



Sun City Vistoso Community Association, Inc.

BOARD OF DIRECTORS MEETING

Our MISSION as the SCVCAI Board is to lead in maintaining and enhancing the quality of life in Sun City Vistoso as an active adult community.

BOARD MEETING MINUTES

Tuesday, August 23, 2011 • 9 AM • Vistoso Center – Apache Room

- A) Call to Order: 9:01AM
Meeting of the Board of Directors of SUN CITY VISTOSO COMMUNITY ASSOCIATION, INC. (hereafter “Association”), an Arizona corporation, was held in the Vistoso Center, Apache Room, on August 23, 2011,
Present at the meeting were: Board Members: Debra Arrett, Fred Bjorling, Ruth Gitzendanner, George Williams, Robert Hefner, Janice Strassburg, General Manager: Bob Mariani; Assistant General Manager: Robin Coulter and Recording Secretary: Coco Sullivan.
Dick Brammell present by teleconference
- B) President’s Remarks - none
- C) Minutes
Board Meeting Minutes of July 26, 2011 were approved by general consent.
- D) Town of Oro Valley, Councilman, Barry Gillaspie
- Recall deadline of 9/22 to collect signatures.
 - Special election will not take place. Cost for a special elect could be as high as \$70,000. Cost for a recall election if done at the time of a regular election is \$10,000.
 - Coyote Run is funded through June 2012, Councilmen Soloman and Waters working with Town Manager for options for Coyote Run, majority of the council members would like to keep it.
 - Del Webb Blvd will have fog spray applied to the entire boulevard starting in the fall.
 - Treated chips and oil will be applied in the spring to the rest of the community’s street.
 - CAP has been approved to bring water to Oro Valley, and will be blended with the Oro Valley water.
- E) Financial Report*
Full report can be found online and in the library.
- F) General Manager’s Report
- Abuse of Guest policy – by an individual in our fitness center and monitors have been told to not allow this individual into the fitness center. Guest policy in the homeowner handbook should be rewritten to tighten up the definition of a guest.
 - Aquatic and Fitness Center hours have been changed to close at 9 PM all year.
 - Desert Oasis Pool hours are changed to open at 10AM during November to March.
 - AT&T no start date.
 - Bunkers – the front nine are completed except for small amount of sod work and sand replacement. Work on the back nine has begun and will take eight to nine weeks to complete.
 - AFC - Properties Sub-committee has identified four architectural firms who will make presentations on Monday and Tuesday, September 19 and 20. Digital documentation will be available to put on the web for review by residents.
 - Catalina Vista painting and flooring is complete, however the hallway walls will be repainted. The kitchen cabinets will be replaced and the kitchen will be painted.
 - Trash bins at the Vistoso Center and the Social Hall will be locked as residents have been using them.
 - Golf Annual Passes – nine hole passes are ahead of last year, eighteen hole passes are selling reasonably well. It appears that we should meet and beat budget for resident annual golf pass sales.
 - Golf Rounds – total of 1,887 rounds in July, short of the 2050 goal. Public rounds increased from 375 to 557. Rounds of golf were slightly lower than last year but revenue slightly up.
 - Beverage cart sales run from \$125 to \$450 for four hours per day.
 - Marketing will have an ad in the Star and the campaign will focus on nonresident golf passes.
 - Nominating Committee elected Charlie Trull as the chairperson for the committee.
- G) Department Manager’s Report, Julie Foerster
- Human Resource Department manager
 - Coordinates bi-weekly payroll.
 - Studies compliance issues for healthcare.
 - Coordinates compliance of federal and state laws.

- Administers 401(k) savings plan, health benefits, 401(k) loans.
 - Employee assistance requests have increased substantially due to current economic conditions.
 - Legal requirements for record keeping is constantly changing – year of tremendous change in regulations.
 - Setting up a work comp safety program and procedure for evacuation.
 - Writing a handbook for employee safety on the job.
 - Following compliance for family medical leave, immigration.
 - Training for Management and Employees.
 - Development of training programs.
 - We have 90-some employees, and the full-time equivalent of 65 full-time employees.
- H) Ambassador Program Report – Nancy Sweeney
- Thirty six ambassadors.
 - Twenty eight on call all the time.
 - Contacts come from walk ins or through an internet contact.
 - The ambassador phone is answered 24/7.
 - The ambassadors also provide transportation for art show guests (first Saturday in October).
 - The ambassadors may have a table at the Oro Valley Expo and Fair scheduled for October 29.
 - The only negative comment ambassadors received has been the condition of the fitness center.
 - They do not recommend realtors and are referred to the Tipster advertising.
 - There have been 181 tours this year, 32 homes of the 125 sold this year came from a tour.
 - A typical tour is 1.5 hours.
- I) Committee Reports
- Communications Committee – Leslie Platt reported the committee is developing a survey and focus group questions to be used as data for the AFC, three main topics are Good Ideas for the AFC, Fitness and Wellness Classes and Opportunities, Concerns and Challenges for the August focus groups. Additional focus group will be scheduled for the fall. The first survey produced 300 electronic and paper responses, and the focus groups were full. There will be a fourth insert in the September Tipster with instructions on how to get the latest information and answers some frequently asked questions. Committee agendas and minutes are on the SCV website.
 - Marketing Committee – Tut Tustison reported the golf course has \$103,346 in revenue from direct outside golf play this fiscal year and there was no revenue from this source last year. Café revenue for this year was \$53,532 higher than the last fiscal year. There were 9,616 café visits generated by our marketing efforts. Of the 125 homes sold in Sun City this past fiscal year, 32 new buyers were connected to our marketing program.
 - Neighborhood Pride – Tempe Johnson reported the committee just experienced the first of the two worst months of the year for infractions and they are down from last year. The committee will start looking at the African Sumac trees that have dead branches and writing up letters.
 - Properties – Steve Taillie reported that the subcommittee interviewed seven firms and are down to four, one was too big with over 400 employees, another too small with only four employees, the third did not make a good presentation. The final four will give their concept presentations on September 19 and 20, final recommendation will be in the regular subcommittee that Friday and presented to the Board at the September meeting.
 - Posse – Del Balston reported that the remote parking for the Posse vehicles has been discontinued. The recruiting effort in August attracted 20 new members.
- J) Consent agenda
- 1) Approve amendment to Board Liaison policy BOD-003 which establishes the treasurer as a voting member of the Finance & Budget committee as required by the Bylaws.
Move to new business (Strassburg)
 - 2) Approve new policy FIN-012, Collection of unpaid Homeowners dues.
 - 3) Approve new Club – Unit 17 Neighborhood
Motion to approve Consent Agenda items 2 and 3: new policy FIN-012, Collection of unpaid Homeowners dues, new Club – Unit 17 Neighborhood.
Motion passed by general consent.
- K) New Business
Motion to approve amendment to Board Liaison policy BOD-003 Board Liaison which establishes the treasurer as a voting member of the Finance & Budget committee as required by the Bylaws.
(Hefner/Williams)
Motion passed 6-1 (Strassburg opposed)
- L) Unfinished Business
Replacement of fitness equipment
Motion to purchase middle of the range equipment now that could be retrofitted with TVs later.
(Strassburg/Williams)
Motion failed 1-6 (Strassburg in favor)

- M) Call to Audience
- N) Adjournment: 11:20AM

Submitted by: _____
Coco Sullivan, Recording Secretary

Approved by: _____
Janice Strassburg, Secretary