ran through April. Weather cooperated, only having to move one show. The shows at Sun Bowl will once again begin in September. The Activities department is working on adding new events throughout the summer. Look for details soon to come.

Communications:

The Welcome Center had 801 guests come in the doors in March. We are continuing to collect data from these individuals to analyze and use for member benefit. In March the most visitors that completed the survey were between the ages of 60-69. 72% heard about Sun City from family and friends. The most popular activities of interest were fitness, golf, and swimming. The Communications group has undergone a few changes lately. With the addition of the Clubs/Activities/Communications Leader, we feel this will bring the group together as a team.

RCSC Management Report: April 25, 2024

Centers:

The peak season is here at the recreation centers in Sun City. March has been the busiest month so far this year. There were almost 12,000 more visits to the centers compared to February, and over 19,500 more visits to the centers compared to January. The nice weather this month resulted in over 1000 more visits to Hillside Park compared to last month. There were over 7,000 more visits to the pools last month. Lakeview and Mountain View had many more visits to the pools than previous months.

USAGE BY CENTER			
	JAN	FEB	MAR
BELL	23,335	27,732	30,512
FAIRWAY	18,994	18,620	19,439
LAKEVIEW	10,129	14,061	17,081
MOUNTAIN VIEW	4,003	4,090	6,545
MARINETTE	17,278	18,369	19,496
OAKMONT	3,119	3,302	4,365
SUNDIAL	19,239	17,703	17,990
TOTAL CENTER USAGE	96,097	103,877	115,428

USAGE SUMMARY BY ACTIVITY			
	JAN	FEB	MAR
BASKETBALL	31	61	106
BILLIARDS	2,795	2,607	2,733
BOATS, PEDAL & ROW	587	1,109	1,435
BOCCE (open)	255	206	290
DARTS	783	833	928
FISHING	289	191	113
FITNESS	36,395	34,847	34,557
WHISPERBALL/RACQUETBALL	322	323	351
HORSESHOES	120	135	80
MINI GOLF	4,317	6,411	8,568
PICKLEBALL	10,362	11,240	11,265
POOLS, SWIMMING	12,704	14,306	20,065
POOLS, WALKING	3,126	5,466	6,920
POOLS, WARM WATER	2,296	2,368	2,086
SHUFFLEBOARD (open)	794	868	940
SPA, INDOOR	4,245	4,008	3,784
SPA, OUTDOOR	4,212	6,080	6,812
TABLE TENNIS	841	800	904
TENNIS COURTS	1,119	1,136	1,233
WALKING, INDOOR	5,579	4,676	4,682
WALKING, OUTDOOR	4,925	6,529	7,576
TOTAL CENTER USAGE	96,097	104,200	115,428

RCSC Management Report: April 25, 2024

FACILITIES:

Projects:

In Process:

Mountain View Rec Center Phases 1 and 2 (PIF)

- RFP for architectural design services was released to four firms, 03/28/24

Sun Bowl Softball Field Improvements (PIF) Status: Green

- Budget: \$1.38M. Total Cost to date: \$612,363
- Project commenced 11/27/23
- Contractor is Robert E Porter Construction
- Expected project duration ~ 6 months ~Mike Wiprud

Recently Completed:

Bell Recreation Center

- Miniature golf course check-in booth new windows completed on March 22 at a cost of \$ 16,751. Vendors: Jocoran (glass) and Roll-a-shield (installed new shields).
- Replacement of miniature golf course synthetic turf (18-holes) completed on April 9 at a cost of \$ 55,500. Contractors: Baker Bros. and Exquisite Painting Co.

Lakeview Recreation Center

- Replacement of (6) column roof drains on exterior of the facility completed on March 29 at a cost of \$ 75,000. Contractor: KL McIntyre General contractor.
- Replaced Fire Sprinkler heads completed on March 20 at a cost of \$ 17,740. Contractor: Pyroguard Alarms

Sun Dial Recreation Center

- Lobby area auditorium lights replaced. Project was completed on March 29 at a cost of \$ 6,900. Contractor: Accel Electric

Marinette Recreation Center

- Installed ADA accessible double doors going from the Exercise/Fitness workout room to the Pickleball Courts area. Project was completed on March 19 at a cost of \$ 11,247. Vendors: Quality Lock and Accel Electric

Mountain View Recreation Center

- Completed Pool Equipment Metal Shade structure. Project was completed on March 14 at a cost of \$ 45,568. Contractors: Sunland Plumbing, Copper King Electric and Tri-C Construction
- Miniature Golf Course artificial grass (18-holes) replacement. Project was completed March 28 at a cost of \$ 58,620. Vendors: Baker Bros., Sunland Plumbing & Exquisite Painting.
- Completed 10-year safety check / test for sprinkler heads in facility. Project was completed on March 14 at a cost of \$ 1,200. Vendor: Pyroguard Alarms

