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Board of Directors Open Session
Tuesday, August 27, 2024 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. Senior Advisory – City of Menifee
- 6:30 p.m. VIII. Treasurer’s Report - Verbal**
1. Financials Ending July 2024 Prepared by Avalon
 2. Operating Funds Transfer
Transfer of \$180,000 from the Edward Jones Operating account to First Citizens Bank 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, July 23, 2024
- 6:45 p.m. X. Unfinished Business**
1. Proposed Rules & Regulations Changes/Additions – published 7/2/2024
 - a. Comments Received
 - i. 6524228
 - ii. 6527211
- 6:50 p.m. XI. New Business**
1. Resignation Finance Committee Member
Terry Campbell has submitted her resignation from the Finance Committee due to the State mandate to take Sexual Harassment Training Course.
 2. Shuffleboard Request for Additional Day of Play
Club is requesting an additional day of play (Monday), currently play on Wednesday and Saturday.

3. Water Volleyball Request for Additional Day of Play
Requesting an additional day of play (Wednesday), currently play on Tuesday and Thursday.
4. Inspector of Election Proposal
HOA Elections of California has submitted a proposal in the amount of \$27,686 for the upcoming 2025 election. The amount will be higher due to the cost of any ballots returned (postage cost per ballot returned is undetermined).
5. Tree Trimming Proposals
The Arbor Group has submitted 3 proposals:
Summer tree trimming: 93 trees (including palms) \$5,778
Winter tree trimming: 8 trees \$3,048
Trunk injection for boring insects: 36 trees \$2,160
6. Insurance Renewal Proposal
LaBarre/Oksnee Insurance has provided the renewal proposal for the period of 9/17/24 through 9/16/25 for the following coverage: property, liability, fidelity, directors & officers liability, workers compensation, and earthquake/flood. Cost of renewal is \$127,961.64. However, one coverage proposal (cyber insurance) has not been received, as such the cost will increase. Also included for renewal is the Farmer's Market liability at a cost of \$1,098.00.
7. Fitness & Rhythm/Yoga Classes
At the request of the Board, the totals for attendance vs. cost for both Fitness & Rhythm and Yoga Classes was compiled. Period used was July 2023 through July 2024
Fitness Rhythm: 1332 persons attended, which averages to 26 persons per week
Cost per year is \$9,720, which comes out to \$186.92 per week
Yoga: Of note Yoga did not submit sign in sheets for 2023, period used was January to July 2024
712 persons attended, which averages to 14 persons per week
Cost per year is \$8,640, which comes out to \$166.15 per week
8. Request to Install Televisions in Gym
Of note, this would entail installing 3 televisions, cable subscription, linking all televisions together so they are all in sync, and someone to control the remote

7:00 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.

7:20 p.m.

XIII. Adjournment

NEXT MEETING: SEPTEMBER 24, 2024