



BOARD MEETING SUMMARY

A report by the Board of Directors of the Recreation Centers of Sun City, Inc. designed to keep members of the community informed of the outcome of Board meetings as soon as possible following the meeting.

At the Board Meeting, called to order by President Foster at 9:00am on November 21, 2024, at Sundial Auditorium the following took place:

PLEDGE OF ALLEGIANCE:

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 Golf Sr. Leader, Mike Dirmyer, Non-Golf Sr. Leader; Mike Wiprud, Facilities Sr. Leader, Debbie Giles, Assistant to GM; Marcia Johnson, Board Coordinator; Allen Kleinhans, Doreen Rafferty Miguel Jackson & Carla Young Audio/Video Engineers; 390 RCSC Cardholders and 1 member(s) of the press

ABSENT:

- **Approval of Agenda:** Prior to approval of the Agenda, President Foster explained to the members that due to the topics and number of members signed up to speak, that he will ask for a motion to adjourn the meeting by 1:00pm today and we may have to reconvene at another date.
Director Nettesheim moved to amend the agenda to fix the time to adjourn to 1:00pm and if necessary, we will reconvene on Monday, December 2nd. The motion passed 8 to 1. The Agenda was approved as amended.
- **Approval of Minutes:** October 31, 2024 Minutes were approved as presented.
- **Treasurer's Report:** Treasurers Report was approved.
- **Management Report:** Management Report was accepted.
- **Committee/Liaison Reports:** The Directors gave Committee/Liaison Reports.
- **Center update Report:** Center Update Report was given by General Manager D'Luzansky

- **Committee Recommendations:**

1. ***Sun City Foundation – Treasurer Borski*** – I move to adopt Board Policy #3 titled Guidelines for Investments. Motion passed unanimously.
2. ***Long Range Planning Committee – Director Kise*** – On behalf of the Long-Range Planning Committee, I move that the RCSC Board accept the recommended 10-year Preservation and Improvement Fund (PIF) Forecast. Prior to the vote, a motion was made to amend the motion to include; move the line-item Lakeview Renovation Initial Design slated in year 2028 to year 2025. The amendment passed 8 to 1. The vote was taken on the amended motion, and it passed 8 to 1.

- **Unfinished Business:**

1. ***Director Rough*** – I move to amend Board Policy 3 titled Corporate Records as follows: Motion passed its first reading 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.~~

2. **Director Rough** – I move to amend Board Policy #21 titled Membership Documentation Requirements, Section C as follows: Motion passed its first reading unanimously.

C. **Occupancy:** Each individual qualified by ownership and age, and meets the following qualifications, may get a maximum of two (2) member cards; 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. Audits of properties may occur if information is provided raising issues of any misrepresentation. Audits may also occur for new owners who receive Member Cards to validate status of the property, with Maricopa County Assessors office, as a rental or non rental

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.

3. **Director Rough** – I move to amend the Bylaws. Motion passed its first reading unanimously.

- **Motions Second Reading:**

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. Motion passed its second reading unanimously.
2. **Director Collins** – On behalf of the Club Organization Committee (COC), I move to amend Board Policy #12. Motion passed its second reading unanimously.

President Foster informed the Members that we would address Motion #4 first so we could spend the rest of the meeting addressing Motion #3 and Members could speak.

3. **Vice President McAdam** – I move that the Board set the Access Fee at \$12,000 per lot and grant the General Manager discretion as to the terms of payment of this fee by a builder, owner or developer.

Prior to the vote, an amendment was made to strike ~~and grant the General Manager discretion as to the terms of payment of this fee by a builder, owner or developer~~ and add **and the final terms are subject to approval by the Board.**

The vote was taken on the amendment and passed unanimously.

The vote was taken on the amended motion and passed unanimously.

4. **Director Collins** – I move that the recommendation by TriArc, the architect engineering firm designing the Mountainview project, regarding the location of the proposed Performing Arts Center (PAC), be accepted.
Prior to the vote, a motion was made to postpone this motion indefinitely. After a lengthy discussion by the Directors, the vote was taken and passed 6 to 3 to postpone the motion indefinitely.