

Sun City Vistoso Community Association, Inc.
BOARD OF DIRECTORS MEETING

BOARD MEETING MINUTES

Tuesday, January 26, 2010 • 9 AM • Social Hall – Papago/Hopi

A) Call to Order: 9:02AM

Meeting of the Board of Directors of SUN CITY VISTOSO COMMUNITY ASSOCIATION, INC. (hereafter “Association”), an Arizona corporation, was held in the Social Hall, 1495 E. Rancho Vistoso Blvd. on Tuesday, January 26, 2010 at 9 a.m.

Present at the meeting were: Board Members: President Charles Trull, Steven Taillie, Tut Tustison, Fred Bjorling, Jack Evert, Carol Rosner,; General Manager, Bob Mariani; Admin./Comm. Director: Robin Coulter; Recording Secretary, Coco Sullivan.

Absent: Hal Linton

B) President’s Remarks

C) Minutes

Motion to approve the December 15, 2009 Board Meeting Minutes (Taillie/Rosner). Motion passed unanimously.

Request by a Board Member to remove the bold highlights in the discussion sections.

D) Town of Oro Valley, K.C. Carter

- In and Out Burger applied for grading permit for a new building in the OV Marketplace.
- Rebate of tax revenue, meeting tomorrow night will involve Vestar and Bourne. The Supreme Court ruled that sales tax sharing is a violation of the State Constitution but left in place all existing agreements.
- The Town is mailing out ballots on February 11

E) Financial Report Financial Report

Patrick Boulton reported on the current financial position of the Association. A complete report is available on the website.

F) General Manager’s Report

- Maintenance building/cart barn – foundation and framing nearly complete, framing slightly behind schedule due to architect drawings.
- Projection Room – GM recommends project be turned over to Seaver Franks due to difficulties with BT Design.
- Golf maintenance equipment cover – GM meeting with Town to determine if paperwork is in order and permits can be issue.
- Catalina Vista Pilot project – update being submitted to board in meeting.
- Estate/garage sales – ballot wording considerations are on the Board agenda for approval.
- Café Financial Status – breakfast and lunch revenues are slightly up, dinners and banquets are down. GM recommending Board form a committee to assist in determining café issues.
- Rain Bird has delivered 300 free sprinkler heads and will discount rotor pricing from Horizon.
- Clock Tower renovations are complete.
- Internet ad is managed by Robin Coulter to assure maximum SC exposure when clicking on the ad.
- Heroes Among Us has received over 30 nominations.
- Craft complex material transport system running smoothly.

G) Department Manager’s Report – Mary Cunningham

- Work continues on Hole 9.
- Crews that clear a five foot swath behind residences in common areas are working in unit 4.
- Work continues on Rancho Vistoso Blvd replanting where Christmas trees were removed.
- Desert keepers, 12 resident volunteers have signed up and Mary will contact them to schedule work times. They will assist staff in removing unapproved plantings, noxious weeds and trees in common areas.

- View requests are behind in responding to and scheduling.

H) Committee Reports

- 1) Architectural Review, Larry Wolf reported on the number of submissions and that a drainage problem has been corrected in a yard by the seller.
- 2) Community Assistance, George Holthus, reported Pancake breakfast is this Saturday.
- 3) Consumer Referral, Don & Pat Pomeroy reported big three were Plumbing, Landscaping and Heating/AC. This year 60 requests versus last year 62 requests.
- 4) Election Committee, Janice Strassberg reported meeting scheduled for January 27 to finalize the six questions to be asked of the candidates at the forums and the seating rotation was addressed at a prior meeting.
- 5) Finance-Budget, Duane Eddy reported the committee reviewed the December Financial Statements and concur the finances are well managed. The first draft of the 2010-2011 budget will be reviewed at the February 22 meeting.
- 6) Gift Shop, Don Jovag and Jerry Hrdy; no report
- 7) Golf Advisory, Jerry Haddock; no report
- 8) Government Affairs, Hank Jepsen reported on upcoming events in February. Home Rule vote will be on primary ballot. A meeting explaining the significance of this question will be held in the Native American Rooms on February 16 at 1PM.
- 9) Green/Energy Committee, Don Marier, no report.
- 10) Landscape, Ed Goode report committee is working on evasive plants and report next month.
- 11) Marketing and Publicity, Board Liaison, Tut Tustison reported marketing committee has three new participants to committee and added expertise, target marketing being discussed, targeting adults over the age of 45.
- 12) Neighborhood Pride, Tempe Johnson reported
- 13) Posse, Del Balston reported some police will not close garage doors because some officers feel that it is breaking and entering. Police management will report back to us with a clarification. Flyer in Tipster will announce special event with police.
- 14) Properties, Bill Abel reported
 - Work in progress flow charts still in development stages.
 - Ken Sandrock and Richard Golombek are organizing the archiving of plans and designs from previous projects.
 - Cart Barn and Building renovations are progressing on schedule.
 - Auditorium projection room plans are finalized.
 - Equipment shade project plans have been finalized and submitted to the town.
 - The clay room dust problem is under review for proper venting.
 - Parking behind social hall - pavers are available and weed control being discussed.
- 15) TIPSTER Editorial, Tom Polley; Board Liaison, Carol Rosner

