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**Sun City Summerlin Community Association, Inc.
Notice of Annual Meeting**

Pursuant to NRS 116.3108 – An Annual Meeting of the Owners of the Association will be held on February 28, 2024. At this meeting per Nevada Revised Statute the ballots for the election of the executive board will be opened and counted.

**Annual Meeting Notice and Agenda
Membership Meeting
Wednesday, February 28, 2024
8:00 am Mountain Shadows Community Center**

**This meeting will be held in-person, via video and teleconferencing.
Instructions on how to join this meeting are included with this notice.**

ANNUAL MEETING AGENDA

- | | | |
|-------------|---|---------------------------|
| I. | - Call to Order | President |
| | - Pledge of Allegiance | President |
| II. | President Comments | President |
| III. | Approval of the Annual Meeting Minutes of the February 22, 2023, Meeting | President |
| IV. | Ballot Count : Board Election consists of; Three (3) open Director positions, each homeowner/household had one (1) vote for each Open Director position. | |
| V. | Election Results | Election Committee |
| VI. | RESIDENT Comments | President |
| | A resident will have three minutes to make comments and/or ask questions. All questions shall be directed to the Chair, who will permit individual Board members to respond to the extent that they wish to do so, within a total five minute time frame. | |
| VII. | Adjournment | President |
| | Homeowners Rights: Homeowners have a right to: | |
| | <ul style="list-style-type: none"> • NRS 116.3108-3(a) Have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the Association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cent per page for the first 10 pages and 10 cents per page after. Note: Sun City Summerlin Community Association charges 10 cents per page for copies a \$1.00 for the recording per meeting. • NRS 116.3108 -3-(b) Speak to the association or Executive Board (Board of Directors), unless the Executive Board is meeting in Executive Session. | |

Sun City Summerlin is inviting you to a scheduled Zoom meeting.

Topic: Annual Meeting

Time: February 28, 2024, 08:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84871738504?pwd=T3NNSzdlbjRtQStXR3hwUHFUcnRuQT09>

Meeting ID: 848 7173 8504

Passcode: 216295

One tap mobile

+13462487799,,84871738504#,,,,*216295# US (Houston)

+16694449171,,84871738504#,,,,*216295# US

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 646 931 3860 US

+1 689 278 1000 US

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

Meeting ID: 848 7173 8504

Passcode: 216295

Find your local number: <https://us02web.zoom.us/j/84871738504?pwd=T3NNSzdlbjRtQStXR3hwUHFUcnRuQT09>

March 18, 2024, to March 29, 2024 -- > Budget Hearings

- Monday, March 18, 2024, held open

Day 1 Tuesday, March 19, 2024, (start 9 a.m.) -- > Opening Remarks, Administration and Information Technology Operating Budget

Day 2 Wednesday, March 20, 2024, (start 9 a.m.) -- > Golf Pro Shop (incl. Bev. Carts) and Golf Maintenance Operating Budget

Day 3 Thursday, March 21, 2024, (start 9 a.m.) -- > SCS Patrol, Fitness, Link, Community Service Operating Budget

Day 4 Friday, March 22, 2024, (start 9 a.m.) -- > Landscape and Facility Maintenance Operating Budget

Day 5 Monday, March 25, 2024, (start 9 a.m.) -- > Miller's Tavern, Tavern at the Falls and Summit Operating Budget

- Tuesday, March 26, 2024, held open

Day 6 Wednesday, March 27, 2024, (start 9 a.m.) -- > New Capital and Reserve Budgets

Day 7 Thursday, March 28, 2024, (start 9 a.m.) -- > New Capital and Reserve Budgets

- Friday, March 29, 2024, held open

Dates and times are subject to change. Notices to any changes to the above schedule, if they occur, will be sent out via Eblast when determined.

Sun City Summerlin Community Association, Inc.
Annual Membership Meeting
Wednesday, February 22, 2023
8:00 am
Mountain Shadows Community Center
DRAFT MINUTES

- I. **Call to Order** – The February 22, 2023, Annual membership Meeting was Called to Order at 8:00 am by Board President, Dick Clark, at the Mountain Shadows Community Center, 9107 Del Webb Boulevard, Las Vegas, NV 89134.
- II. **Pledge of Allegiance** – Mr. Clark asked those present at the meeting to stand and join him in the Pledge of Allegiance.
- III. **Approval of Minutes of the February 23, 2022, Annual Membership Meeting**
MOTION by Michael Christensen to approve the Annual Membership Meeting minutes of the February 23, 2022, meeting. **SECOND** by Gary Garcia. **UNANIMOUSLY APPROVED**
- IV. **Introduction of Election Committee Chair and Opening of the Ballot Box at 8:03 am**, Mr. Clark introduced the Election Committee Chair, Lynn Kasner-Morgan. Ms. Kasner-Morgan unlocked the ballot box so the Election Committee could begin the process of opening the envelopes, separating the envelopes from the ballots, and counting the ballots.

Note: Board President, Dick Clark, announced that he would assume the role of Secretary and announce the Election Results as Board Secretary, Ellen Bachman, is an Election Candidate.

- V. **Owner Comments** – There were no Owner Comments presented at the meeting.

VI. **Election Results**

A. **Candidate Number of Votes** (listed in the order they appeared on the Ballot)

Jeff Rorick	2,499
Judy Williams	2,579
Jack Sawatzki	952
Ellen Bachman	2,469

B. **Three Candidates Elected to the Board/Terms**

Jeff Rorick	2,499 – 3 Year Term
Judy Williams	2,579 – 3 Year Term
Ellen Bachman	2,469 – 3 Year Term

VII. **Adjourn**

An announcement was made to remind everyone that on the following day, Thursday, February 23, 2023, at 9:00 am the Board of Directors would hold their Organizational Meeting and elect officers.

MOTION by Garry Garcia that there being no further business to come before the Annual Membership Meeting, that the meeting be adjourned at 11:48 am. **SECOND** by John Berthelsen. **UNANIMOUSLY APPROVED**

B.O.D. MOTIONS

Sun City Summerlin Community Association, Inc. Meeting of the Executive Board of Directors

Owner Attendance was in person, by Zoom and teleconference. January 09, 2024

MOTIONS

Board Members in Attendance in person: John Berthelsen, Jeff Rorick, Ellen Bachman

Board Members in Attendance by Zoom: Gerry Sokolski, Leo Crawford

Board Members Absent: Dick Clark, Kenneth Resnik, Steve Commander, Judy Williams

Acceptance of January 09, 2024, Executive Board of Directors Meeting

Agenda

MOTION by Ellen Bachman to **accept** the Agenda for the January 09, 2024, meeting of the Executive Board of Directors as **amended:** Removal of Roman Numeral III Consent Calendar, Item G – Executive Session Agenda – for January 09, 2024 – immediately following the Executive Board Meeting and Removal of Roman Numeral VIII, Item M – 168-2023.2024 – Pinnacle Community Center – Main Building and Theatre Remodel (Interior).

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Acceptance of the Executive Board of Directors Meeting Minutes from the December 12, 2023, Board Meeting

MOTION by Jeff Rorick to **approve** the Minutes from the December 12, 2023, meeting of the Executive Board of Directors as **presented**.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

CONSENT CALENDAR

MOTION by John Berthelsen that there being no objection to **approving** items **A through F** as presented on the Consent Calendar that these items be adopted and the full text of the resolutions, reports or recommendations contained, be recorded in the Minutes of this meeting.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

UNFINISHED BUSINESS

Flag Policy – Clarifying Language

MOTION by John Berthelsen to **accept and approve** the revision to the 2023

Development Standards as recommended by the ARC from their meeting of December 13, 2023. The revision is being made to section 21 with the following deletions and additions:

21. Flags/Flagpoles/Flag Wall

Receptacles Flags –

c. All flags or banners must be displayed only on an approved pole or on a wall mounted receptacle. Flags or banners attached to walls, bushes, or garage doors are not permitted.

d. Flagpoles can only be used for displaying USA, US State or US Military flags, with a maximum of two (2) flags flown at the same time. Approved US Military flags are POW/MIA, Army, Marine Corps, Navy, Air Force, Coast Guard, and Space Force.

e. In addition to the flags approved for poles, flags permitted on wall receptacles include ~~themed flags such as holiday, seasonal,~~ **are flags from professional sports teams or from schools colleges. For holiday flags, refer to 26. Holiday Decorations. (Page 21)**

SECOND by Jeff Rorick

Motion Passes 4-1, Gerry Sokolski

NEW BUSINESS

Financial Statement Acceptance – Previously Distributed to the SCSCAI Board of Directors and posted on the webpage at suncitysummerlin.com.

