



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, January 24, 2012 • 9 AM • Social Hall – Papago/Hopi

- A) Call to Order 9:00 AM
Meeting of the Board of Directors of SUN CITY VISTOSO COMMUNITY ASSOCIATION, INC. (hereafter “Association”), an Arizona corporation, was held in the Social Hall Papago/Hopi Rooms, on Tuesday, January 24, 2012.
Present at the meeting were: Board Members: Debra Arrett, Fred Bjorling, Ruth Gitzendanner, George Williams, Robert Hefner, Janice Strassburg, Dick Brammell, General Manager: Bob Mariani; Assistant General Manager: Robin Coulter and Recording Secretary: Coco Sullivan.
- B) President’s Remarks
Changes to consent agenda and new business item.
- C) Minutes
Approval of December 8, 2011 Board Meeting and January 12, 2012 Special Board Meeting Minutes
Motion to approve December 8, 2011 Board Meeting and January 12, 2012 Special Board Meeting Minutes.
Approved by general consent.
- D) Town of Oro Valley, Barry Gillaspie
- Thursday night budget workshop will update the audience on budget and recent revenues.
 - Annual audit completed and all financial requirements were met
 - Apartments at Tangerine and Rancho Vistoso were withdrawn by developer.
 - Impact fees shifted from start of project to end of project.
 - Lou Waters is now Vice Mayor
 - Six candidates are now on the ballot, meet the candidates, Wednesday, 1/25 at the library.
 - Municipal pool improvements passed.
 - CAP water will be coming in this month (water wheeling).
 - Coyote Run – council will be acting on it next week, RTA will allow Oro Valley to provide service to residents on weekends, Town of Oro Valley employees will serve as drivers and staff.
 - Oro Valley dollars program continues to be successful.
- E) Financial Report*
Full report can be found online and in the library.
- F) General Manager’s Report
- Measurement of facility is including existing pool chemical room, restrooms spa and racquetball court is 7550 sq ft, exercise area totals 2350 usable space.
 - Fitness equipment safety/liability issues are being discussed with experts. The issues are equipment is too close together and treadmills back up to walls. The first recommendation is to turn the treadmills around so they face the wall. A meeting with another expert is planned for this week.
 - The operating budget for the proposed addition to the AFC is \$22,200 per year or approximately \$8.92 per home per year. This will not automatically increase dues by \$8.92, savings may be found in other areas resulting in a zero impact on dues.
 - AFC project contractor – a committee interviewed six contractors for proposed AFC project. The two apparent front runners are Concord Construction and W.E. O’Neil Construction. Further investigation of these two firms is ongoing.
 - Common area property taxes are taxed at the same rate, golf course is taxed at a different rate. The annual property tax on the five common area lots is \$34.05.
 - Swimming pool water sanitizing change is being considered; salt system, ozone or reverse osmosis may reduce or eliminate traditional chlorine and muriatic acid application.