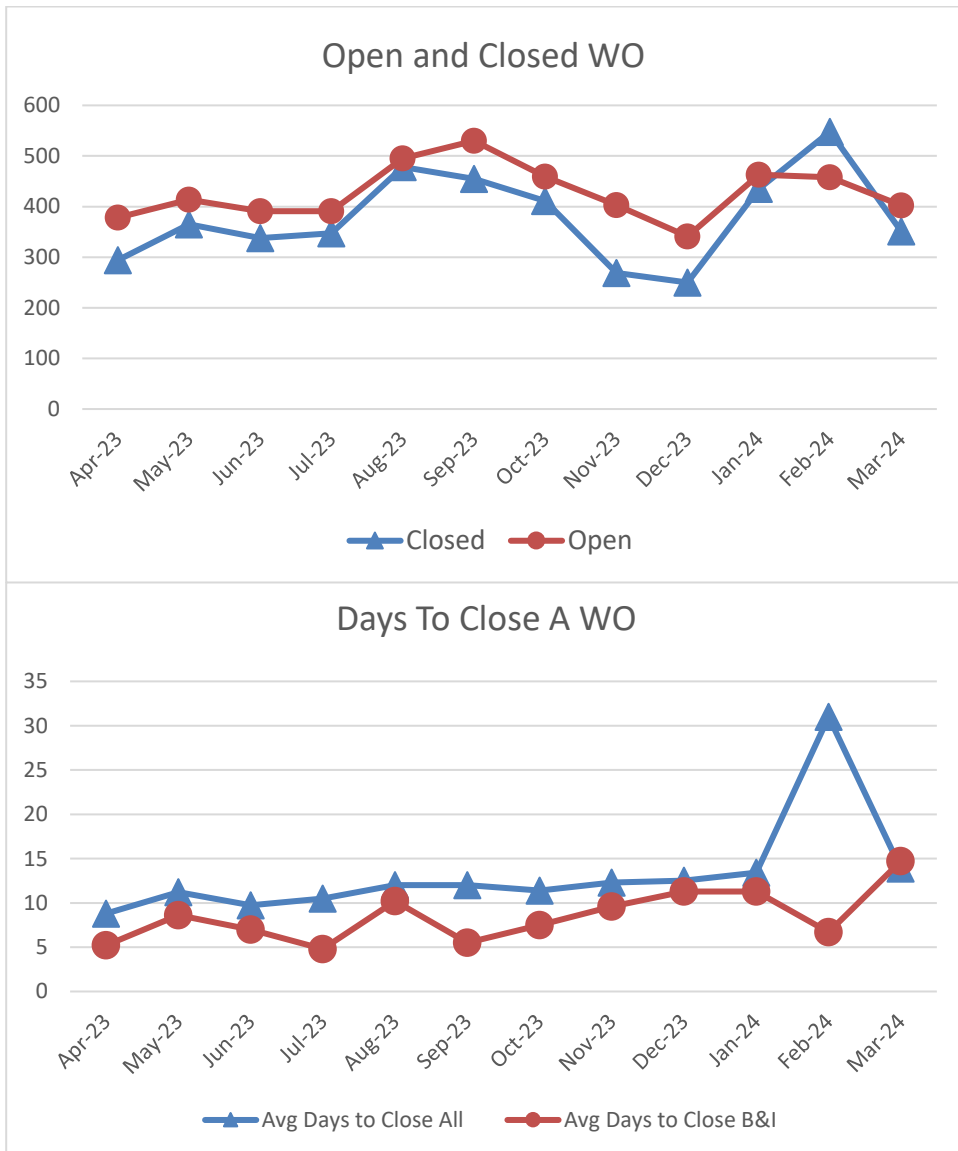
RCSC Management Report: April 25, 2024

Willow Trades Office Building/Golf Maintenance Yard

- Completed Willow maintenance yard metal shade awning replacement with LED lighting. Project was completed on April 1 at a cost of \$ 22,701. Contractor: Tri C Construction.

WORK ORDERS (Skilled Trades, Repair and Maintenance):

- The Facilities Department had 157 open work orders as of April 1 and completed 351 work orders in March. The average time to close a work order in March was 13.9 days. The Facilities Department has completed 1,334 work orders as of April 1. ~ Walt Bratton



RCSC Management Report: April 25, 2024

LAWN BOWL AND GROUNDS:

Lawn Bowls - Green speeds range from a low of 12.0 seconds at Mountain View to a high of 13.5 seconds at Bell South. Moisture readings range from a low of 8.3 at Oakmont to a high of 12.0 at Mountain View. Mowing twice a week, rolling three times a week, cleaning ditches three times a week. We aerify and fertilize all greens. We will start verticutting soon.

Grounds - We mow the softball field twice a week. We grade the infield four times a week. Getting ready to do our summer maintenance program. Trimming brushes around the centers spraying weeds. Lakeview and Sunbowl are mowed once a week. Putting rocks around Mountain View mini golf. Pulling brushes out at Marinette between pickle ball courts. The crew has been busy removing the deadwood and cleaning up the bushes around the RCSC property and removing the husks from the palm trees. ~ Scott Jones

INFORMATION TECHNOLOGY:

IT Support Requests:

Total Number of Tickets Submitted (since installed in 9/2021)	2,998
New Tickets submitted February	107
Tickets Closed this February	80
Tickets still open	24
Average time spent on ticket	19 mins

Tickets: The number is staying steady; however, the staff is providing training which aids in keeping the ticket numbers down. Our two Support Specialists, although still learning, they take 80% of the Helpdesk Tickets, and equipment deployments.

The Infrastructure Project first phase migration to new TEG Server has now been completed, we are estimating the end of April, first part of May for completion of the Migration to new Server environment. While working on this major project our team has also been working on other projects like ADT, all of the Club office move, Accounting, Center Supervisor, Kiosks moves and setups.