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 04, 2024, to accept the previously distributed November 30, 2023, Financial Statement without comments, subject to audit, and to acknowledge that pursuant to NRS 116.31083 (7) the Board of Directors have been given the opportunity to review the financial information listed in NRS 116.31083 (7) (a thru e).

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

171-2023.2024 – Desert Vista Fitness Center – Indoor Pool – Exhaust Fans

Replacement MOTION by Jeff Rorick to **approve** the recommendation of the Fitness Committee from their meeting on December 14, 2023, and the Common Area Properties Committee from their meeting on December 19, 2023, the replacement of the four (4) exhaust fans for the indoor pool at Desert Vista. The replacement includes the purchase of the exhaust fans from Grainger in the amount of \$8,229.73, the purchase of the VFD drives and miscellaneous supplies needed for the install from Codale-Nedco Supply in the amount of \$1,460.08, and the cost of the use of a crane from C&M Crane for two hours in the amount of \$360.00. The total cost for the replacement project is \$10,049.81 and includes all applicable sales tax and delivery charges with installation to be done by SCSCAI staff, to be paid as a New Capital Expense. The replacement of the exhaust fans for the pool area was not included in the Reserve Study and was not budgeted for in the FY 2024 New Capital Budget. The exhaust

fans will be added to the Reserve Study once installed.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

172-2023.2024 - Desert Vista Fitness Center Indoor Pool - Heater

Replacement

MOTION by Jeff Rorick to **approve** the recommendation of the Fitness Committee from their meeting on December 14, 2023, and the Common Area Properties Committee from their meeting on December 19, 2023, the quote from VivoAquatics for the purchase and installation of two (2) heaters for the Indoor Pool at Desert Vista to replace the one (1) existing heater. The combined cost for the two (2) heaters is \$34,275.62, including delivery charges, sales tax, installation, permit, and labor to remove the old heater and install the new heaters. This expenditure was not included in the 2023/2024 Reserve Fund Expenses Budget or New Capital Budget and will cause the Reserve Fund Budget to be over budget by \$17,137.81 for one of the heaters and the New Capital Budget to be over budget by \$17,137.81 for the addition of a second heater. The second heater will be added to the Reserve Study upon installation. Noting that shipping charges are currently unstable, this motion allows for an increase in any documented increase in shipping fees.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

173-2023.2024 – Desert Vista Community Center – Rooms 1-5 – Moveable Walls

Repair

MOTION by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on December 19, 2023, the quote from Western Door & Gate for the repairs to the partition-moveable walls in rooms 1-5 at Desert Vista in the amount of \$4,500.00,

including labor, and sales tax, to be paid as an Operating Expense.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

174-2023.2024 – Facilities and Maintenance – Outdoor Workshop Area – Heater Addition

MOTION by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on December 19, 2023, the quote from Supply House for the purchase of a heater for the Facilities Maintenance Outdoor Workshop Area in the amount of \$1,846.07 including tax and free shipping, installation to be done by SCSCAI staff, to be paid as a New Capital Expense. The heater was not included in the Reserve Study and was not budgeted for in the FY 2024 New Capital Budget and will cause the New Capital Budget to be over budget. The heater will be added to the Reserve Study once installed.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

175-2023.2024 – Facilities and Maintenance – Jack Hammer Replacement

MOTION by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on December 19, 2023, the quote from Home Depot for the purchase of a jack hammer for the Facilities Maintenance Department in the amount of \$3,282.68, including sales tax. There will be no shipping charge as the item will be picked up. This is to be paid as a New Capital Expense. The Jack Hammer was not included in the Reserve Study and was not budgeted for in the FY 2024 New Capital Budget and will cause the New Capital Budget to be over budget. The jack hammer will be added to the Reserve Study once received.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

92-2023.2024 Fitness Centers – Exercise Equipment and Cardio Equipment Replacement