- Health and Wellness committee has been formed and during the first meeting the committee developed several ideas to expand health and wellness programs for our residents and encourage them to participate.
 - Emergency Preparedness Committee will meet for the first time, Monday, January 30th.
 - Golf, member appreciation event was held January 13, 2012 to honor the annual pass holders.
 - Golf revenue and rounds were down in December due to weather.
 - Golf fees will be slightly lower during high season. A 10-punch public golf card has been introduced.
 - Home sales were up in December.
 - Asset Reserve review has been completed together with a subcommittee of the Finance-Budget group. The only group of items that may be added are the heavy metal benches such as those around the tennis courts and bocce ball courts. The other major item scheduled for replacement is the tile in the Social Hall due to the 80's look.
- G) Department Manager's Report, Ken Sandrock
- Work orders from monitors and staff include 112 in November, 111 in December and 106 so far in January.
 - Street work on Silverton will be done next month
 - Footprint of addition to existing AFC building will be outlined this week.
- H) Committee Reports
- Budget and Finance Fundraising sub-committee – Tut Tustison has acquired 22 signed pledges totaling over \$55,000. He will make a formal presentation to the Board at the February 9 Study Session
 - Gift Shop Committee – Kay Jacobs reported the Gift Shop is back to normal hours, the committee is still searching for a new chair for the Arts and Crafts Festival, three new members have been added to the Gift Shop. The Gift Shop luncheon will be January 31, next advisory meeting will be February 8.
 - Golf Advisory – Payton Davies reported the Committee discussed the reduced numbers, revenue and rounds of play, due to bad weather in December, need assistance in educating people to maintain the bunkers, the Pro Shop sales are better compared to budget.
 - Landscape Committee – Bob Cratty reported the Mountain Vista landscape project is on schedule with a 100% design completion report from Kimley-Horn due this month. A presentation to the Board is scheduled for the February Study Session. A landscaping design for the dog park has been completed. Kimley-Horn has provided a short and long term landscaping plan to the golf beautification committee. The Hiking Club adopted buffelgrass patrol as a project.
 - Neighborhood Pride – Tempe Johnson reported the committee is identifying utility boxes that need to be painted and will be done during the next fiscal year. Safety issues, such as raised sidewalk, trees that need to be trimmed, should be identified by the homeowner. Mailboxes, posts and flags should also be looked at for possible repainting during the cooler season.
 - Posse – Del Balson reported recruiting efforts continue through Tipster articles, flyers, "In the Know", SCV Facebook, Posse website, brochures and handouts. There are 113 posse members that are extraordinary for making five or more trips in 2011.
- I) Consent agenda
- 1) Approve David Heaps and Gary Larson as Golf Advisory Committee members and accept resignation of Bob Farmer and John O'Hagan.
 - 2) Approve Mike Moyer, Rich Di Lallo and Pam Burk as new members of the Election Committee.
 - 3) Accept Richard Golombek's resignation from the Properties Committee.
- Motion to approve Consent Agenda items: approve David Heaps and Gary Larson as Golf Advisory Committee members and accept resignation of Bob Farmer and John O'Hagan, approve Mike Moyer, Rich Di Lallo and Pam Burk as new members of the Election Committee, accept Richard Golombek's resignation from the Properties Committee (Williams/Hefner)**
Motion passed unanimously.
- J) Unfinished Business
- K) New Business
- 1) Transfer 2010-2011 excess Operation Funds to Contingency Fund and Capital Fund.
Motion to approve the excess operating funds from the fiscal year ended June 30, 2011 in the amount of \$212,030 be allocated as follows: \$67,941 to the Contingency Fund and \$144,089 to the Capital Fund as recommended by the Finance & Budget Committee. (Gitzendanner/Bjorling)
Motion passed 5-2 (Williams/Strassburg opposed)
 - 2) Café Entry plan.
Motion to accept the café entrance handicap ramp and the handicap parking to a new location and the construction of a wall on the east side of the dumpster as recommended by the properties committee (Brammell/Bjorling).
Motion failed unanimously
 - 3) Use of 400K of Capital Fund for the proposed AFC project.
Motion to move allocated fund of \$400,000 from the Capital Fund for construction of the Aquatic and Fitness Center if the project is approved by the residents in the upcoming vote (Gitzendanner/Bjorling)
Motion passed unanimously.

- 4) Request for names of nonresident owners.
Motion to make available a list of addresses of the owners not living in SCV to the opposition group (Strassburg/Williams)
Motion failed 6-1 (Strassburg in favor)
 - 5) Property Committee staking future AFC new building site.
 No action
 - 6) Amendment to CAM-002.
Motion to approve (Hefner/Williams)
Motion passed unanimously.
 - 7) Sub-committee contractor recommendation for proposed AFC project.
Motion to approve the W.E. O’Neil Construction Company, Inc. as our general contractor for the proposed AFC project (Brammell/Hefner)
Motion passed unanimously.
 - 8) CPA
Motion to approve DeVries, CPA’s, for the audit for the next year as recommended to the Board of Directors by the Finance and Budget committee (Gitzendanner/Brammell)
Motion passed unanimously.
- L) Call to Audience
 Board member wanted the Properties committee recognized for their hard work on the overall plan for the handicap ramp and the café/grassy knoll area.
- M) Adjournment 11:32

Submitted by: _____
 Coco Sullivan, Recording Secretary

Approved by: _____
 Janice Strassburg, Secretary