WIFI: We continue to work through the WIFI project. Updating of the telephone system was approved the first week of April. The Bell Recreation Center re-wiring project began April 8th.

Major Accomplishments/Progress for Month:

- IT is negotiating with Cox, and Cox has agreed to wave over \$350,000 in build cost to install Fiber to all Rec-Centers, and Pro-shops. Estimated time to install September 2024
- Oakmont:
 - Rewire 95% complete.
 - Clubs office move to Oakmont complete.
 - SDWAN, has been installed at Oakmont

RCSC Management Report: April 25, 2024

- Accounting office move to temporary location, and then move to permanent location.
- Kiosks for Fairway, Bell and Card holder services are built, waiting for tables for equipment installation.
- Sundial Cabling for HVAC units.
- All VM's have been built, and migration of Data has been planned. Will be finished by May. This is moving 40TB of data, moving remaining apps to new VM's and locations.
- Install and replace all networking equipment within RCSC, 50% complete, will be complete by October.
- Over 130 PC/Laptops have been replaced, about 20 more to do.
- We had 130 printers at peak, we are down to 50, and have about 10 more to replace.
- Working with Cox, on adding two Fiber connections to all rec-centers, and golf courses. This is another big project, that will be the foundation for RCSC to build upon.
- Bell rewire project was approved, and start date was April 8th. This is to replace all the cabling at bell, adding additional connections for WIFI, and mini golf, who uses a radio wave to connect, very hit and miss connections.

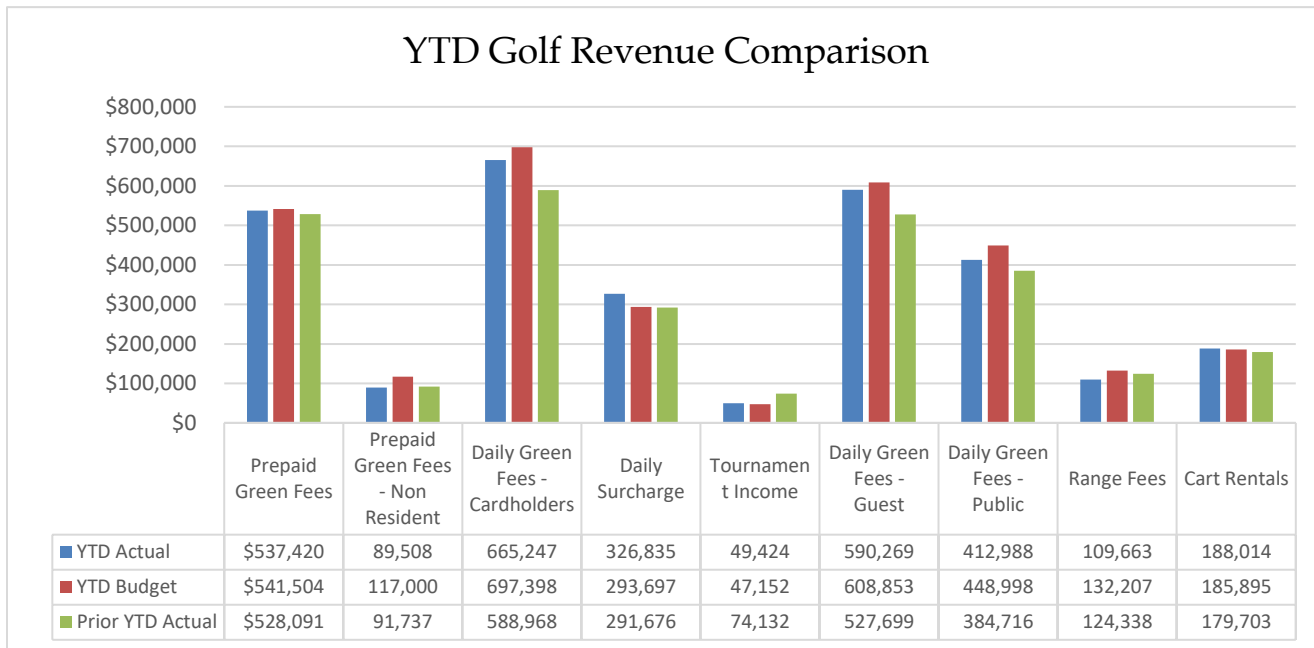
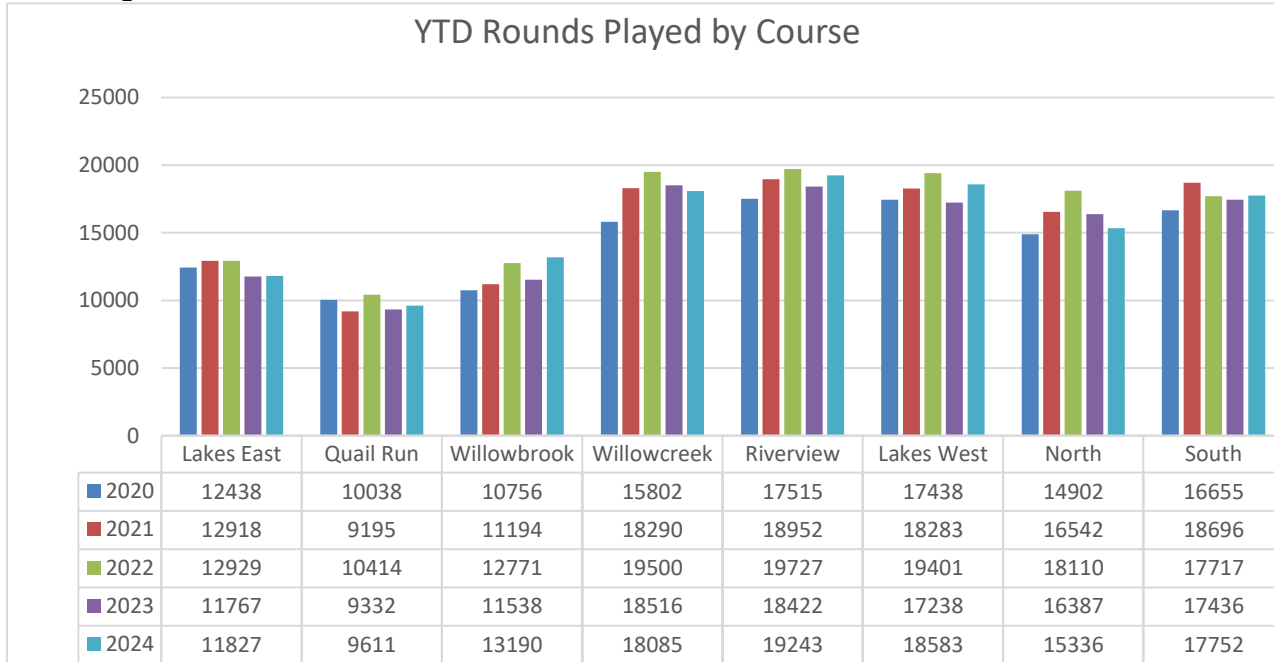
Other accomplishments:

- We now have a full staff, with our two new Support Specialists coming on board, they are being trained in our environment.
- We have about three dozen employees in the new Network environment at LV, Clubs, and Facilities.
- Inventories complete again.
- Built, over 20 PC's/Laptops in March, FA's, Head Starters, Board Members, new staff etc.
~Randy Bird

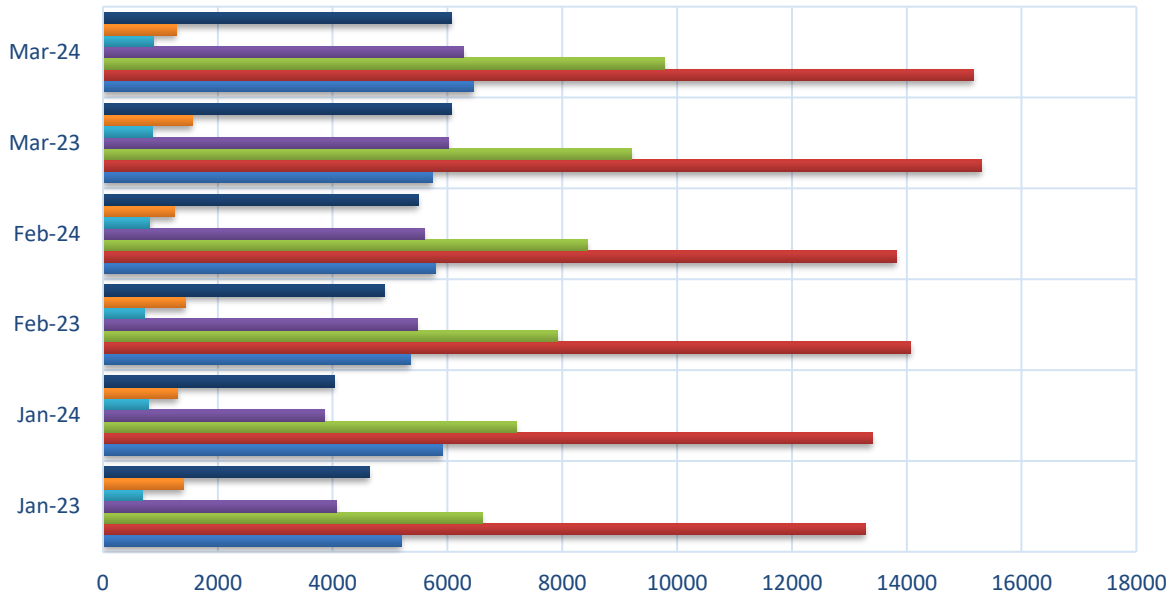
RCSC Management Report: April 25, 2024

Golf:

Pro Shops:



YTD Rounds Comparisons

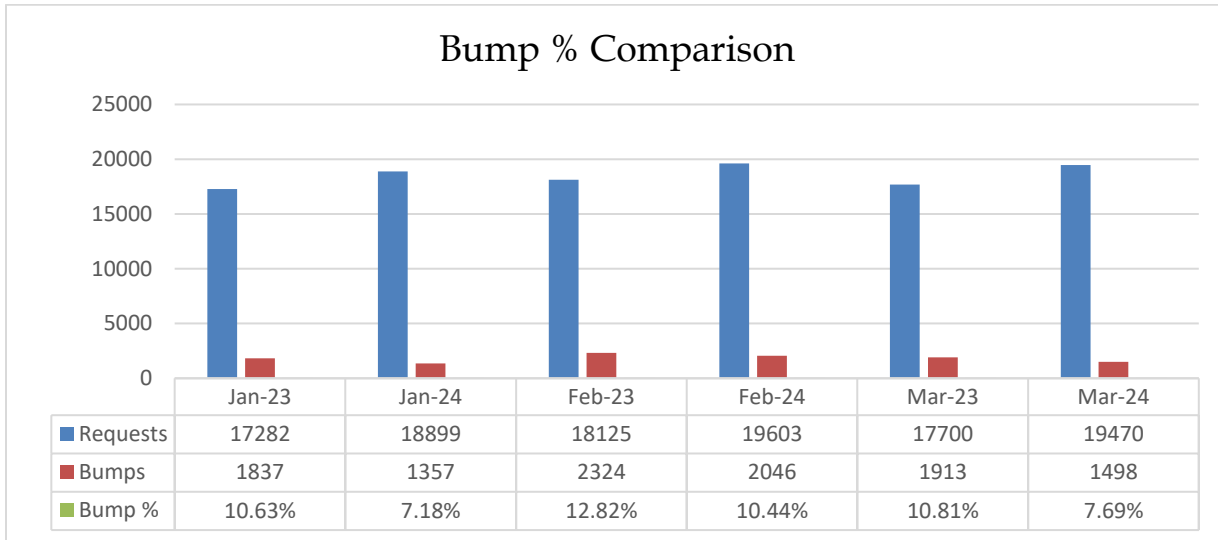


	Jan-23	Jan-24	Feb-23	Feb-24	Mar-23	Mar-24
Public - 18 Hole	4649	4029	4901	5502	6075	6074
Non Resident no fee	1401	1301	1445	1241	1551	1282
Staff	683	785	730	819	858	881
Guest	4068	3855	5471	5609	6020	6282
Cardholder Daily	6606	7198	7913	8444	9209	9788
Annual fee	13289	13408	14074	13819	15303	15167
Annual no fee	5199	5907	5358	5784	5741	6452

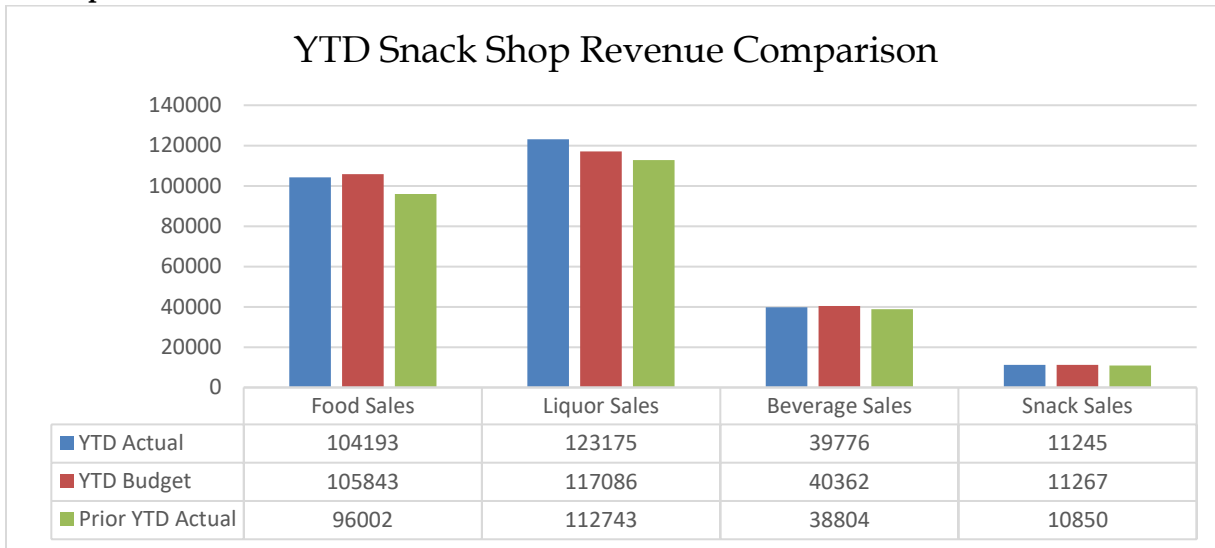
- 14.68% of total rounds played by Annual (Resident) No Fee Passholders YTD
- 34.29% of total rounds played by Annual Surcharge Passholders YTD
- 20.57% of total rounds played by Resident Cardholders YTD
- 3.09% of total rounds played by Annual (Non-Resident) Passholders YTD
- 12.62% of total rounds played by Public Golfers YTD
- 12.74% of total rounds played by Guests
- 2.01% of total rounds played by Staff

The bump rate (those golfers requesting a tee time through the lottery that were unsuccessful), followed the pattern of the first two months and improved over prior year. For the month there was an increase in the number of requests of 1,770 (17,700 in 2023 versus 19,470 in 2024), however the number of golfers bumped dropped by 415 (1,913 in 2023 versus 1,498 in 2024). Overall, our bump rate was 7.69% for the month. We now have 42 Rangers on the courses, and we have a Lead Ranger. More individuals are becoming interested in the Ranger Program.

RCSC Management Report: April 25, 2024



Snack Shops:



Superintendent Update (Chuck Hyppa - Area Superintendent):

It finally feels as though Winter is behind us. Temperatures are reaching the mid to high 80's with 90's on the horizon. This alone will promote Bermudagrass green up as well as heat stress to the Winter Ryegrass. We will remain diligent in our efforts to have a smooth transition. By the first part of May, we will have made our 2nd application of Dimension, our pre-emergent Herbicide, to help eradicate the encroachment of Goose and Crabgrass. This should also have some strength to keep the Nutsedge at bay.

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You will begin seeing the aerators out in the roughs really trying to decrease the compaction and promote healthy Bermudagrass growth. This will be ongoing throughout the summer months. We will be making a very important Spring fertilizer application to the courses in early May. This will jump start the lateral growth of the Bermudagrass as the Ryegrass is in a weakened state. After all the rains we had in the first quarter of the year it is paramount that we capitalize on a strong Summer growing season.

The Poa that we see in the roughs is simply a breakthrough after all the rains, however each Superintendent is treating their respective courses to alleviate this issue. As the temps increase the Poa will begin to go away very similar to the Ryegrass. We appreciate your continued support of RCSC Golf.

BOARD POLICY RESOLUTION No. 24 (“BP 24”)

PRESERVATION & IMPROVEMENT FEE/CAPITAL IMPROVEMENT FEE, & COLLECTIONS

WHEREAS Article V, Section 6.3 of the Corporate Bylaws empowers the Board of Directors (“Board” or “Directors”) of the Recreation Centers of Sun City, Inc. (“RCSC” or “Corporation”) to adopt Policies (“BP” or “Policies”) not in conflict with the Restated Articles of Incorporation (“Articles”) or the Corporate Bylaws (“Bylaws”).

WHEREAS to minimize inconsistencies, misunderstandings and misinterpretations inherent in verbal instructions, rules and regulations, the Board of Directors has established Board Policies in written form. Such Policies shall be titled, numbered and indexed for easy reference and use.

WHEREAS the Restated Articles of Incorporation and the Corporate Bylaws shall take precedence over Board Policies and that the following Board Policy on Preservation & Improvement Fee/Fund shall provide instruction, direction and guidelines regarding such and shall remain in effect until such time it is amended or removed by the Board.

NOW, THEREFORE BE IT RESOLVED the Corporation shall adhere to the following Preservation & Improvement Fee/Capital Improvement Fee policy:

SECTION 1: PRESERVATION & IMPROVEMENT FEE

A Preservation and Improvement ~~Fee Fund assessment~~ (hereinafter referred to as “PIF ~~assessment~~” or “a PIF ~~assessment~~” or “the PIF ~~assessment~~”), as determined by the Board, shall be imposed on the purchase, acquisition, transfer, inheritance, gift or any change in ownership of legal or beneficial interest in the title to a Property (i) pursuant to any deed, contract for sale, will or other instrument or document transferring an interest in such property, so long as the original payor of the PIF ~~assessment~~ no longer retains a majority (50% or more) ownership interest in the Property; or (ii) following the death of the last payor of said PIF ~~assessment~~ for the Property resulting in Owners who have not paid said PIF ~~assessment~~ for the Property owning a majority (50% or more) ownership interest; or (iii) following the death of the last original Grantor under a trust which holds title to the Property; or (iv) following the death of the last holder of a life estate.

- A. A PIF ~~assessment~~ will be imposed on each Property and its Owner(s) including but not limited to the following:
1. on the date any seller(s) transfers Property to any purchaser(s);
 2. in the event Property is transferred to a trust, on the date of the death of the last original Grantor under a trust;
 3. in the event Property is transferred from a trust, on the date when Property is transferred to persons other than the original Grantors of the trust, unless the PIF ~~assessment~~ was paid at the time of the death of the original Grantors of the trust and the payor(s) retain a majority (50% or more) ownership interest;
 4. in the event Property is transferred to a Company, on the date when the transferor(s) is/are no longer officers and majority (50% or more) owner(s) of record of said Company;
 5. in the event Property is transferred from Company to a new Owner, on the date when the transferor(s) is no longer the Owner(s) of record;
 6. in the event Property is transferred by inheritance, including but not limited to probate proceedings and beneficiary deeds, on the date of legal transfer; or

7. in the event the remaining Owner(s) was not original payor of the PIF assessment, unless legally married to owner at time of purchase. Marriage certificate may be required or marriage status proven by disclaimer deed recorded with Maricopa County.
- B. A deed or other instrument executed by Owner that holds a fee simple estate to the Property, which deed reserves a life estate to such Owner (and which may also reserve a life estate to no more than one other living person) and creates a remainder interest in another party shall not incur a PIF assessment.
- C. In no event will more than one refund be processed for any given PIF assessment paid by the Owner(s) of a Property. All refunds for PIF assessments must be applied for through the Cardholder Services Office. A refund of the PIF assessment may be available if:
1. the sale/disposition/transfer of a previous primary Arizona residence in Sun City, Arizona owned for one or more years the Owners is made within one (1) year of the purchase/ acquisition/ transfer/ inheritance of the other primary Arizona residence in Sun City, Arizona;
 2. no Owners who paid the PIF assessment for the previous primary Arizona residence in Sun City, Arizona retain an ownership interest in that property at the time of the sale/disposition/transfer;
 3. if the heir sells Property to another Owner within one year of the inheritance and the related assessments, fees and any and all other charges are paid in full;
 4. if after a death of the last remaining original payor of the PIF assessment, a beneficiary deeded Owner or the remaining deeded Owner sells the Property within one year of the death and the related assessment and fees are paid in full;
 5. the purchaser(s) has been is a Member(s) in good standing;
 6. an application for a refund was made no more than three (3) years from the date of the last escrow closed; and
 7. the Member Card(s) from the property sold are returned.
- D. Projects funded from the Preservation and Improvement Fund must:
1. be approved by the Board of Directors;
 2. be a minimum of Three Hundred Thousand Dollars (\$300,000); and
 3. have a depreciable life of at least fifteen (15) ten (10) years; and
 4. are not to be spent for normal operating or maintenance expenses.
- E. Income from Preservation and Improvement Fund investments will be retained in the Preservation and Improvement Fund.
- ~~F. Preservation and Improvement Funds are not to be spent for normal operating or maintenance expenses.~~
- G. A quarterly report will be submitted to the Board detailing activity of Preservation and Improvement Fund income and expenditures. A detailed list of Preservation and Improvement Fund investments will be provided quarterly to the Board.

SECTION 2: CAPITAL IMPROVEMENT FEE

A Capital Improvement Fee assessment (hereinafter referred to as “CIF assessment” or “a CIF assessment” or “the CIF assessment”), as determined by the Board, shall be imposed on the purchase, acquisition, transfer, inheritance, gift or any change in ownership of legal or beneficial interest in the title to a Property (i) pursuant to any deed, contract for sale, will or other instrument or document transferring an interest in such property, so long as the original payor of the CIF assessment no longer retains a majority (50% or more) ownership interest in the Property; or (ii) following the death of the last

payor of said CIF assessment for the Property resulting in Owners who have not paid said CIF assessment for the Property owning a majority (50% or more) ownership interest; or (iii) following the death of the last original Grantor under a trust which holds title to the Property; or (iv) following the death of the last holder of a life estate.

A. A CIF ~~assessment~~ will be imposed on each Property and its Owner(s) including but not limited to the following:

1. on the date any seller(s) transfers Property to any purchaser(s);
2. in the event Property is transferred to a trust, on the date of the death of the last original Grantor under a trust;
3. in the event Property is transferred from a trust, on the date when Property is transferred to persons other than the original Grantors of the trust, unless the CIF assessment was paid at the time of the death of the original Grantors of the trust and the payor(s) retain a majority (50% or more) ownership interest;
4. in the event Property is transferred to a Company, on the date when the transferor(s) is/are no longer officers and majority (50% or more) owner(s) of record of said Company;
5. in the event Property is transferred from Company to a new Owner, on the date when the transferor(s) is no longer the Owner(s) of record;
6. in the event Property is transferred by inheritance, including but not limited to probate proceedings and beneficiary deeds, on the date of legal transfer; or
7. in the event the remaining Owner(s) was not original payor of the PIF assessment, **unless legally married to owner at time of purchase. Marriage certificate may be required or marriage status may be proven by disclaimer deed recorded with Maricopa County.**

B. A deed or other instrument executed by Owner that holds a fee simple estate to the Property, which deed reserves a life estate to such Owner (and which may also reserve a life estate to no more than one other living person) and creates a remainder interest in another party shall not incur a CIF ~~assessment~~.

C. In no event will more than one refund be processed for any given CIF ~~assessment~~ paid by the Owner(s) of a Property. All refunds for CIF ~~assessments~~ must be applied for through the Cardholder Services Office. A refund of the CIF assessment may be available if:

1. the sale/disposition/transfer of a previous primary Arizona residence in Sun City, Arizona **owned for one or more years by the Owners** is made within one (1) year of the purchase/ acquisition/ transfer/ inheritance of the other primary Arizona residence in Sun City, Arizona;
2. no Owners who paid the CIF ~~assessment~~ for the previous primary Arizona residence in Sun City, Arizona retain an ownership interest in that property at the time of the sale/disposition/transfer;
3. if the heir sells Property to another Owner within one year of the inheritance and the related assessments, fees and any and all other charges are paid in full;
4. if after a death of the last remaining original payor of the CIF assessment, a beneficiary deeded Owner or the remaining deeded Owner sells the Property within one year of the death and the related assessment and fees are paid in full;
5. the purchaser(s) has been a Member(s) in good standing;

6. an application for a refund was made no more than three (3) years from the date of the last escrow closed; and
7. the Member Card(s) from the property sold are returned.

D. Projects funded from the Capital Improvement Fee must:

1. be approved by the Board of Directors;
2. be **equal to or more than Five Thousand Dollars (\$5,000)**; ~~less than Three Hundred Thousand Dollars (\$300,000).~~
3. **not fit the criteria to qualify as a PIF project.**
4. ~~are not to be spent for normal operating or maintenance expenses.~~

E. Income from Capital Improvement Fee investments will be retained in the Capital Improvement Fee fund.

F. ~~Capital Improvement Fee funds are not to be spent for normal operating or maintenance expenses.~~

G. A quarterly report will be submitted to the Board detailing activity of Capital Improvement Fee fund income and expenditures. A detailed list of Capital Improvement Fee fund investments will be provided quarterly to the Board.