MOTION by Jeff Rorick to **approve** the recommendation of the Fitness Committee from their meeting on December 14, 2023, and the Common Area Properties Committee from their meeting on December 19, 2023, the purchase replacement of two (2) NuStep machines, one (1) for Pinnacle and one (1) for Mountain Shadows, part of the Reserve Fund Budget that was budgeted for FY 2024, for \$14,677.66 including tax and shipping to be paid as Reserve Fund Expense. The Reserve Budget for 2023/2024 for Exercise Equipment Replacement is \$49,306.00 and including this purchase will be under budget by \$5,983.45.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Pickleball Common Area Use Permit

MOTION by Ellen Bachman to **accept** the request from the Sun City Summerlin Pickleball Chartered Club to host a resident and non-resident Pickleball Tournament on April 13th & 14th, 2024, to benefit the Assistance League of Las Vegas, and to allow the exclusive use and accommodations for the tournament as follows: (1) All of the Desert Vista Pickleball Courts (2) Two of the Desert Vista Tennis Courts (3) Desert Vista Picnic Area (4) the two Tennis courts shall be prepared for the game of Pickleball by the Sun City Summerlin maintenance crew by using court tape only to tape Pickleball court lines. Staff will need a total of three (3) days to set-up and clean for the tournament with no play on courts so the area will be closed for tennis play for a total of five (5) consecutive days starting on Thursday, April 11th. The day after the tournament the Sun City Summerlin maintenance staff will remove the tape, signs, and clean-up the

area. Banners will also be attached to the court fencing and removed by Sun City Summerlin maintenance staff and adherence by Sun City Pickleball Chartered Club to the requirements set forth in the "Charter Club Common Area Use for Tournaments, Fund Raisers or Events with Participant or Attendees that Include Non-Residents' form.

Thursday, April 11, 2024 – Prep

Friday, April 12, 2024 - Prep

Saturday, April 13, 2024 – Tournament

Sunday, April 14, 2024 – Tournament

Monday, April 15, 2024 – Clean-up, tape, and sign removal

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Rainbow Club New Chartered Club

MOTION by Ellen Bachman to **approve** the recommendation of the Clubs and Community Organizations Committee from their meeting on December 21, 2023, the approval of a charter to establish the SCSCAI Rainbow Club.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

Revised Club Charter

MOTION by Ellen Bachman to **approve** the recommendation of the Clubs and Community Organizations Committee from their meeting on December 21, 2023, that pursuant to the SCSCAI governing documents, including the "Clubs and Community Organization Procedures Manual" to approve the Club Charter of the SCSCAI Bicycle Club, SCSCAI Bocci Club, SCSCAI Chicago/Midwest Club, SCSCAI Friends of the Summit Club, SCSCAI Investment Club, SCSCAI Men's Niner Golf Club, SCSCAI Monday Rubber Bridge Club, and SCSCAI Neighborhood Preparedness Team.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Ventura Web Design & Marketing-Service Subscription

MOTION by John Berthelsen to **approve** the recommendation from the IT Committee from their December 26, 2023, meeting for the purchase of the Web Hosting subscription for the Marketing Website (SunCitySummerlinGolf.com) website through Ventura Web Design & Marketing in the amount of \$99.00 a month. This is an unbudgeted Operating expense.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Webflow – CMS Plan Subscription

MOTION by John Berthelsen to **approve** the recommendation from the IT Committee from their December 26, 2023, meeting the purchase of the Webflow CMS subscription for the SCSCAI website in the amount of \$23.00 a month, billed annually at \$276.00. This is an unbudgeted Operating expense.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Golf Course Grounds Maintenance – Six (6) Pieces of Equipment – Palm Valley

MOTION by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on December 19, 2023, the purchase replacement of six (6) pieces of equipment for Palm Valley Golf Course from Simpson Norton in the amount of \$436,928.70 to be paid from the Reserve Fund. These items were budgeted in the FY 2024 Reserve Budget in the amount of \$445,500.00. This item will be under the budgeted amount by \$8,571.30. The replacement items are listed below:

50 - 2023.2024 - GCM-PV - PV104

Jacobsen GP400 Tee Mower-Replacement (#1907)

51 - 2023.2024 - GCM-PV - PV300

Jacobsen LF 570 Fairway Mower-Replacement (#1907)

52 - 2023.2024 - GCM-PV - PV301
Jacobsen LF 570 Fairway Mower-
Replacement - (#1907)

53 - 2023.2024 - GCM-PV - PV406
Jacobsen ARD22 Rough Mower -
Replacement (#1907)

55 - 2023.2024 - GCM-PV - PV900 Express
Dual 3000 Reel Grinder-Replacement
(#1907)

56 - 2023.2024 - GCM-PV - PV901
Anglemaster 3000 Bedknife Grinder -
Replacement (#1907)

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

**Golf Course Grounds Maintenance –
Three (3) Pieces of Equipment – Eagle
Crest**

MOTION by Jeff Rorick to **approve** the
recommendation of the Common Area
Properties Committee from their meeting on
December 19, 2023, the purchase
replacement of three (3) pieces of
equipment for Eagle Crest Golf Course
from Simpson Norton in the amount of
\$97,445.51 to be paid from the Reserve
Fund. These items were budgeted in the FY
2024 Reserve Budget in the amount of
\$95,000.00. This item will be over the
budgeted amount by \$2,445.51. The
replacement items are listed below:

72 - 2023.2024 - GCM-EC-EC123
Jacobsen GP400Tee Mower - Replacement
(#1907)

73 - 2023.2024 - GCM-EC- EC124 John
Deere 220A Walking Green Mower -
Replacement (#1907)

74 - 2023.2024 - GCM-EC- EC543
Cushman Hauler 4X4 Mechanics Cart –
Replacement (#1907)

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

**Golf Course Grounds Maintenance – Ten
(10) Pieces of Equipment – Highland
Falls**

MOTION by Jeff Rorick to **approve** the
recommendation of the Common Area

Properties Committee from their meeting on
December 19, 2023, the purchase
replacement of ten (10) pieces of
equipment for Highland Falls Golf Course
from Simpson Norton in the amount of
\$435,258.07 to be paid from the Reserve
Fund. These items were budgeted in the FY
2024 Reserve Budget in the amount of
\$404,500.00. This item will be over the
budgeted amount by \$30,758.07. The
replacement items are listed below:

60 - 2023.2024 - GCM-HF-HF101 Bernard
Anglemaster Bedknife Grinder -
Replacement (#1907)

61 - 2023.2024 - GCM-HF-HF102 Express
Dual 3000 Reel Grinder-Replacement
(#1907)

62 - 2023.2024 - GCM-HF-HF311
Jacobsen LF 570 Fairway Mower -
Replacement (#1907)

63 - 2023.2024 - GCM-HF-HF412
Jacobsen AR 522 Rotary Rough Mower -
Replacement (#1907)

64 - 2023.2024 - GCM-HF-HF537
Jacobsen Truckstar Utility Vehicle -
Replacement (#1907)

65 - 2023.2024 - GCM-HF-HF542 John
Deere 220A Walking Greens Mower -
Replacement (#1907)

66 - 2023.2024 - GCM-HF-HF543 John
Deere 220A Walking Greens Mower-
Replacement (#1907)

67 - 2023.2024 - GCM-HF- HF569
Jacobsen Truckster MX-E Utility Vehicle-
Replacement (#1907)

68 - 2023.2024 - GCM-HF-HF570 EZ GO
Terrain 1000 Utility Vehicle-Replacement
(#1907)

69 - 2023.2024 - GCM-HF-HF802
Jacobsen Truckster XD Utility Vehicle -
Replacement (#1907)

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

**CAT 1 Test Proposal for Lift-10360 Sun
City**

MOTION by John Berthelsen to **approve**
the CAT 1 Test Proposal for Lift 10360 Sun

City from AR Elevator USA in an amount of \$710.00. A third-party company must be present during the inspection, that company is Technical Inspection Agency USA Inc in an amount of \$365.00. The combined total of the inspection is \$1,075.00. This is for the annual operating permits for the elevator lifts and is an operating expense.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

CAT 1 Test Proposal for Lift-2215

Thomas W Ryan

MOTION by John Berthelsen to **approve** the CAT 1 Test Proposal for Lift 2215 Thomas W Ryan from AR Elevator USA in an amount of \$710.00. A third-party company must be present during the inspection, that company is Technical Inspection Agency USA Inc in an amount of \$365.00. The combined total of the inspection is \$1,075.00. This is for the annual operating permits for the elevator lifts and is an operating expense.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

