



26850 Sun City Blvd. Sun City, California 92586-2948

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Board of Directors Open Session
Tuesday, April 22, 2025 at 6:00 p.m.
WEBB HALL, 26850 SUN CITY BLVD., SUN CITY CA 92586
AGENDA SUMMARY

- 6:00 p.m. I. Call to Order**
The meeting is called to order once ready to start.
- 6:01 p.m. II. Pledge of Allegiance**
- 6:03 p.m. III. Roll Call**
- 6:05 p.m. IV. Announcement – Executive Session Meeting**
In accordance with Civil Code §4935(a), the Board met in Executive Session earlier today to discuss legal matters, delinquencies, personnel matters, and contract formation.
- 6:06 p.m. V. Board Member Updates/Comments**
- 6:15 p.m. VI. Management Report**
- 6:20 p.m. VII. Committee Reports – Per Civil Code**
1. Finance Committee –
 2. Pool – None
- 6:30 p.m. VIII. Treasurer’s Report - Verbal**
1. Financials Ending March 2025 Prepared by Avalon
 2. Edward Jones Reserve Account
Recommendation to invest \$150,000 in a 6 month CD and \$149,997 in a 6 month CD
- 6:40 p.m. IX. Consent Calendar**
In order to expedite the meeting, the following items have been placed on the consent calendar. Unless the items are pulled for discussion in which a separate motion is made, these items should be passed all at once.
1. Minutes, March 25, 2025
- 6:45 p.m. X. Unfinished Business**
1. None
- 6:46 p.m. XI. New Business**
1. Proposal Admin Sewer Line Replacement
The sewer line for the admin building has broken and needs replacement. Proposals were obtained as follows:
 - a. Big B’s: Bid 1 Pipe burst part of the broken line and line the remaining part of the line, cost \$27,626.54. Bid 2 Pipe burst the entire line \$22,741.89
 - b. KRH Contracting: Replace the entire line with new 4” ABS and 2 clean outs \$25,760.00
 - c. R&R Plumbing: Replace the entire line with new 4” ABS and 2 clean outs \$40,000.00
 2. YE 2024 Draft Audit
CPA has completed the 2024 year end audit of the finances for the Association.

3. Volunteers for Committees
 - a. Finance
4. Club Requests for Events/Classes
 - a. Garden Club – Summer Party 6/17

6:50 p.m. XII. Homeowner Open Forum

Each homeowner may be given three (3) minutes to speak in accordance with Civil Code §4925(b) or a total of twenty 20 minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

During the forum, matters raised may not be addressed (unless the Board chooses to provide a brief reply). The Board of Directors may refer matters raised to be added to the next meeting agenda or that management replies.

7:10 p.m. XIII. Adjournment

NEXT MEETING: MAY 27, 2025