SECTION 3: TRANSFER FEE

A Transfer Fee, as determined by the Board, shall be imposed on the purchase, acquisition, transfer, inheritance, gift or any change in ownership of legal or beneficial interest in the title to Property (collectively known as "Ownership Change") (i) pursuant to any deed, contract for sale, will or other instrument or document transferring an interest in such property, so long as the original payor of said Transfer Fee no longer retains a majority (50% or more) ownership interest in the property; or (ii) following the death of the last original Grantor under a trust which holds title to the Property; or (iii) following the death of the last holder of a life estate.

At any time when an Ownership Change has occurred for the purposes of imposing the PIF ~~assessment~~, then a Transfer Fee shall also be incurred and collected at the same time that the PIF ~~assessment~~ is collected.

The Transfer Fee may be refunded if the heir sells Property to another Owner within one year of the inheritance and the related assessments, fees and all other charges are paid in full. There are no other refunds of Transfer Fees available.

SECTION 4: ACCESS FEE

A one-time Access Fee per Property, as determined by the Board, shall be paid by the builder, owner or developer desiring to have access to RCSC Facilities for any land, building or structure or portion of any building or structure which is, has been or is intended to be, for use and occupancy as a dwelling unit and is real property in Sun City, Arizona located in the area entitled "Sun City General Plan, Maricopa County, Arizona," as prepared by the Del E. Webb Development Company and dated July 1972, November 1974, August 1975, and September 1978 with subsequent amendments thereto.

Said builder/owner/developer must execute a Facilities Agreement with the Corporation. Purchasers of individual Properties are also required to execute a [Facilities Agreement](#) and pay a PIF **Fee, CIF Fee** ~~assessment~~, Transfer Fee, annual property assessment and any other and all assessments, fees and charges as designated by the [Facilities Agreement](#) and [Corporate Documents](#). There are no refunds available for access fees.

SECTION 5: LATE AND LIEN FEES, INTEREST AND COLLECTIONS

Every Owner is responsible for the total of all assessments, fees and any other and all charges against the Property and Owners. All property assessments are due annually on the date escrow closed on the property and shall be considered in arrears following that date. Other assessments, fees and charges may be assessed from time to time, at the discretion of the Board, and shall be due and payable as outlined in the billing of such and shall be considered in arrears after the due date.

Late fees and penalties, as determined by the Board, may be imposed on all assessments, fees and any and all other charges which are in arrears. Legal action to secure payment may be taken including but not limited to additional fees, liens and the enforcement of the same. Any Owner whose assessments, fees or any and all other charges are in arrears is not considered a Member in good standing and all ~~their~~ Cardholder Privileges are suspended until all of the Owner's account(s) is/are current.

Owners are responsible for providing **and maintaining** current and accurate billing information to the Cardholder Services Offices; failure of an Owner to receive billing does not relieve the Owner of the obligation and liability to pay assessments or fees, nor does it eliminate the following collection process and fees:

- A. At thirty (30) days in arrears, Owners shall be charged a late fee, as determined by the Board and shall be sent a reminder notice regarding the unpaid balance on their account.
- B. At sixty (60) days in arrears, interest will begin to accrue on the unpaid balance on their account and a reminder notice regarding the unpaid balance on their account shall be sent. Interest equal to the interest rate charged by Maricopa County for delinquent taxes as set forth in Arizona Revised Statutes will be charged by the Corporation on any delinquent fees and/or assessments and interest shall accrue on a monthly basis until the account has been paid in full.
- C. At sixty (60) days in arrears, RCSC **reserves the right to** ~~shall~~ file a lien upon the Property with the office of the Maricopa County Recorder and a lien recording and release fee, as determined by the Board, shall be charged to the Owners.
- D. All accounts ninety (90) days in arrears may be reported to the Credit Bureau(s) as a delinquent account. If any assessment or fee is not paid within ninety (90) days after it becomes due, said lien may be foreclosed as set forth in the [Facilities Agreement](#). Said lien shall be subordinate to the lien of any mortgage or deed of trust now or hereafter placed on the Property.
- E. The Corporation may pursue all available legal processes or actions available to it in order to collect any unpaid assessments or fees owed to the Corporation. Owners shall be required to pay for all costs associated with such legal collection actions or processes.
- F. The Corporation may turn any unpaid accounts over to a third party for collections and Owners shall be required to pay for all costs associated with such collection processes.
- G. At such time that the account is paid in full, RCSC shall file a lien release with the office of the Maricopa County Recorder.

Owners shall not be considered Members in good standing until such time that all Properties in which the Owner has an ownership interest are current with all assessments, fees, and any and all other charges against the Properties and Owners.

If a Property has unpaid assessments or fees and the ownership changes, the new Owner(s) will not be allowed to use RCSC Facilities, obtain a Member Card or vote until such time that the unpaid assessments, fees and any and all other charges against the Property and Owner(s) have been paid in full. If any individual has unpaid assessments or fees relating to a Property that has been previously owned, that individual will not be allowed to use RCSC Facilities or vote until such time that the unpaid assessments, fees and any and all other charges have been paid in full.

BE IT FURTHER RESOLVED that a copy of this resolution shall be posted on the RCSC website for members and shall be made available to members upon request at no cost.

Adopted and signed this ~~29th~~ 30th day of ~~February~~ May, 2024 at a duly called Board meeting by a majority (5) of the Recreation Centers of Sun City, Inc. Board of Directors.

ATTEST:

Kat Fimmel, President

Connie Jo Richtmyer, Secretary