

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

**November 21, 2024**

At the Board meeting called to order by President Foster at 9:00am on November 21, 2024 at Sundial Auditorium, the following took place:

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

**ALSO PRESENT:** Matthew D'Luzansky, General Manager; Kevin McCurdy, Support/Finance Sr. Leader; Brian Duthu, Director of Golf; Mike Dirmyer, Non-Golf Sr. Leader; Mike Wiprud, Facilities Sr. Leader; Debbie Giles, Assistant to GM; Marcia Johnson, Board Coordinator; Allen Kleinhans, Doreen Rafferty, Miguel Jackson & Carla Young Audio/Video Engineers; 309 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:** Prior to approval of the Agenda, President Foster explained to the members that due to the topics and number of members signed up to speak, that he will ask for a motion to adjourn the meeting by 1:00pm today and we may have to reconvene at another date. Director Nettesheim moved to amend the agenda to fix the time to adjourn to 1:00pm and if necessary, we will reconvene on Monday, December 2<sup>nd</sup> at 9:00am in the Sundial Auditorium to complete the Boards agenda. Second by Director Kise, the motion passed 8 to 1 with Director Collins opposed. The Agenda was approved as amended.

**Approval of Minutes:** With no questions noted, the Minutes of the October 31, 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 Nettesheim announced that the Outreach and Communications Committee and the Technology Committee are working together to prepare for the roll out of our new website. By creating training modules to help the members learn how to use the new website. The two committees will have joint meetings now till the end of February to ensure that this roll out is as smooth as possible for the membership.

**Recreation Center update Report-General Manager D’Luzansky:** None

**President Comments:** None

**Committee Recommendations:**

1. *Sun City Foundation – Treasurer Borski* – I move to adopt Board Policy #3 titled Guidelines for Investments. No second needed on Committee Recommendations, after the vote, the motion passed its first reading unanimously.
2. *Long Range Planning Committee – Director Kise* – On behalf of the Long-Range Planning Committee, I move that the RCSC Board accept the recommended 10-year Preservation and Improvement Fund (PIF) Forecast. No second needed on Committee Recommendations, prior to the vote, Director Nettlesheim moved to amend the motion to include; move the line-item Lakeview Renovation Initial Design slated in year 2028 to year 2025. Seconded by Treasurer Borski, after further discussion by the Board, the amendment passed 8 to 1 with Director Collins abstained.

The vote was taken on the amended motion, which read: On behalf of the Long-Range Planning Committee, I move that the RCSC Board accept the recommended 10-year Preservation and Improvement Fund (PIF) Forecast and move the line-item Lakeview Renovation Initial Design which is slated in the year 2028 to year 2025. The amended motion passed its first reading 8 to 1 with Director Collins opposed.

**Unfinished Business:**

1. *Director Rough* – I move to amend Board Policy 3 titled Corporate Records as follows: Seconded by Secretary Richtmyre, the motion passed its first reading unanimously.
  - A. The following guidelines must be followed regarding review of corporate records. The process serves to maintain the integrity of RCSC documents while providing access to Members with a legitimate basis for the examination of such records.
    1. A Member wishing to examine corporate records must submit a **completed** [Request for Review of Corporate Records Form](#) to the Corporate Office which states the purpose to be served by the review and an itemized statement of the specific documents to be examined.
    2. ~~Must be a~~ **The** Member **must be** in good standing for at least six (6) months preceding the request for records.
    3. The request must be made in good faith and for a specific purpose. It shall be at the sole discretion of the Board as to whether the Member has a valid purpose for review of the corporate records requested.
    4. If the request is approved, a date, time and place will be set for the review. If the request is denied, the Member will be notified accordingly.
    5. Review of documents must take place under Board or RCSC employee supervision.

6. No original records of the Corporation can be removed from the premises during this process. No marks, notations, erasures, or other defacements will be made on any original document(s).
  7. When information is contained in several documents, only one document at a time may be submitted for review. Return of an examined document will authorize release of the next document for inspection.
  8. After completing review of documents, Members may request to have copies of a particular document **and/or take a photo**, 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.~~
3. **Director Rough** – I move to amend Board Policy #21 titled Membership Documentation Requirements, Section C as follows – Seconded by Director Kise, the motion to passed its first reading unanimously.

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; or
2. a valid Arizona driver's license **and property is not registered with Maricopa County as a rental property** ~~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 out of state photo ID**; 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, as determined by the Board.

Owners who cannot meet the Member documentation requirements shall not be issued a Member Card and shall not receive Member Privileges. Payment of assessments, fees or other charges does not constitute Membership or require issuance of Member Cards. Valid documentation of proof of ownership, identity, **and** age ~~and occupancy~~ is required. A Member Card shall not be issued or activated if payment of all assessments, fees and any and all other charges against the Property and Owners is not current and the documentation requirements have not been met and verified by the Cardholder Services Office. Owners who falsify documents in order to obtain a Member Card shall be subject to suspension of all Member Privileges, including denial of use of any or all RCSC Facilities, and may no longer be considered a Member in good standing.

4. **Director Rough** – I move to amend Bylaws – Seconded by Treasurer Borski, the motion passed its first reading unanimously.

### **Motions Second Reading:**

1. **Finance, Budget and Audit Committee – Vice President McAdam** – I move that the 2025 Operating and Capital Budget be approved as recommended by the Finance, Budget and Audit Committee. No second needed on second readings, the motion passed unanimously.
2. **Director Collins** – On behalf of the Club Organization Committee (COC), I move to amend Board Policy #12. No second needed on second readings, the motion passed unanimously.

President Foster informed the Members that we would address Motion #4 first so we could spend the rest of the meeting addressing Motion #3 and Members could speak.

3. **Vice President McAdam** – I move that the Board set the Access Fee at \$12,000 per lot and grant the General Manager discretion as to the terms of payment of this fee by a builder, owner or developer.  
Prior to the vote, Vice President McAdam made an amendment to strike ~~and grant the General Manager discretion as to the terms of payment of this fee by a builder, owner or developer~~ and it will read: I move that the Board set the Access Fee at \$12,000 per lot **and the final terms are subject to approval by the Board**. Second by Director Collins, after discussion, the vote was taken on the amendment, and it passed unanimously. The vote was then taken on the amended motion which passed unanimously.
4. **Director Collins** – I move that the recommendation by TriArc, the architect engineering firm designing the Mountainview project, regarding the location of the proposed Performing Arts Center (PAC), be accepted. No second is needed on second readings.

Prior to the vote, Director Collins made an incidental motion to postpone this motion indefinitely. Second by Director Kise, after a lengthy discussion by the Directors, the vote was taken to postpone this motion indefinitely and passed 6 to 3 with Vice President McAdam, Treasurer Borski and Secretary Richtmyre opposed.

**New Business:** None

**Next Meeting:** President Foster reported that the next meeting will be the Exchange Meeting on December 9, 2024 at 9:00am in the Sundial Auditorium. The next meeting of the Board of Directors will be on December 19, 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 Foster stated that with no further business, the meeting will be adjourned at 11:10.

Respectfully submitted,

Connie Jo Richtmyre, Secretary