

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

May 30, 2024

At the Board meeting called to order by President Fimmel at 9:00am on May 30, 2024 at Sundial Auditorium, the following took place:

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

ALSO PRESENT: Matthew D'Luzansky, General Manager; Brian Duthu, Director of Golf; 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; Allen Kleinhans, Doreen Rafferty & Carla Young Audio/Video Engineers; 43 RCSC Cardholders and 1 member(s) of the press

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

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

Approval of Agenda: The Agenda was approved as presented.

Approval of Minutes: With no questions noted, the Minutes of the April 25, 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 report was accepted as presented.

Committee/Liaison Reports: Director Kise, Liaison for the SC Fire Department reported that he attended the meeting this week and they announced the concession stand inspection for the softball project had been completed and it passed. Also noted was that over 90% of their calls are for medical reasons and not fire.

Secretary Richtmyre announced that the Outreach and Communications Committee (OCC) is looking for additional RCSC members who have a passion for all types of communication to join our committee. If you have an interest you can reach out to our new Committee Chair Director Nettesheim or either of the Co-Chairs, Director Richtmyre or President Fimmel.

Treasurer Borski, Co-Chair of the Club Organization Committee (COC) announced that the committee is looking for new members. If you have any interest please contact Treasurer Borski.

Treasurer Borski also announced that she is also the Liaison to Sun City Community Assistance Network (SCCAN), and they are looking for new Board Members and counselors. SCCAN is an organization that helps Sun City Residents with their electric bill, food stamps, property tax programs and many other things. If you have an interest, they provide all the training needed and they are located on Coggins Drive.

Treasurer Borski further mentioned that The Sun City Museum, of which Treasurer Borski also serves as Liaison is looking for Docents. The Museum will train, and it is located next to our Oakmont Recreation Center on Oakmont Drive. If you have an interest, please call first to confirm someone is there.

Director Nettesheim, Co-Chair of the Technology Committee announced that the committee is looking for new members. Anyone who has a background in Technology, Database or Application Development Architecture could provide expertise, guidance and recommendations for the Board.

Recreation Center update Report-General Manager D'Luzansky:

Thank you for being here, and hello to all of those who will watch this on the internet. Well, I guess spring is over, hello summer, the heat is on, and we are ready to bake. At least things are a bit less crowded.

Here are a few items that you may find of interest:

1. We intend to repurpose the indoor spa space at Bell Rec Center, and we will be seeking member and staff input for ideas on how best to use the area. Not only was the repair cost very high, perhaps as much as a million dollars, but it would not fit with the Board's philosophy that we move away from indoor spas and focus any new efforts on outdoor spas.
2. A temporary Fairway Rec Center check in desk will soon be in place. The electric and communication lines are ready, so rather than wait for the permanent solution to be completed, we will have something temporary in place next month. We plan to make similar modifications to the Marinette check-in desk later this year.
3. The Best Friends Dog Club will be using the Mountain View Auditorium in June, July, and August for their activities. This is an experiment using a space that is rarely used for anything else during the summer. There are a few details to iron out before the actual tails arrive, but we are close.
4. You may have noticed the Bell Outdoor Pools and Spa have been closed for almost two weeks. This will be an annual occurrence for all our pools going forward on a rolling schedule, with plenty of advance notice. This closure will allow for proper maintenance and repair or refurbishing. This is long overdue, we need to be changing out the pool water at least annually, and we are still working to find a solution to our pool deck dilemma. As I have mentioned before, we may be going to some form of stamped concrete in the future, to get better longevity from our decks.

5. The last punch card sales will be tomorrow, May 31, 2024 and you will have a year to use your existing punch cards. Those members without a computer at home can purchase guest passes online at new kiosks located at Bell, Fairway, or Lakeview Recreation Centers.
6. We continue to investigate the Thunderbird Property, the former Acuity Hospital, at Thunderbird and 111th and are working on potential terms with the owner. We should have a decision next month about a purchase agreement, or not.
7. We received four proposals from Architects for the Mountain View – PAC project. We are going through an initial evaluation of each proposal, and we are developing a matrix allowing for a better comparison. We will be making a recommendation to the Board soon, so hopefully we can get this project rolling again.
8. The Library Lease continues to make good progress. We had a very productive meeting last Friday with the Maricopa County Library District (MCLD). Most issues are resolved, with a few remaining we continue to work on. Please do not worry about a June 30th date, the current lease has a six-month option for month to month. All parties are confident in having the lease settled long before year end.
9. Summer hours are here, with Mountain View, Bell and Marinette opening at 5:00am, to help beat the heat.
10. The new summer activities are off to rave reviews, a Family Feud type game show last week, with more of them to come, along with concerts too, like the one here last night.

