

**RECREATION CENTER OF SUN CITY, INC.**  
**Long Range Planning Committee**  
**June 18, 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, Steve Oaks (remotely), Linda Evenson (remotely)

**Guests:** Board President Kat Fimmel, Board Vice President Karen McAdam, Director Jim Rough, Support/Finance Sr. Leader Keving McCurdy and Cardholders Tom Marone, Gary Osier, Mike Wendel, Susan Bjork

**Review/Amend Prior Meeting Summary:** The Meeting Summary of June 4, 2024 was accepted as presented.

**Action Items:**

**Develop 2 Member Surveys:** The survey software, Mail Chimp is being considered to distribute emails to Recreation Centers of Sun City (RCSC) Members. Since members must opt in to emails, there may be limited distribution. Availability of paper surveys such as was done with the Arizona State University (ASU) Member Survey earlier in the year was discussed. Other forms of communicating the future surveys will be explored. (Cheri Marchio, Steve Oaks, Russ Toman, Candy Ruggiero)

**Business Case Form:** Cheri Marchio will draft a Cover Sheet for the Business Case Form to give the initiator guidance in completing the form.

**Golf Expenditures:** The Committee asked for a better breakdown of the expenditures for each of the Golf courses both for Arizona Department of Water Resources (ADWR) compliance and upgrading some of the courses. The Committee asked if Golf Sr. Leader Brian Duthu could provide this and attend the next Long-Range Planning (LRP) Committee meeting on July 2<sup>nd</sup> to discuss the numbers.

An idea for consideration was the consolidation of all golf maintenance into one facility. This might facilitate better use of staff as well as having all the equipment in one location to disburse as needed to each golf course. (Possible use of the Business Case Form?)

**Draft a Motion to the Board:** Cheri Marchio will send an email to the LRP Committee Members to draft a motion to the Board to get the Sun City Foundation working to its full capacity for grants, gifts, bequests, etc., and add additional funding streams other than assessments.

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

**Board Policy 16 “the process”** - Co-Chair Foster will put the motion to amend BP#16 on the June 27, 2024 Board meeting agenda for the first reading and vote.

**Bell Spa Renovation** – No new updates were discussed for the member survey on what might be done with the space after it is demolished.

## **Sub Committee Monthly Reports:**

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

Support/Finance Sr. Leader Kevin McCurdy presented the current Preservation & Improvement Fee (PIF) Plan and the results of the Reserve Study. ADWR / Golf upgrades were the biggest topic of discussion and numbers were adjusted on the PIF plan based on the committee's agreement not to spend/project money out based on the fluctuations in ADWR mandates.

### **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: (Cheri Marchio, Steve Oakes and Russ Toman)**

The Business Case Form is finalized enough to be used with some test cases. ADWR mandates, having the Club Organization Committee (COC) use the form for the Best Friends Dog Club request and the Thunderbird property were a few of the scenarios suggested. There was discussion on the complexity of the form and what difficulties the initiator of the request might have in completing it.

There was general consensus that each Business Case will have various levels of complexity and the form serves as a guide and history of the request. At each stage of the requested project, the Business Case Form would be handed off to the appropriate area for further development, i.e., management might have to do some cost analysis or suggest an outside consultant.

It was suggested that a cover sheet be drafted to be included with the Business Case Form to give initial guidance for the initiator. Cheri Marchio will draft the cover sheet.

**Purchase of Property at 111<sup>th</sup> and Thunderbird:** A bid has been submitted. Waiting for a response. Some ideas were discussed on possible use of the property and phasing the demolition and remodeling of the property over a couple of years.

Combining use of the property in conjunction with the remodeling of the Lakeview property had possibilities. Moving the Corporate Offices out of Lakeview while the remodeling was being done would incur rental costs and/or bringing in temporary trailers would incur additional costs as well. Those extra temporary costs could be offset by a permanent move to the Thunderbird property.

The Thunderbird property would become the hub for all RCSC Member services with one place to go for everything.

**Grant Monies:** Support/Finance Sr. Leader Kevin McCurdy commented that a grant of \$525k was recently received from the Tourism Board for the Turf Reduction projects at several of our golf courses. Exploring opportunities to get grant monies is an area that should be expanded. Conversation with the Sun City Foundation brought philosophical differences up as to the scope of the Foundation. The Foundation was not willing to expand their scope beyond helping low-income residents pay their annual assessments. The Sun City Foundation also had a difference of thought as to their responsibilities to reporting to and accountability to the RCSC Board of Directors.

The Committee agreed that this topic needs further discussion between the RCSC Board of Directors and the Sun City Foundation. Cheri Marchio will send an email to the LRP Committee Members to draft a recommendation to the Board to get the Sun City Foundation working to its full capacity for grants, gifts, bequests, etc., and add additional funding streams other than assessments.

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

**Next Meeting:** July 09, 2024 at 8:30am - Lakeview Board Room

Respectively Submitted,

Candy Ruggiero, Secretary