15.2022.2023 – Mountain Shadows

Community Center – Community Standards - Invoice Ratification

MOTION by John Berthelsen to **ratify** the SCA invoice 22312-inv-4 in the amount of \$1,750.00 for the Structural Engineering Fee for the permit required to move forward with the Community Standards and Ceramics Room Expansion.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Food & Beverage – Purchase of 2nd POS Terminal for The Summit Restaurant

MOTION by Jeff Rorick to **approve** the request from the Food & Beverage Department to purchase a 2nd POS Terminal \$629.00, addition of Toast Tap Direct \$134.00 to submit payments with credit card, two (2) cash draws \$268.00 along

with the monthly subscription \$45.00 for the terminal for The Summit Restaurant for a total of \$1,169.90 including shipping and sales tax. This purchase will assist the efficiency of the restaurant which will help bring down the wait time on closing out payments, especially with big groups and event days like Band Nights etc.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

Food & Beverage – Purchase of Monthly Software & Services

Motion One

MOTION by Jeff Rorick to **approve** the purchase of monthly software & services: DoorDash, Uber Eats, & Grub Hub in the amount of \$75.00 per month per restaurant, \$1,800.00 total cost for both restaurants per year, which will assist in bringing in more revenue through online ordering.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Motion Two

MOTION by Jeff Rorick to **approve** the purchase of monthly software & services: Toast Tables in the amount of \$50.00 per month per restaurant, \$1,200.00 total cost for both restaurants per year, which will assist in reservations, guest seating and large parties. This will make it more efficient for servers and help achieve better customer satisfaction.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

ADJOURNMENT

MOTION by Ellen Bachman, that there being no further business to come before the Board of Directors, that the meeting be adjourned at 10:14 a.m.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

B.O.D. MEETINGS SCHEDULE

Official Notice Board of Directors

January to December 2024 Meeting Schedule

All meetings held in person and via Zoom

Month	BOD Meetings
January	1/9/24
February	2/13/24 • 2/28/24* • 2/29/24**
March	3/12/24 (Evening)
April	4/9/24
May	5/14/24 • 5/31/24***
June	6/11/24
July	7/9/24
August	8/13/24 (Evening)
September	9/10/24
October	10/08/24
November	11/12/24
December	12/10/24

*Annual meeting Wednesday, 2/28/2024, at 8 a.m.

** Organizational Meeting Thursday, 2/29/2024 at 9 a.m.

*** **Budget Ratification Meeting Thursday, 5/31/2024.**

Board meeting will commence after budget ratification.

All daytime meetings will be held at Starbright Theatre, at 9 a.m., unless noted otherwise. Executive Sessions are typically held after the Board Meetings; however, Executive Sessions are sometimes held during a recess of the Board Meeting for various reasons.

Evening Meetings: All evening meetings will be held at Starbright Theatre, at 6 p.m. Executive Sessions are typically held prior to any evening meeting(s).

Note: A resident has the right to:

- ◆ Have a copy of the minutes, a summary of the minutes or a recording of the meeting upon request (\$.10 per page and \$1.00 for the recording per meeting) (NRS116.31083). Copies of the minutes and recordings of recent Board meetings may be downloaded from the website without charge.
- ◆ Speak to the Executive Board, unless the Executive Board is meeting in Executive Session (NRS116.31085).
- ◆ The Agenda is posted on the Association bulletin boards and website on the Friday prior to the meeting.

Recordings of Board meetings will be made. The recordings will be kept for a period of ten years in the Administration's Executive Director's office in the Mountain Shadows Community Center.

Recordings, minutes or a summary of minutes will be available not more than 30 days after the meeting (NRS116.31083). Depending upon meeting schedules, on occasion, the minutes or summary of the minutes may be in draft form.

All scheduled Board of Director meetings are held at Starbright Theatre and/or by Zoom. All scheduled Committee Meetings are held at Desert Vista Committee Room and/or by Zoom.

SCSCAI Board of Directors and Committee Meetings

The Board agenda is posted on the Administrative bulletin board, on the website, and in the community centers. Copies may be obtained in the Administration office on the Friday prior to the meeting. All meetings will be held at Desert Vista except where noted on the calendar. For updates, please visit www.suncitysummerlin.com

ARC	Architectural Review Committee
BOD	SCSCAI Board of Directors
CAP	Common Area Properties
CCOC	Clubs and Community Organizations Committee
HC	Hearing Committee
IT	Information Technology

SCSCAI Board and Committee Meetings Schedule

BOD	Tuesday, Feb. 13	9 a.m. (SBT & Zoom)
Fitness	Thursday, Feb. 8	2:30 p.m. (DV & Zoom)
ARC	Wednesday, Feb. 14	10 a.m. (DV & Zoom)
CCOC	Thursday, Feb. 15	9:30 a.m. (DV & Zoom)
CAP	Tuesday, Feb. 20	9 a.m. (DV & Zoom)
Legal	Wednesday, Feb. 21	10 a.m. (DV & Zoom)
Golf Oversight	Wednesday, Feb. 21	2 p.m. (DV & Zoom)
HC Closed Mtg.,	Monday, Feb. 26	9 a.m. (DV)
IT	Tuesday, Feb. 27	10:30 a.m. (DV & Zoom)
Finance	Thursday, Feb. 29	2 p.m. (DV & Zoom)
Coffee w/Board	Friday, Feb. 16	9:30 a.m. (DV & Zoom)

SUMMARY OF OPERATIONS

Sun City Summerlin Community Association, Inc.

Consolidated Balance Sheet - Unaudited November 30, 2023

	Operating Fund	Reserve Fund	Consolidated Funds
ASSETS			
Cash and cash equivalents	2,780,732	3,584,915	6,365,647
Fixed income securities (Investments)	6,154,913	15,827,103	21,982,016
Interest receivable	20,025	64,159	84,184
Accounts receivable, net	4,692,650	-	4,692,650
Prepaid Expenses	581,008	-	581,008
Inventory	162,774	-	162,774
Interfund receivables (payables)	(64,380)	64,380	-
Fixed Assets	45,951,693	-	45,951,693
Deferred Tax Asset	330,780	3,416,911	3,747,691
Other Assets (includes ROU Assets)	197,945	-	197,945
TOTAL ASSETS	60,808,140	22,957,468	83,765,608
LIABILITIES & FUND BALANCES			
Accounts payable and accrued expenses	811,579	257,963	1,069,542
Lease Liabilities	32,945	-	32,945
Contract liabilities (revenue received in advance)	778,344	-	778,344
Contract liabilities (annual assessments) *	6,658,922	15,789,685	22,448,607
Contract liabilities (new cap assessments) *	311,661	-	311,661
Contract liabilities (NORA) *	-	-	-
TOTAL LIABILITIES	8,593,451	16,047,648	24,641,099
Accumulated other comprehensive loss	(20,464)	(550,311)	(570,775)
Fund Balances	52,235,153	7,460,131	59,695,284
TOTAL FUND BALANCES	52,214,689	6,909,820	59,124,509
TOTAL LIABILITIES & FUND BALANCES	60,808,140	22,957,468	83,765,608

* Note regarding contract liabilities for assessments:

Operating Fund annual assessments are recognized pro rata over each homeowner's annual billing cycle, New capital assessments in operations are recognized as expenses are incurred, NORA and Reserve Fund annual assessments are recognized as expenses are incurred.

Reserve Fund Calculation of Funding Level November 30, 2023

Cash and cash equivalents	3,584,915
Fixed income securities (Investments)	15,827,103
Interest receivable	64,159
Interfund receivables (payables)	64,380
(Less) Accounts payable and accrued expenses	(257,963)
	<u>19,282,594</u>
Fully Funded as of 6/30/2024 per Reserve Study **	<u>19,515,288</u>
Current Percent Funded based on 6/30/2024 Fully Funded level **	98.8%

** Notes regarding published reserve study:

The published reserve study was prepared for FYE 6/30/2020; therefore, due to recent high inflation rates the amount could be significantly understated. The Board has approved a full reserve study to be done to assure numbers are aligned to recent economic environments.