So as usual there is a lot going on, year-round.

Thank you!

President Comments: None

Announcements: None

Committee Recommendations:

1. ***Insurance Committee – Director Foster*** - I move, based on the Insurance Committee's and RCSC's Insurance Broker's recommendations, to approve the 2024-2025 insurance renewal proposal for the Recreation Centers of Sun City, Inc. The renewal proposal includes the same insurance coverages, carriers, and terms/conditions per RCSC's expiring coverage, with the exception of the Excess Liability coverage. \$30 million in Excess Liability coverage was provided in 2023-2024 by Philadelphia Insurance (\$10 million) and Federal Insurance (\$20 million). In 2024-2025 this same \$30 million of coverage will be split among Philadelphia Insurance (\$5 million), Sompo (\$5 million), Chubb (\$10 million), and Great American Insurance (\$10 million). The overall premium increase for all coverage during 2024-2025 will be \$303,148 or 26.6%. Flood coverage is currently being quoted by RCSC's Insurance Broker, and RCSC will bind this coverage by the end of June, 2024.
After discussion, the vote was taken, and the motion passed its first reading unanimously.

2. **Insurance Committee – Director Foster** - I move based on the Insurance Committee’s and RCSC’s Insurance Broker’s recommendation, that RCSC decline Terrorism Risk Insurance. The terrorism related coverage is optional for commercial property and casualty coverages except Workers Compensation. The Terrorism Risk Insurance Act (TRIA) was initially created by the federal government after the 9/11/2001 attack on American soil. The act allows the federal government to share monetary losses with insurers on commercial property and casualty losses due to a terrorist attack. For TRIA coverage to apply, a terrorist event would have to be declared by the Secretary of State which has not happened in the United States since this Act was passed by Congress in 2002. RCSC has rejected TRIA on applicable coverages during the past several years. After discussion, the vote was taken, and the motion passed its first reading unanimously.

Motions Second Reading:

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:

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

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.

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

3. **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.

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. A 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 is owned for one or more years and 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) 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. A 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 and 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.

The motion was seconded by Secretary Richtmyre and after the vote, the motion passed its first reading unanimously.

New Business:

- 1. **Director Kise** – I move to approve \$335,000 to fund the turf reduction design plan at the South golf course. The scope of work includes surveys of both the golf course and the sub-surface of the lakes, golf course design and consulting, golf course irrigation design, civil designs for irrigation road crossings and landscape architectural design.

SCOPE OF SERVICE	FEE
Initial Payment	\$15,000.00
Survey (M4)	\$17,500.00
Survey (Civil)	\$12,500.00
Lake Sub-Surface Survey	\$3,800.00
Golf Course Design and Consulting	\$125,500.00
Golf Course Irrigation Design	\$85,000.00
Civil (MCDOT) Design	\$32,400.00
Landscape Architecture	\$43,300.00
Total	\$335,000.00

Prior to reading the motion, Director Kise moved to withdraw the motion from the agenda. Prior to the vote, Secretary Richtmyre stated her objection to withdrawing this motion. The vote was taken and the motion to withdraw passed 8 to 1 with Secretary Richtmyre opposed.

2. **Director Kise** – I move to approve \$6.0 million for the Quail Run Golf Course renovation project. The scope of work includes money previously approved for project development, green renovation to USGA guidelines, complete irrigation replacement to include a new pump station, conversion of tees and fairways to Tif Tuf Bermuda grass, renovation of the golf course lake to provide lining and increased water storage, consultant construction oversight and a contingency. Additionally, the Quail Run audio system and patio will receive upgrades that are on the Golf Advisory Committee project priority list.

