

**RECREATION CENTERS OF SUN CITY, INC.  
BOARD MEETING MINUTES**

**October 31, 2024**

At the Board meeting called to order by President Foster at 9:00am on October 31, 2024 at Sundial Auditorium, the following took place:

**PRESENT:** Tom Foster, President; Karen McAdam, Vice President; Connie Jo Richtmyre, Secretary; Anita Borski, Treasurer and Directors Preston Kise, Jim Rough, Chris Nettesheim, Kat Fimmel, Steve Collins

**ALSO PRESENT:** Matthew D'Luzansky, General Manager; Kevin McCurdy, Support/Finance Sr. Leader; Brian Duthu, Director of Golf; Mike Dirmyer, Non-Golf Sr. Leader; Debbie Giles, Assistant to GM; Marcia Johnson, Board Coordinator; Allen Kleinhans, Doreen Rafferty, Miguel Jackson & Carla Young Audio/Video Engineers; 73 RCSC Cardholders and 1 member(s) of the press

**ABSENT:** Mike Wiprud, Facilities Sr. Leader

**Pledge of Allegiance:** Everyone stood for the Pledge of Allegiance.

**Board Quorum:** Secretary Richtmyre verified that a Board quorum was present.

**Approval of Agenda:** The Agenda was approved as presented.

**Approval of Minutes:** With no questions noted, the Minutes of the September 26, 2024 Board Meeting were approved as presented.

**Treasurers Report:** Treasurer Borski read the Treasurers Report, and the Treasurers Report was filed for audit.

**Management Report:** With questions answered in the Management Report, the report was accepted as presented.

**Committee/Liaison Reports:**

Treasurer Borski, Liaison for the Sun City Museum announced that they are looking for Docents. They have had to reduce their hours because they don't have enough to run the office. A Docent is a person who gives tours and answers questions about Sun City. If you have an interest please reach out to me or the Sun City Museum.

Secretary Richtmyre reminded the members that the US Open of Lawn Bowl will start on November 1<sup>st</sup> and runs for two weeks. The opening ceremonies will be held at the Lakeview Center.

Director Nettesheim, Chair of the Outreach and Communications Committee and Co-Chair of the Technology Committee reported that the committees have been discussing the new website and have agreed to work together starting in November. Each committee will attend both meetings with the website being the primary focus through January. Members are welcome to attend these meetings as guests.

### **Recreation Center update Report-General Manager D'Luzansky:**

Thank you for being here, and a big howdy to all of those who will watch this on the internet, or via our website.

The cool weather is here, with even more to come soon.

Here are a few items that you may find of interest:

1. Concerning the Mountain View (MV) and Performing Arts Center (PAC) Project - A Planning Session will follow this Board Meeting.

During the Planning Session our Architects and Engineers firm TriArc, will give a brief presentation with an overview of the Performing Arts Center (PAC) location selection process, followed by their final recommendation for the PAC, with supporting rationale.

2. Budget work has concluded, and recommendations have been given to the board. Thanks to all the hard work from the team, committees, clubs and centers, golf, and the facilities and finance folks, thanks for making this the most robust and transparent budget process ever! Thank you! Thank you!

3. Earlier this month the Oakmont pool was completed in time for the water volleyball tournament and the new Sun Bowl Softball Facilities had a grand opening. Both events were a success with good turnout and fun for all.

4. Punch Cards sales have resumed, and sales are going well.

5. The library lease, signed by RCSC in the beginning of September is progressing through Maricopa County Library District (MCLD) and the County. This week we responded to MCLD questions and are waiting on them to complete and send the fully executed lease.

6. The Fairway Entrance Project has been completed. Thanks for your patience, it is well received and offers a much better view of the entry doors.

7. The Arts and Crafts Festival is all set for the Friday and Saturday after Thanksgiving, that is November 29 and 30. Special Event Insurance and Maricopa County Sheriff's Office (MCSO) Security are in place and golf carts have been reserved.

8. The Sundial Concert Series season ticket sales end tomorrow. Sales are going well. Single show tickets sales start on Monday, November 4. The twelve-show line up is outstanding, and enthusiasm is high, it should be a great season.

9. At Viewpoint Lake the last two larger lighted fountains are being installed, so all four will be new and in the next week or two - sport fish will be stocked.