SUMMARY OF OPERATIONS

Sun City Summerlin Community Association, Inc.

Summary of Operations - Operating Fund - Unaudited
For the Period from July 1, 2023 to June 30, 2024

	Current Month - November 2023			Fiscal Year To Date (July 2023 - June 2024)		
	Actual	Budget	Variance Favorable/ (Unfavorable)	Actual	Budget	Variance Favorable/ (Unfavorable)
OPERATING REVENUES						
Assessments - Operating	1,191,576	1,191,576	-	5,941,616	5,941,616	-
Assessments - New Capital	81,683	36,660	45,023	232,612	174,600	58,012
Golf courses and pro shops	501,773	487,054	14,719	2,105,331	1,996,117	109,214
Beverage Carts	15,828	11,550	4,278	66,549	53,825	12,724
Restaurants-Summit/Tavern	168,905	133,675	35,230	638,364	581,079	57,285
Restaurant-Millers Tavern (leased)	4,697	5,940	(1,243)	26,126	26,105	21
Newsletter/LINK	48,217	49,705	(1,488)	222,186	248,525	(26,339)
Interest Income	7,739	5,500	2,239	40,892	27,500	13,392
Other Income	108,986	92,417	16,569	506,117	489,407	16,710
TOTAL OPERATING REVENUES	2,129,404	2,014,077	115,327	9,779,793	9,538,774	241,019
OPERATING EXPENSES						
Golf course pro shops	186,281	188,726	2,445	835,827	888,183	52,356
Golf Course Maintenance	313,113	350,601	37,488	2,395,518	2,734,475	338,957
Beverage Carts	12,038	10,909	(1,129)	54,609	52,541	(2,068)
Restaurants-Summit/Tavern	216,219	196,238	(19,981)	957,674	854,463	(103,211)
Restaurants-Millers Tavern (leased)	1,247	2,490	1,243	13,887	12,455	(1,432)
Newsletter/LINK	60,136	56,615	(3,521)	288,733	283,211	(5,522)
Administration	260,840	279,977	19,137	1,324,020	1,401,076	77,056
Information Technology	31,578	38,708	7,130	167,312	193,544	26,232
Landscaping	166,959	184,844	17,885	963,899	1,025,667	61,768
Community Services	93,190	82,133	(11,057)	419,462	438,759	19,297
Facility Maintenance	361,573	333,304	(28,269)	1,715,342	1,677,961	(37,381)
Fitness	51,785	55,178	3,393	315,826	312,758	(3,068)
Patrol	5,806	19,540	13,734	35,135	43,995	8,860
Other Expenses	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,760,765	1,799,263	38,498	9,487,244	9,919,088	431,844
OPERATING SURPLUS/(DEFICIT)	368,639	214,814	153,825	292,549	(380,314)	672,863
G/(L) on Investments	-	-	-	667	-	667
G/(L) on Fixed Asset Disposals	(2,393)	-	2,393	(1,193)	-	(1,193)
Depreciation Expense	(211,753)	-	(211,753)	(1,039,823)	-	(1,039,823)
NET SURPLUS/(DEFICIT)	154,493	214,814	(55,535)	(747,800)	(380,314)	(367,486)

Summary of Operations - New Capital - Unaudited

	Current Month	Year to Date
Operating expenses	-	-
Fixed asset purchases	81,683	232,612
Total Expenditures	81,683	232,612
Interest and gain on investments	-	-
Earned Assessment revenue	81,683	232,612
Total Revenues	81,683	232,612

Summary of Operations - Reserves - Unaudited

	Current Month	Year to Date
Operating expenses	-	15,945
Fixed asset purchases	325,905	1,299,190
Total Expenditures	325,905	1,315,135
Interest and gain on investments	31,345	159,680
Earned NORA revenue	139,652	560,054
Earned Assessment revenue	154,908	595,401
Total Revenues	325,905	1,315,135

Supplemental Information

	Current YTD	Prior YTD	Change	
Home Sales	227	186	41	22.0%
NORA Refunds	-	7	(7)	-100.0%
NORA Collected, net of refunds	417,389	327,688	89,701	27.4%
Rounds of Golf Played	43,453	43,295	158	0.4%

For additional SCSCAI financial information, please log on to www.scsc.ai.com