DESCRIPTION	VENDOR	COST
Project Cost to Date	GBGD/MMD/Survey/Civil	\$129,600.00
Golf Course Renovation	Landscapes Unlimited	\$4,449,159.00
Golf Course Pump Station	Watertronics	\$210,159.00
Fertigation System	Fertizona	\$14,798.00
Golf Course Lake Renovation	Pacific Aquascapes	\$412,412.00
Consultant Construction Oversight Services	GBGD/MMD	\$111,000.00
Grow-in/Course Furnishings/Start-Up	RCSC	\$50,000.00
Upgrade clubhouse audio and patio	RCSC	\$100,000.00
Contingency	RCSC	\$547,712.00
TOTAL		\$6,024,840.00

The motion was seconded by Secretary Richtmyre, prior to the vote Director Kise read the following statement in support of the motion:

The need to renovate the Quail Run Golf Course is rooted in two main areas –the current irrigation system was extended well beyond its useful life and Arizona Department of Water Resources (ADWR) has mandated requirements to reduce water usage. Due to the number of leaks at any one-time, grassy areas have had to be shut off until they could be repaired and many of those repairs were not completed. Also, when the system is depressurized for repairs, it puts stress on other areas of the overage system leading to additional breaks. This has resulted in significant water waste that pools up in areas of the course, is run off into the streets, and degrades the Sun City border walls. Additionally, the only pond on the course that is used for water storage is leaking.

RCSC submitted a plan to ADWR to collectively increase the allotment among our golf courses because our current allotment doesn't give us the water to keep our roughs as healthy as they need to be. This project is the next step in that plan. We currently operate with slightly over 4900-acre feet. Without the relief provided by this plan, ADWR can reduce this number to 4200-acre feet. If we follow the submitted plan, ADWR has agreed to raise that number to 4500-acre feet. Failure to meet the timeline presented to ADWR could result in losing the additional allotment we were granted.

This renovation will convert current grassy areas that require irrigation but aren't necessary for golf operations to desert scape. The pond will be renovated to add a lining to stop seepage and be deepened to increase water storage while not increasing surface area and evaporation. The course greens, tees, fairways, and roughs will be converted to new grass types that require less water and have shorter dormancy periods in the winter.

An entirely new irrigation system will be installed to eliminate the leaks and provide improved coverage to areas that need to be watered for golf course operations.

These changes to Quail Run will greatly reduce our water usage, eliminate the waste from the current irrigation system and pond, and help us to meet our ADWR mandated water reduction requirements. Approving this motion at the May and June Board Meetings will provide the lead time necessary for the new pump station equipment and allow the project to start on schedule in April 2025 with expected completion in October 2025.

The vote was taken, and the motion passed its first reading unanimously.

3. **Director Rough** – I move to amend Board Policy #21 titled Membership Documentation Requirements; Letter C titled Occupancy as follows:

C. Occupancy: Each individual qualified by ownership and age, must also qualify as occupying the Property as their primary Arizona residence, by providing one of the following:

1. a valid Arizona driver's license having the same address as the Property for which a Member Card is sought, **and property listed with Maricopa County as primary residence, not rental or other status;** or
- ~~2. a valid Arizona driver's license having an address farther than seventy five (75) miles from Sun City, Arizona; or~~
3. a valid out-of-state or out-of-country driver's license; or
4. if no valid driver's license is available, any government issued identification with the individual's name and address of the Property for which a Member Card is sought. An additional form of identification with a photo is required when the government issued identification does not contain a photo.
5. Owners who misrepresent themselves as an occupant of a Property shall be subject to suspension of Member Privileges. This suspension automatically extends to all Owner(s) of said Property, as well as any occupants of any other Properties owned by such Owner(s) including denial of use of any and all RCSC Facilities **and any issued Privilege Cards,** as determined by the Board.

Prior to the vote and after discussion, Director Rough moved to postpone this motion until the June meeting to allow for further discussion. Seconded by Treasurer Borski, the motion to postpone passed unanimously.

4. **Director Rough** – I move to amend Board Policy #3 titled Corporate Records; Section A number 8 as follows:

CORPORATE RECORDS

8. **After completing review of documents, Members may request to have copies of a particular document, which may or may not be granted by the Board. There may be a charge for copies and such other additional charges as permitted by law. **If approved, members may take photos of documents.****

Prior to the vote and after discussion, Director Rough moved to postpone this motion until the June meeting to allow for further discussion. Seconded by Director Nettesheim, the motion to postpone passed unanimously.

Next Meeting: President Fimmel reported that the next meeting will be the Exchange Meeting on June 10, 2024 at 1:00pm in the Sundial Auditorium. The next meeting of the Board of Directors will be on June 27, 2024, at 9:00am in the Sundial Auditorium. The next Annual Meeting is March 11, 2025 at 6:00pm in the Sundial Auditorium.

Adjournment: President Fimmel stated that with no further business, the meeting will be adjourned. The meeting was adjourned at 10:58am.

Respectfully submitted,

Connie Jo Richtmyre, Secretary