

Board Meeting Highlights

Wednesday, May 27, 2020

The Sun City Community Association Board of Directors May meeting was held on Wednesday, May 27, 2020 at 9:00 AM via Video Conference streamed live on www.sccah.com.

Your Board of Directors would like to again express our sincere gratitude to all of our residents for your continued positive response to these trying times. As always we assure you our decisions will always be made with the optimum safety of our residents the primary concern. Thank you for your continued understanding and cooperation as we move forward, together. Stay well!

The following items were introduced, discussed and some voted on:

- There were 15 “Member Comments”. Most residents did not identify their neighborhood. A summary of the comments; five residents requested that serious consideration be given to open the Association pools, expressing the importance of exercise and recreation for one’s mental and physical health. Three residents requested the tennis and pickleball courts be opened. A resident requested that the Softball Club be permitted to play. One resident requested that the lower level outside Railroad Club area be repaired regarding holes beneath the surface and edging. A resident requested that Management restrict the times/days when landscaping crews can work to minimize noise and commotion in the community. A resident was upset with the latest property tax bill. A resident happily conveyed to all that vegetable plants are allowed on your property, in the designated areas, as stipulated in the design Guidelines, part 1, section 5. A resident asked that Management speak to Billy Casper Golf regarding weed control on the course in that the weeds spread to the home properties. A resident expressed a sincere thank you to Deanna and her staff for the outstanding job she and her staff have been doing during this trying time.
- Minutes of the April 22, 2020 Board Meeting were approved unanimously.

President’s Report

- Board Goal Action List & Calendar was updated to reflect current status of items.
- President announced the resignation of Board Member Mr. Steve Bytnar, for personal reasons, effective June 30. We thank Steve for his service to the community.
- Committee Reports; The Finance Committee reviewed the Association investments and reported that the overall performance did well. The Charter Club Presidents Council stressed flexibility in all club elections due to the meeting restrictions.

Treasurer Report

There was minimal impact on the budget due to the close down. As of April 30, there was an overall negative variance in revenue of \$165,563 partially offset by a positive variance in expenses of \$203,561 for an overall surplus of \$37,998. There were 63 home sales (68 in 2019) and 11 delinquent accounts totaling \$51,376 (19 in 2019 totaling \$143,893).

Management Report

To keep the Board and the community apprised during the pandemic, a Treasurer's report will be provided every month summarizing the major components of the financials. Our investments show that in spite of the hit to the financial markets the past two months, we had the same return as last year at this time.

In phase three, Jameson's will be able to service outdoor seating. We have extended the use of additional patio area and seating.

Communications have continued providing 3x Weekly Blasts, increased Facebook posts, focusing on ways to keep the community informed, engaged and involved while the amenities are closed. Virtual programming links to classes, fitness workouts, entertainment, cooking and more are ongoing. Virtual programming is compiled as a catalog called Boredom Busters and is available in "flipbook" format on the Association's website.

Lifestyles magazine continues to provide news and things for residents to do at home. Although we continue to attract a limited number of new advertisers, we had a net loss of \$3,830 to date, due to Covid.

Daily community outreach call by staff has included over 1,900 Happy Birthday calls in addition to wellness calls and general information requests.

We are hoping to have a live bingo event, an outdoor movie event and numerous Father's Day contests in June!

We now have over 7,000 email addresses, the highest ever, receiving our eblasts. Efforts continue to improve and expand website capabilities.

Resale closings for April were at 25, the same as last year!

We have received over \$7,000 total in rebates from utilities due to changes implemented.

My Shout Out to Tom Rousch and his wife for the very emotional Memorial Day flag display outside Prairie Lodge and to all of the wonderful residents who came together to make masks for the community!

New Business:

- Motion to accept the audit of the Association's books & records performed by Nyborg & Company for the calendar year 2019. Approved-Unanimously

- Motion to appoint Dennis O'Leary to act as board Liaison, due to the resignation of a Board member, to the Election Committee effective immediately through December 31, 2020. Approved 5-0 (abstained-O'Leary & Bytnar)
- Motion to authorize the Executive Director, as recommended by Management and the Facility Advisory Committee, to execute an agreement with Champion Paving, for the removal and replacement of the yellow & green sections of the Wildflower Lake walking trail, for a not to exceed project cost of \$109,500, the low bid. Approved-unanimously
- Motion to authorize the Executive Director, as recommended by Management and the Facility Advisory Committee, to execute an agreement with Oakwood Contractors, for the Wildflower Lake comfort station remediation to maintain compliance with ADA requirements and ensure safe access, utilizing composite material to reduce the need for ongoing maintenance, for a not to exceed project cost of \$110,846, the low bid. Approved-unanimously
- Motion to authorize the Executive Director, as recommended by the Election Committee, to execute an agreement with Todd Elliot, to provide/produce individual candidate videos, 2-5 minutes in length, for the upcoming 2021 Board elections, at a total cost of \$600. Approved-unanimously
- Motion to approve the 2021 Board Meeting Schedule. Approved-unanimously
- The Board discussed the Pickleball Club's request to install bleacher seating at the north end of the pickleball court area. The project cost was estimated at \$40-50,000. The Facility Advisory Committee recommended obtaining an engineer design study first, at an estimated cost of \$4,000. The Board rejected both recommendations and determined it best to monitor participation in pickleball during the next two years to better determine the need for bleacher seating. The Pickleball Club will be offered the use of numerous benches to be used, if they so desire.
- The Board accepted, as recommended by the Election Advisory Committee, the timeline for the Board of Directors Election for the 2021 election term.

Re-Opening Sun City Guidelines

- Motion to open Prairie Lodge, per the proposed Management Guidelines, effective June 15, M-F, 9:00am – 5:00 pm. Approved 6yes-1no(Berendt)
- Motion to accept the Re-opening Guidelines, as proposed by Management, with the exception that the Reading Room and all Club Rooms remain closed. Approved-6-1no(Bytnar)
- Motion to require a reopening plan be obtained from the Sew n Sews, Art and Clayground Clubs to allow the use of their respective rooms in Prairie Lodge. Motion failed, 4no-3yes (Bytnar, McGouey,Wainscott)

The decision to re-open our community is a complex set of strategies that must address a fluid situation moving forward. These guidelines will be amended with use specifications for phase 4 to the state's transition to the new phase.

Some outdoor areas will be opened with specific guidelines/restrictions; Community Gardens with all gardeners providing their own equipment, Tall Oaks Courts and Bocce Ball courts restricted to two to four players if 6 foot distancing can be maintained during play, and restrooms from 7am-5pm daily. Please be aware that groups of more than 10 are not allowed anywhere.

All fitness centers, pools, spas, saunas, the Millgrove Woodshop and Eakin Field will remain closed.

A much more detailed “Opening Guidelines” document will be mailed to all residents in the next few days.

Thank you and be safe!

Meeting Adjourned

Next Meeting: Wednesday, June 24, 2020 at 9:00 AM, location TBD.