

RECREATION CENTER OF SUN CITY, INC.
Long Range Planning Committee
June 4, 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, Steve Oaks (remotely), Linda Evenson (remotely)

Guests: Board President Kat Fimmel, Board Vice President Karen McAdam, Support/Finance Sr. Leader Keving McCurdy and Cardholders John Bressett, Susan Bjork

Review/Amend Prior Meeting Summary: The Meeting Summary of May 14, 2024 was accepted as presented.

Action Items:

Town Hall meeting - The Finance, Budget & Audit Committee is planning to host the next Town Hall meeting.

Revised Board Policy 16: Co-Chair Foster discussed the recent changes to the draft. The revised BP16 is about ready to be presented to the Board. (See notes below.)

Develop 2 Member Surveys: The LRP Survey Sub Committee will start developing Member Surveys to get input on EV Charging Stations and utilization of space now occupied by the indoor spa at the Bell center. (Cheri Marchio, Steve Oaks, Russ Toman, Candy Ruggiero)

Business Case Form: Updates in process. Suggestion was made that the Business Case Form could be used as part of the history of the decision-making process of the proposed project. RCSC Member Susan Bjork has been a valuable resource for the input in the revisions. (Cherri Marchio, Steve Oakes and Russ Toman)

Scoring Matrix: Tabled by Bill Loslo in Norm Dickson's absence.

Update on action Items from the last meeting:

Board Policy 16 "the process" - Co-Chair Foster outlined the recent updates made to the BP-16:

1. Management is responsible for the preparation of the Annual and Five-Year budget;
2. The Finance, Budget & Audit Committee is responsible for reviewing the proposed Annual and Five-Year Budget;
3. Management and the Clubs will request that the Finance, Budget & Audit Committee review requests for CIF funding;
4. The Finance, Budget & Audit Committee will recommend to the Board the CIF projects included as part of the Annual Budget;
5. The Finance, Budget & Audit Committee is responsible for recommending the Annual budget to the Board for approval;

6. The Five-Year Budget exists as a planning document but is not approved by the Board;
7. The Long-Range Planning Committee (LRP) reviews PIF requests from Management and/or Clubs;
8. Annually the LRP Committee prepares a Ten-Year PIF schedule for the Board, but the Board does not approve the PIF schedule. It is a schedule and cost estimate of future projects.
9. As PIF funding is required, the LRP Committee brings the request to the Board with a recommendation to fund or not fund the PIF project based on the screening/review process that the committee completed. The PIF does not need Board approval. The Board approves/disapproves funding for the project as they come due.

A question was brought up by one of the guests as to the timing of presenting the revision to the Board. A proposed timeline was to present the recommendation at the September Board Meeting with it being adopted in October / November 2024.

The proposal to give the Clubs Organization Committee (COC) more responsibility to oversee club requests was again discussed. The COC Committee would be allocated a certain percentage of the budget to approve and fund smaller club requests. Any requests that were building or infrastructure related would have to go through management.

Town Hall Meetings – The Finance, Budget & Audit Committee is planning the next Town Hall Meeting.

Bell Spa Renovation – It has been decided not to renovate the indoor spa at Bell cost consideration and usage were determining factors. It was suggested by the LRP Committee to poll the membership as to what they would like to see in that space. The LRP Survey Sub Committee will develop a second survey to gather input from the members.

Sub Committee Monthly Reports:

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

Support/Finance Sr. Leader Kevin McCurdy reported that the 5-Year Plan was ready to be distributed to the 5-Year Plan Team. A meeting will be coordinated with the Team and General Manager Matthew D'Luzansky.

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) No update.

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:

Business Case Form: There is currently no official form used by Management or the COC Committee to initiate club, committee and / or member requests. An official form would give continuity to the process.

Using the Business Case Form created by Steve Oaks as a test model to explore the possibility of installing EV Charging Stations at selected Centers, the LRP Survey Sub Committee will develop a Survey to gather data on member interest and possible usage.

The second survey to be developed will gather input from members on what they would like to see put into the space that will become available at the Bell Center when the indoor spa is removed.

2021 PIF vs 2024 PIF: It was brought up that the committee was looking at an outdated 2021 PIF schedule. Support/Finance Sr. Leader Kevin McCurdy commented that there really is not that much difference between the 2021 PIF and the current plan.

Quail Run Golf Course Renovation: The budgeted amount for Quail Run Golf renovations is higher than forecasted because of Arizona Department of Water Resources (ADWR) mandates. Work on this project will continue to be planned. These renovations may serve as a model for the next renovation planned at the South Golf Course.

Purchase of Property at 111th and Thunderbird: The property value has been assessed and an estimate of what the renovation costs might be. A counteroffer bid is being considered.

There is not enough parking available. Approximately 20% of the property would have to be allocated for parking spaces to bring it to code.

A cost evaluation will be done to compare the cost of Corporate Office space renovation at the Lakeview Center vs cost of renovation at the 111th Avenue property. As well as determining what could be done with the space at Lakeview if the Corporate Offices were moved.

The concern of “isolating” the Corporate Offices from the membership was discussed. The idea of putting a “Café” on the property with a social gathering atmosphere might invite members to visit the location more frequently.

New Business: Explore future revenue generating possibilities. Possible use of the Sun City Foundation.

Adjournment: The meeting adjourned at 11:30am.

Next Meeting: June 18, 2024 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary