

**RECREATION CENTER OF SUN CITY, INC.**  
**Long Range Planning Committee**  
**May 14, 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, Dennis Stokely, Cheri Marchio, Russ Toman, Bill Loslo, Norm Dickson, Steve Oaks

**Guests:** Board President Kat Fimmel, Board Director Chris Nettesheim and Cardholders Patricia Cramer, John Fast, Tom Marone, Gary Osier, John Bressett, Susan Bjork, Lori Ellingson

**Review/Amend Prior Meeting Summary:** The Meeting Summary of April 9, 2024 was accepted as presented.

**Action Items:**

- **Town Hall meeting October 10<sup>th</sup>:** Chair Kise will check with the Board of Directors to get their view(s) on who the appropriate committee would be to coordinate and host the Town Hall Meetings.
- **New Board Policy for “the process”:** Co-Chair Foster will continue to refine the draft of Board Policy 16 (BP#16) with input from the appropriate stakeholders.

Chair Kise, Co-Chair Foster and Dennis Stokely will work together to integrate a “communications” process into BP#16.

- **Lakeview Remodeling Project:** LRP Committee will attempt to lead the process to consider a draft plan for the remodeling project.
- **Draft Template for PIF / CIF Future Projects:** Chair Kise has a template that might be suitable as a starting point for a template to use for future projects. Norm Dickson volunteered to work on the draft and present it to the LRP Committee. Two guests at the meeting also said they had similar products and said they would forward to LRP.

Cherri Marchio, Steve Oakes and Russ Toman will work on the draft of a “Business Case Form.”

- **Scoring Matrix:** Norm Dickson and Bill Loslo will work on a Scoring Matrix that will be a guideline for prioritizing requested projects which would affect the PIF and CIF in the future. Guest Gary Osier said he had a template for it from work that was done by the committee about 8 years ago.
- **Electric Charging Stations:** Steve Oakes will provide some research on the feasibility and cost of putting Electric Charging Stations at select centers.

## **Update on action Items from the last meeting:**

- 1) ***“The Process”*** - Co-Chair Foster presented a draft of BP#16. BP#16 outlines “the process” of requests that would affect PIF / CIF in the future and what that request process would be. Co-Chair Foster reviewed pages added to the back of the draft that showed a proposed matrix of priorities such as legal and safety, wants and wishes and how it might affect the PIF / CIF in the 5 – 10 Year Plan. It also detailed which committee would review the projects (LRP / Finance, Budget & Audit / COC).

It was agreed that “the process” should include a detailed description as well as supporting documentation. The committee agreed that the research should be done by the requesting party and not by the LRP Committee.

A suggestion was made that a dollar cost level be established to determine those to whom the request should go. (i.e., smaller dollar amounts, those projects could be reviewed and decided by the Club Organization Committee (COC).

A Guest commented that DRAFT was not across the new pages that showed the reporting and prioritizing matrix(s). Because of the sensitivity of the information, Co-Chair Foster asked for all copies to be given back and not to be taken out of the room.

Another Guest commented that RCSC should get professional help with “the process.” Chair Kise said that Management was in the process of doing that.

- 2) ***Town Hall Meetings*** - Dennis Stokely made a recommendation to the Outreach & Communications Committee that they should be the host and collect information and coordinate the presentations for future Town Hall Meetings. The committee was hesitant to take on that responsibility. Chair Kise will approach the Board to get their view on who should be the host and coordinator.

It was noted that the Finance, Budget & Audit Committee was planning a Town Hall Meeting to present the 5-Year Plan to the members.

## **Sub Committee Monthly Reports:**

### **Goal #1 – 5-Year Plan (Tom Foster, Linda Evenson, Norm Dickson)**

In addition to the discussion already noted in this summary, there was lengthy discussion on the delay in getting the Reserve Study completed by RCSC Management. The report is targeted to be completed by the end of May. This study, which will detail the schedule of maintenance and replacement as well as the life expectancy of each RCSC asset will impact the PIF and CIF. This will potentially impact the 5-Year Plan moving out to the 10-Year Plan.

### **Goal #2 – LRP / ASU Analysis for Recommendations (Cheri Marchio, Russ Toman, Steve Oaks, Candy Ruggiero) COMPLETED**

### **Goal #3 – Create Process and Reporting for Trend Analysis (Dennis Stokely, Tom Foster)**

No update.

**Goal #4 – Create Implementation Plan for Communication with Management and Board (Norm Dickson, Cheri Marchio)** In process as discussed in this summary.

**Goal #5 – Draft Plan for 5-10 Year Capital Projects and PIF (Linda Evenson, Russ Toman, Tom Foster, Dennis Stokely)** See notes for Goal #1.

#### **Old Business:**

- The formation of a Joint Committee (formerly called Executive Committee. A name change was recommended.) is still being considered. The priority is to get the “process” in place first.
- It was brought up that the committee was looking at an outdated 2021 PIF schedule. An updated PIF schedule should be available in a couple of weeks. The committee is committed to producing a recommendation for a 5-Year plan but putting the budget “process” in place is considered the priority. The committee will look at the PIF / CIF revised schedule next year and make recommendations based on what the new “process” outlines as the committee’s responsibilities.

#### **New Business:**

**Electric Charging Stations:** The Technology Committee sent a request to the LRP Committee to consider putting Electric Charging Stations at select centers. After some discussion, Steve Oakes volunteered to gather some research and report back to the committee.

**Bell Center Indoor Spa:** It is estimated that the cost to fix the indoor spa at the Bell Center would be about \$650,000. Because of humidity damage, the spa would require significant renovation. A suggestion has been presented to rehabilitate the spa into an indoor / outdoor spa (with a cover). It was recommended to get a feel from Management for what the members want. It appears that indoor spas don’t get as much use as the outdoor spas. There are also indoor spas already at the Sundial Center and the Lakeview Center.

Also, would there be a better use for the space if the spa were eliminated all together?

**Quail Run Golf Course Renovation:** A material amount of the PIF Budget is being allocated to the water reduction requirements from Arizona Department of Water Resources (ADWR). In an effort to show RCSC good will in complying to the ADWR mandates, period projects (like the lake renovation) have been planned. The next project is the renovation of the Quail Run Golf Course. An estimated \$5.6 has been allocated to reducing the irrigation / watering system and elimination of grass areas that do not need watering. An architect is in the process of working up a plan with an expected proposal in June with work starting by the end of the year.

A previous recommendation by the Survey Sub Committee was to put a walking path at Quail Run. This may be an appropriate time to consider incorporating that recommendation in the renovation plans.

**Purchase of Property at 111<sup>th</sup> and Thunderbird:** Several considerations are being looked at in the decision making of the purchase of the property including:

- The cost of fixing water damage and other damage that may have been caused by non-occupancy.
- Use of the space and cost to renovate.
- Future cost to maintain the facility
- Parking space renovations.
- What might go in there if RCSC does not buy the property (community consideration).

The Committee then went into Executive Session and guests were asked to leave.

**Adjournment:** The meeting adjourned at 11:00am.

**Next Meeting:** June 11, 2024 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary