

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee (LRP)
February 4, 2025

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

Present: Chair Jim Rough and Committee Members Candy Ruggiero, Russ Toman, Susan Bjork, Linda Evenson, Norm Dickson, Dennis Stokely, Steve Oaks, Gary Osier

RCSC Staff: Support/Finance Sr. Leader Kevin McCurdy

Guests: RCSC Board Director President Tom Foster, Vice President Chris Nettesheim, Directors Rick Gray, RCSC General Manager Matthew D'Luzansky, Cardholders Tom Marone, Dennis McMillen, John Fast, Jean Totten

Review/Amend Prior Meeting Summary: The Meeting Summary of January 21, 2025 was accepted presented.

Action Items:

- Susan Bjork will work with Chair Rough on drafting a “scope of work” for the Master Plan to be presented at the next Long Range Planning Committee (LRP) meeting on February 18, 2025.
- RCSC Board President Tom Foster met with Support/Finance Sr. Leader, Kevin McCurdy to find funding for the proposed Master Plan. That funding can be mentioned with any recommendation for a master plan forwarded by the LRP to the Board.
- No information is available yet from the consultant, TriArc, from the January 27, 2025 member meeting where there was discussion/suggestions on the remodeling of Mountainview. Results from the online survey are also not available yet.
- Dennis Stokely will work with new member Gary Osier to draft an executive summary of the points in the Trend Analysis of Center usage chart that Dennis presented. The Summary will outline the criteria used to produce various data.
- Steve Oakes volunteered to draft an executive summary and put it at the beginning of the Business Case Form (BCF) that has already been worked on and add the funding quote information to the back of the form.

The amended form will be sent to the committee members for review and discussion at the next LRP Committee meeting.

- Chair Rough emailed the announcement that the LRP Committee is looking for RCSC Members who have an interest in joining the committee. Several interested people have come forward.

Chair Rough will send the CV's or resumes to the Committee Members for review.

- 2025 Goals will be further identified and LRP members will volunteer for the various Sub Committees.
- Linda Everson will email each of the committee members an updated PIF forecast based on information from the 5-Year Planning Team she is a member of. Each member will review the updated Forecast and reply with any comments/questions they may have.
- Steve Oaks will draft a list of potential amenities to be included in the remodeling of the Mountainview Center based on previous surveys from members, input from TriArk (if available) and previous recommendations. (Added Goal #6 for 2025)

Old Business:

Chair Rough gave an update on some of the open action/recommendation items carried forward from 2024:

- **Fitness Coordinator:** Fitness Coordinator & Wellness Coordinator proposed to budget process in the 2026 Budget.
- **Upscale Dining:** Chair Rough visited the restaurant at Grand and spoke to the owner regarding the setup and popularity of Angela's Kitchen. The owner showed interest in "expanding" and visited several of our facilities. Willow Creek was identified as a desirable location. Further discussion will explore what the contract would contain.
- **Walking Paths:** TriArc has indicated they could include walking paths in the design for the remodeling of the Mountainview Center.
- **Social Gathering Spots:** Further consideration was given to identify areas in several of the Centers where a small social gathering setup could be placed. The idea of contracting with an outside "coffee cart" vendor was discussed with several candidates being mentioned.

Sub Committee Reports:

Survey Sub Committee: The need for member surveys should be conducted on a continuous basis to get feedback from our membership on amenities at each of our centers. Use of census data was suggested as a starting point.

Trend Analysis: Sub Committee member Dennis Stokely and Gary Osier will draft an executive summary highlighting how the usage data was gathered and criteria for analysis.

Discussion followed that the community should be looked at, not only by the neighborhood, but the community as a whole. Fitness Centers continue to be a discussion point of how the membership would "travel" to go to a center (Mountainview) to use a state-of-the-art fitness center. Consideration should be given to monies invested in the future for repair and upgrading of other fitness centers.

Business Case Form (BCF) Sub Committee: The BCF for the Riverview Maintenance Building will need some additional information added to it. Steve Oakes volunteered to draft an executive summary and put it at the beginning of the form and add funding quote information to the back of the form. The amended form will be sent to the committee members for review and discussion at the next LRP Committee Meeting.

Committee Motion: A motion was made and seconded with a unanimous vote to put forward the following LRP Committee recommendation:

“The LRP Committee recommends to the RCSC BOD to approve the Riverview Maintenance Building as discussed at the Committee meeting held February 04, 2025 addressing costs and materials subject to background and research data estimates included for review.”

2025 LRP Committee Goals:

- **Goal #1 – Master Plan** – the funding for developing a Master Plan for RCSC facilities has been identified. The next step would be to develop a “scope of work” to move forward in vetting a contractor to help put the Master Plan together.
- **Goal #2 – Gather and Analyze Data** – Dennis Stokely and Gary Osier will team up and complete an executive summary of the data that has been gathered so far.
- **Goal #3 – Process and Report Data Trends** – Goal #2 is where the data is gathered from. Reported by Dennis Stokely and Gary Osier as above.
- **Goal #4 – Create Implementation Plan for Communication with Management and Board** – Open for discussion at the next LRP meeting.
- **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. The Clubs Organization Committee (COC) has been added to that team.

Members on the 2025 5-Year Plan Team representing the LRP Committee were named: Linda Everson and Norm Dickson (maybe Steve Oaks) will continue on, and Russ Toman volunteered to be added. It was noted that LRP Committee member Dennis Stokely will represent the COC.

- **Goal #6 (added for 2025)** – Revisit the scope of the amenities planned for the Mountainview remodeling.
- **Goal #7 (added for 2025)** – Using data available from Card Holder Services and the outline of questions used by Sun City West, better define the demographics of our current membership as well as forecasting the need of the younger generation who will be moving in to Sun City.

A comment was made that there should be a closer relationship between RCSC and SCHOA. Buying homes in Sun City is key to keeping our community and our budget healthy. It also might be a good idea to bring Real Estate Agents into this loop as well.

New Business:

LRP Committee Meetings During the Summer Months: A question came up whether or not the LRP Committee should meet during the summer. Should twice a month continue or just once a month? This will be decided at a future meeting.

Next Meeting: March 4, 2025 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary