

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee (LRP)
December 3, 2024

Chair Preston Kise called the meeting to order at 8:30am in the Lakeview Center Board Room.

Present: Chair Preston Kise, Co-Chair Tom Foster and Committee Members Candy Ruggiero, Cheri Marchio, Russ Toman, Susan Bjork, Linda Evenson, Bill Loslo, Norm Dickson, Dennis Stokely

RCSC Staff: Support/Finance Sr. Leader Kevin McCurdy

Guests: RCSC Board Director Chris Nettesheim, RCSC Board Candidate Rick Gray, Cardholders Patricia Cramer, John Fast, John Galles

Review/Amend Prior Meeting Summary: The Meeting Summary of November 19, 2024 was accepted with the following two changes:

Page 1, Action Items, 4th Bullet point should read:

- The Business Case Form (BCF) Sub Committee plans to meet with General Manager (GM) D'Luzansky to come to an agreement of using the LRP version of the BCF.

Page 2 at the bottom of the page (just above the subtitle "Update on action Items from the last meeting) remove the word "again". It should read:

- The Sub Committee plans to meet with GM D'Luzansky to come to an agreement on using the LRP version of the form.

Action Items:

- Related to the amendment above, Chair Kise is scheduled to meet with GM D'Luzansky regarding coordinating a meeting with the Business Case Form (BCF) Sub Committee.
- Carry over Action Item from the last meeting: Co-Chair Foster will get further details on the GM's ideas for the four ASU Survey points: Walking paths, scope of the new hire to address Fitness Coordination, social gathering areas, and upscale dining facility.
- Secretary Ruggiero will email the final version of the LRP 2024 Accomplishment Report to Chair Kise for his approval. He will read the report at the next RCSC Board Meeting,
- 2024 motions to the Board document - discussion was tabled until Steve Oaks returns since he is the initiator of the motions.
- A motion was made and passed unanimously for the LRP Committee to make a recommendation to the RCSC Board of Directors to develop a Master Plan for Sun City in 2025.

Old Business:

It was determined from the prior conversations on Chair and Co-Chair voting status on Committee motions that the Chair and Co-Chair would not have voting ability.

It was also determined that any requests by the committee to meet with management should go through the Chair or Co-Chair. It would be at the discretion of the Chair or Co-Chair to approve the committee member (s) going directly to management or if the Chair or Co-Chair would intervene.

Sub Committee Reports:

Business Case Form (BCF) Sub Committee: Nothing new to report.

Trend Analysis (Goal #3) update: Dennis Stokey distributed a draft template of suggestions on how to track usage and cost-by-usage data. Conversation included some ideas:

- Use club usage by attendance rather than by the number of members the club has on their roster. members may sign up to join a club, but never attend.
- Utilization Reports are updated by management and available to the LRP along with additional formatting of the data based on what LRP might need.
- Outdoor activities are easier to track and trend. With inside activities, the member may sign in to a facility once but use multiple activities. A possible cost per square foot of Club space might be useful.
- The point was made to somehow factor in the lower usage which is typical in the hot summer months when some outdoor activity is down and much of the member population is gone.

It was agreed that data should be used as a part of analysis in the decision-making process. Other intrinsic points and desired member amenities would be factored in. Also, using dollar cost per member and/or space might be useful in future decision making. Not to eliminate activities but to expand, remodel, repurpose space as future needs develop.

Question was raised on how data is captured i.e., by hour or day? Is reserved hours or Chartered Club space used vs total open hours?

Update on action Items from the last meeting:

2025 LRP Committee Goals:

- **Goal #1 – Master Plan** – Begin a Master Plan for Sun City.
- **Goal #2 –Gather and Analyze Data**
- **Goal #3 – Process and Report Data Trends** Goal #2 is where the data is gathered from. Goal #3 will be how do we use/implement that data.
- **Goal #4 – Create Implementation Plan for Communication with Management and Board** – Better identify what that is. How do we communicate and educate RCSC Members on important issues. How does LRP collaborate with other committees such as the Outreach and

Communications Committee, Technology Committee, the corporate Marketing Team.

- **Goal #5 – 10-20 Year PIF / CIF Forecast and Business Case Form (BCF) Process and Review**– is an ongoing goal with several Sub Committees being formed. The 5 Year Plan Team created in 2024 with members consisting of representatives of LRP and Budget & Finance Audit Committee will continue as an ongoing team.

Master Plan:

Suggestion was made to bring in the guest from Colorado who spoke to the committee a couple of years ago about how to develop a Master Plan skeleton / template and what the scope should be.

One of the guests said he went to the Sun City West website and was able to pull out their Master Plan. It might be useful when a template or outline is being created.

Initial thoughts were that the Master Plan should include trending, data analysis and have community input. The plan should document steps taken and detail the basis for decision processes.

The committee agreed that the Lakeview remodeling project should be a top priority in 2025. Data already researched and gathered should be compiled and a Master Plan for Lakeview should be created from that point.

The committee also strongly agreed that the Master Plan development should not delay the Mt. View project. It was suggested to leave that project out of the Master Plan all together as to not slow down the project any further.

- A side discussion regarding the interim upkeep of Mt. View. It was noticed that the facility is in a state of disrepair and an embarrassment to the community. The point was acknowledged and noted that this is out of the responsibility of the LRP Committee.

Lakeview PIF Funding:

There was discussion based on Chair Kise polling of the committee at the end of the last meeting on their thoughts of moving the \$1M forecasted in 2028 for the Lakeview Center Remodel Project to be moved into the 2025 Forecast. The funding could be used to build a Site Plan for the project.

Expenses for a Master Plan cannot come out of PIF dollars as the project does not meet PIF qualifications. The expenditure would have to come out of CIF funds and those funds have already been approved in the 2025 Budget.

New Business:

Adjournment: The meeting adjourned at 10:15am.

Next Meeting: January 07, 2025 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary