



26850 Sun City Blvd. Sun City, California 92586-2948
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Board of Directors Open Session
Tuesday, August 26, 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
 3. City of Menifee Senior Advisory Committee
- 6:30 p.m. VIII. Treasurer’s Report - Verbal**
1. Financials Ending July 2025 Prepared by Avalon
- 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, July 22, 2025
- 6:45 p.m. X. Unfinished Business**
1. None
- 6:55 p.m. XI. New Business**
1. Remove Committee Member from FC for Non-Attendance
 2. Proposed Amendment to Enforcement & Fine Schedule
 3. Authorization to File Lien
 - a. 337-410-072 (6441057)
 - b. 337-101-010 (6525008)
 - c. 335-284-001 (6525127)
 - d. 337-292-010 (6525556)
 - e. 335-092-026 (6525823)
 - f. 337-373-010 (6526270)
 - g. 335-314-011 (6527348)
 - h. 339-051-030 (6528015)
 - i. 335-231-007 (6548338)
 - j. 337-090-027 (6551317)

- k. 336-155-034 (6565735)
- 4. Proposal Inspector of Election
Proposal from HOA Elections of California for the election in February 2025, cost is approximate of \$27,000
- 5. Purchase of Maintenance Truck
Cost to replace the existing truck with a 2022 Chevrolet Colorado Extended cab with 7,900 miles no accidents and clean title with cost of \$32,196.41 from Carvana
- 6. Club Requests
 - a. Lapidary Change in Hours/Board
 - b. TOPS Event 10-11-2025
 - c. Travel Club Members Only Luncheon 10-16-2025
 - d. Travel Club Christmas Party 12-3-2025
 - e. TOPS Christmas Party 12-12-2025
 - f. Sun City Cruizers Christmas Party 12-18-2025
- 7. Addition of Mini Split in Webb Hall
McCue Mechanical submitted a proposal in the amount of \$6,000 to install a 36,000BTU, 3 ton mini split in Webb Hall to help with cooling the room
- 8. Approval of Complaints for Foreclosure
Reviewed during Executive Session to foreclose on 3 accounts due to non-payment.
- 9. Insurance Renewal Proposal
Proposal has not been received as of yet as the agent is waiting on the insurance companies.

7:05 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.

7:25 p.m.

XIII. Adjournment

NEXT MEETING: SEPTEMBER 23, 2025