As usual there is a lot going on here, much to choose from.

### **President Comments:**

President Foster announced that there was a misunderstanding published in the Independent newspaper related to the increase of the annual assessments' history. Golf has had no increase in the last couple of years, not our annual assessment. My understanding is that it has been corrected and a correction published on this.

### **Consent Agenda Items:**

1. Name change from the "Zumba Club" to the "Step to Music Club" per club request. Motion was made by Director Collins to approve the name change. Second, by Director Nettesheim, the motion passes unanimously.

### **Committee Recommendations:**

1. **Finance, Budget and Audit Committee – Vice President McAdam** – I move that the 2025 Operating and Capital Budget be approved as recommended by the Finance, Budget and Audit Committee. No second needed on Committee Recommendations. After the vote, the motion passes its first reading unanimously.

### **Unfinished Business:**

1. **Director Collins** – On behalf of the Club Organization Committee (COC), I move to amend Board Policy #12. No second needed on Committee Recommendations. After the vote, the motion passes its first reading 8 to 1 with Director Kise opposed.
2. **Director Rough** – I move to amend Board Policy 3 titled Corporate Records as follows:  
Prior to voting, a motion was made to postpone the motion till the November 21, 2024 meeting. Seconded by Director Kise, the motion to postpone passes unanimously.
  - A. The following guidelines shall be followed regarding review of corporate records. The process serves to maintain the integrity of RCSC documents while providing access to Members with a legitimate basis for the examination of such records.
    1. A Member wishing to examine corporate records ~~must~~ shall submit a completed [Request for Review of Corporate Records Form](#) to the Corporate Office which states the purpose to be served by the review and an itemized statement of the specific documents to be examined.
    2. ~~Must be a~~ The Member shall be in good standing for at least six (6) months preceding the request for records.
    3. The request ~~must~~ shall be made in good faith and for a specific purpose. It shall be at the sole discretion of the Board as to whether the Member has a valid purpose for review of the corporate records requested.

4. If the request is approved, a date, time and place ~~will~~ shall be set for the review. If the request is denied, the Member ~~will~~ shall be notified accordingly.
  5. Review of documents ~~must~~ shall take place under Board or RCSC employee supervision.
  6. No original records of the Corporation ~~can~~ shall be removed from the premises during this process. No marks, notations, erasures, or other defacements ~~will~~ shall be made on any original document(s).
  7. When information is contained in several documents, only one document at a time may be submitted for review. Return of an examined document ~~will~~ shall authorize release of the next document for inspection.
  8. After completing review of documents, Members may request to have copies of a particular document ~~and/or take a photo~~, which may or may not be granted by the Board. ~~There may be a charge for copies and such other additional charges as permitted by law.~~
3. **Director Rough** – I move to amend Board Policy #21 titled Membership Documentation Requirements, Section C as follows – Prior to voting, a motion was made to postpone the motion till the November 21, 2024 meeting. Seconded by Treasurer Borski, the motion to postpone passes 8 to 1 with Secretary Richtmyre opposed.
- C. Occupancy: Each individual qualified by ownership and age, must also qualify as occupying the Property as their primary Arizona residence, by providing one of the following:
1. a valid Arizona driver’s license having the same address as the Property for which a Member Card is sought; or
  2. a valid Arizona driver’s license ~~and property is not registered with Maricopa County as a rental property having an address farther than seventy-five (75) miles from Sun City, Arizona;~~ or
  3. a valid out-of-state or out-of-country driver’s license ~~or out of state photo ID;~~ or
  4. if no valid driver’s license is available, any government issued identification with the individual’s name and address of the Property for which a Member Card is sought. An additional form of identification with a photo is required when the government issued identification does not contain a photo.
  5. Owners who misrepresent themselves as an occupant of a Property shall be subject to suspension of Member Privileges. This suspension automatically extends to all Owner(s) of said Property, as well as any occupants of any other Properties owned by such Owner(s) including denial of use of any and all RCSC Facilities, as determined by the Board.

Owners who cannot meet the Member documentation requirements shall not be issued a Member Card and shall not receive Member Privileges. Payment of assessments, fees or other charges does not constitute Membership or require issuance of Member Cards. Valid documentation of proof of ownership, identity, ~~and~~ age ~~and occupancy~~ is required. A Member Card shall not be issued or activated if payment of all

assessments, fees and any and all other charges against the Property and Owners is not current and the documentation requirements have not been met and verified by the Cardholder Services Office. Owners who falsify documents in order to obtain a Member Card shall be subject to suspension of all Member Privileges, including denial of use of any or all RCSC Facilities, and may no longer be considered a Member in good standing.

4. **Director Rough** – I move to amend Bylaws – Prior to voting, a motion was made to postpone the motion till the November 21, 2024 meeting. Seconded by Director Nettesheim, the motion to postpone passes unanimously.

### Motions Second Reading:

1. **Director Kise** – I move based on the Long-Range Planning Committees (LRP) recommendation, that in addition to providing critical assistance to RCSC Members, the Sun City Foundation be tasked to broaden their goals to work within its full capacity to obtain grants, gifts and bequests to aid in the building of additional RCSC funding streams. No second needed on second readings. After the vote, the motion passes its second reading 8 to 1 with President Foster abstained.
2. **Director Rough** – I move to amend Board Policy 2 titled Senior Management as follows- No second needed on second readings. After the vote, the motion passes its second reading unanimously.

#### A. Senior Management:

- ~~1. Senior Management is responsible for directing, coordinating and overseeing financial management, operations and personnel of the Corporation.~~
  1. Senior Management is responsible for the day-to-day operations of the Corporation. ~~and enforcing the Corporate Documents.~~
  2. Senior Management is given authority by the Board to make decisions to meet their responsibilities, to include any and all expenditures, so long as such expenditures are maintained within the guidelines of the approved annual budget **and in accordance with the Corporate Documents.**
  3. Senior Management has the authority and responsibility to implement policies, procedures, rules and regulations covering day-to-day operations and personnel provided that such are compatible with the Corporate Documents.
  4. Senior Management is responsible for maintaining the confidentiality of any and all business of the Corporation where confidentiality is required.
3. **Director Rough** – I move to adopt Board Policy #4 titled Roberts Rules of Order (RONR). This policy adopts the way the Board will use RONR through the special rules of order allowed. Prior to voting, a motion was made to table this motion. Seconded by Director Collins, the motion to table passes unanimously.

4. **Director Rough** – I move to amend Board Policy #6 titled Corporate Privacy Policy as follows: No second needed on second readings. After the vote, the motion passes its second reading unanimously.

The Recreation Centers of Sun City, Inc. is required to obtain personal information from Owners and Cardholders in order to conduct normal business. It is the Corporation's objective to protect the privacy of that information. Only organizations that perform a recognized beneficial service to the Owners and Cardholders (i.e., Sun City Posse, Sun City Fire Department, Sun City Homeowners Association, and the Sun City Foundation) may, at the discretion of the Board or Senior Management, receive limited information.

5. **Director Rough** – I move to amend Board Policy # 20 titled Sun City Foundation. No second needed on second readings. After the vote, the motion passes its second reading unanimously.
6. **Director Rough** – I move to amend Board Policy #32 titled General Manager. No seconds needed on second readings. After the vote, the motion passes its second reading unanimously.

**New Business:** None

**Next Meeting:** President Foster reported that the next meeting will be the Exchange Meeting on November 11, 2024 at 9:00am in the Sundial Auditorium. The next meeting of the Board of Directors will be on November 21, 2024, at 9:00am in the Sundial Auditorium. The next Annual Meeting is March 11, 2025 at 6:00pm in the Sundial Auditorium.

We will be having a planning session here following this meeting. For those who may not be familiar with planning sessions, these are held in accordance with Article 5 Section 5 of our Bylaws. The planning sessions are held when there is a need to inform the membership or the board regarding matters that may impact the community. This particular planning session was scheduled so that TriArc who is the architect engineering firm that is designing the Mt. View project could make their first presentation on the project to the membership. TriArcs presentation today will focus on the Performing Arts Center (PAC) and will conclude with their final recommendation for the PACS location including their supporting rationale. While the membership is encouraged and invited to attend the planning session, per the Bylaws, this is a presentation intended only to inform the members and no comments from the members will be taken during that particular session.

**Adjournment:** President Foster stated that with no further business, the meeting will be adjourned at 10:20 and reconvene at 10:30 am for the Planning Session.

Respectfully submitted,

Connie Jo Richtmyre, Secretary