



26850 Sun City Blvd. Sun City, California 92586-2948
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Board of Directors Open Session
Tuesday, October 28, 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 – None
 2. Pool – None
 3. City of Menifee Senior Advisory Committee
- 6:30 p.m. VIII. Treasurer’s Report - Verbal**
1. Financials Ending September 2025 Prepared by Avalon
 2. Request for Transfer to/from Operating Accounts
Request to transfer \$210,000 from Edward Jones Operating to First Citizens Operating account
- 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, September 23, 2025
- 6:45 p.m. X. Unfinished Business**
1. None
- 6:46 p.m. XI. New Business**
1. YE 2025 Audit & Tax Prep Proposals
Proposals for the preparation of the 2025 year end taxes and audit:
Beck and Company \$4,500.00
Owens, Moskowitz and Associates \$5,000.00
Gregory Villard CPA \$8,500.00
 2. Request for a New Club
Request to form a club of musicians, the SCCA would be used as a rehearsal space and may play the events for SCCA, no current members except 1 with recruitment coming from the public.

3. Request for Authorization to File Lines

- a. 335-261-006 (6552358)
- b. 337-403-010 (6553294)
- c. 337-090-017 (6553479)
- d. 338-051-013 (6553575)
- e. 339-112-025 (6555210)

7:00 p.m.

XII. Homeowner Open Forum

Each homeowner (home) 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.

7:20 p.m.

XIII. Adjournment

NEXT MEETING: NOVEMBER 18, 2025