I) Consent agenda

- 1) Approve Fraud Prevention Policy
- 2) Approve Paul Kuennemeier as an alternate member of the Golf Advisory Committee.
- 3) Retire Board Policy BOD-009-003
- 4) Approve amendments to the Club Rules Chapter IV.1.c and Chapter IV.5.b
Motion to approve the entire Consent Agenda (Evert/Taillie). Motion passed unanimously.

J) Unfinished Business

K) New Business

- 1) Catalina Vista Landscape Pilot Project Construction Contract
Motion for the Board to approve the Catalina Vista Pilot Landscape Project as presented today. The project will be funded as follows: the irrigation system will be funded up to \$18,000 from the Asset Reserve Fund. The remaining amount, up to \$93,4000, will be funded initially from the Contingency Fund with the understanding the Foundation will

reimburse the Contingency Fund the amount of \$60,000 at the completion of the project. The final net cost to the Contingency Fund will be no more than \$33,500. (Tustison/Taillie). Motion passed unanimously.

Discussion included Board Member asking what would happen if the Foundation could not fulfill their commitment after the Association had completed and paid for the work. The Foundation Board President (Goertz) assured the Board that the Foundation has the money in the bank.

2) Cell/Internet Ballot

The question was whether there should be one ballot for each company proposing to install an antenna array. That would mean that one question would cover Clearwire, and the other AT&T. Since the issues are basically the same, it was felt that there was no reason to approve one and not the other. Accordingly, two ballots would add nothing and serve to needlessly complicate the question. So it was decided to submit one question covering both companies.

Motion to approve the use of one question covering both Clearwire and AT&T (Evert/Taillie). Motion passed unanimously

Explanation of the ballot measure should be sent with ballot and must be clear, including financial impact and probable contract conditions.

3) Garage/Estate Sale Ballot

Motion to accept Exhibit D which will amend Article IV, Section 3 to allow estates sales or estate liquidations for the purpose of disposing of a substantial portion of the materials owned by a person(s) who are vacating his/her/their home due to death or incapacitation. An accompanying explanation should include the rules document with the ballot.

(Reference to Garage Sales wording on top of exhibit will be removed) (Rosner/Taillie). Vote 5-1, Evert opposes.

4) Projection Room Redesign

Due to performance issues with BT Design on the cart barn project, it was felt advisable to engage our new architect, Seaver Franks, to assume responsibility for the projection room project, even though an additional charge will be incurred.

Motion to approve change of architect from BT Design to Seaver Franks on the projection room redesign based on quotation not to exceed \$4,500. (Taillie/Tustison)

Motion passed unanimously.

Money will come from contingency fund.

L) Call to Audience

Harland Goertz, President, SCVC Foundation read a formal statement – “Through this Pilot Project grant, the Foundation would like to provide its donors – past, present and future, with a visual representation of their gifts. The Foundation will be soliciting tax deductible donations in support of this project. I think broad interest and involvement will be beneficial to our community. Any suggestions and ideas from the Association Board will be appreciated. This is the largest and perhaps the most significant grant in our eleven year history. It is provided in recognition of our donors and their interest in enhancing the quality of life in our community. Thank you donors for making this possible.”

M) Adjournment 11:04

Submitted by: _____
Coco Sullivan, Recording Secretary

Approved by: _____
John F. Evert, Secretary