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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. December 12, 2023

MOTIONS

Board Members in Attendance in person: John Berthelsen, Dick Clark, Jeff Rorick, Gerry Sokolski, Ellen Bachman, Kenneth Resnik, Leo Crawford, Judy Williams

Board Members in Attendance by Zoom: None

Board Members Absent: Steve Commander

Acceptance of December 12, 2023, Executive Board of Directors Meeting Agenda

MOTION by Jeff Rorick to **accept** the Agenda for the December 12, 2023, meeting of the Executive Board of Directors as **amended**: Removal of Roman Numeral VIII – New Business, Item X – Flag Policy – Clarifying Language.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Acceptance of the Executive Board of Directors Meeting Minutes from the November 14, 2023, Board Meeting

MOTION by John Berthelsen to **approve** the Minutes from the November 14, 2023, meeting of the Executive Board of Directors as **presented**.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

CONSENT CALENDAR

MOTION by John Berthelsen that there being no objection to **approving** items **A through G** 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 Dick Clark

UNANIMOUSLY APPROVED

UNFINISHED BUSINESS

Adopt Proposed Name – Sun City Summerlin Patrol

MOTION by John Berthelsen to **approve** to change the name as presented by the SCSCAI Patrol to Sun City Summerlin Patrol.

SECOND by Jeff Rorick

MOTION PASSES 7-1, Gerry Sokolski

NEW BUSINESS

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

MOTION 1

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on December 07, 2023, to accept the previously distributed September 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 Jeff Rorick

UNANIMOUSLY APPROVED

MOTION 2

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on December 07, 2023, to accept the previously distributed October 31, 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 Dick Clark

UNANIMOUSLY APPROVED

18-2023.2024 - Desert Vista Fitness Center -

Outdoor Spa – Resurface

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on October 17, 2023, and the Fitness Committee from their meeting on November 09, 2023, that the Desert Vista Outdoor Spa be resurfaced by Ultimate Concrete in the amount of \$10,752.00 including SNHD permits and meetings, SNHD required marking tiles, sales tax, delivery, and labor. This recommendation includes a change from a plaster surface to a glass coat surface, with a seven (7) year warranty. This is a Reserve Fund Component which was scheduled in the reserve study for replacement in fiscal year ending June 30, 2024. This is a FY 2024 Reserve Fund planned

expenditure budgeted in the amount of \$10,752.00 and is equal to the amount budgeted.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

**19-2023.2024 - Desert Vista Fitness Center -
Outdoor Pool (Chlorinator) – Controller and Salt
Cell System - Replacement**

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on October 17, 2023, that the replacement of the Desert Vista Outdoor Pool controller and salt cell be done by Vivoaquatics in an amount of \$42,196.27 to supply and install the new controller and salt system as indicated in their quote #36438, including delivery charges, sales tax, SNHD permits, and removal and disposal of the existing controller and salt cell. This is a Reserve Fund Component which was scheduled in the reserve study for replacement in fiscal year ending June 30, 2021.

This is a fiscal year ending June 30, 2024, Reserve Fund planned expenditure budgeted in the amount of \$39,000.00 and will be over the budgeted amount by \$3,196.27. Noting that freight charges are presently unpredictable, any documented changes to the cost for the freight are approved.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

**20-2023.2024 - Desert Vista Fitness Center -
Pickleball Courts – Resurface**

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on October 17, 2023, and the Fitness Committee from their meeting on November 09, 2023, that the ten (10) pickleball courts at Desert Vista be resurfaced by Elite Sports Builders in the amount of \$37,216.00 including sales tax and labor. There are no shipping or delivery charges. This is a fiscal year ending June 30, 2024, Reserve Fund planned expenditure budgeted in the amount of \$35,000.00 and will be over the budgeted amount by \$2,216.00.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

**24-2023.2024 - Pinnacle Fitness Center - Spa –
Resurface**

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on October 17, 2023, and the Fitness Committee from their meeting on November 09, 2023, that the Pinnacle Spa be resurfaced by Ultimate Concrete in the amount of \$10,752.00 including SNHD permits and meetings, SNHD required marking tiles, sales tax, delivery, and labor. This recommendation includes a change from a plaster surface to a glass coat surface, with a seven (7) year warranty. This is a Reserve Fund Component which was scheduled in the reserve study for replacement in fiscal year ending June 30, 2026. This is a FY 2024 Reserve Fund planned expenditure budgeted in the amount of \$10,752.00 and is equal to the amount budgeted.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

**14-2023.2024 – Desert Vista Area - Parking Lot
Light Fixture Poles – Repaint**

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on November 21, 2023, to accept the quote from Tri-Color for the paint and paint supplies needed to repaint the pole light fixtures in the parking lots at Desert Vista in the amount of \$5,039.39 including sales tax and delivery. The labor will be provided by SCSCAI painting crew staff. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$13,650.00. The purchase of the paint and supplies will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$8,610.61, and the labor costs will need to be added to this expenditure upon completion in order to properly reflect the reserve fund expenditure.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

**01-2023.2024 – Sun Shadows Community and
Fitness Center – Parking Lot Light Fixture Poles –
Repaint**

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on November 21, 2023, to accept the quote from Tri-Color for the paint and paint supplies needed to repaint the pole light fixtures in the parking lots at Sun Shadows in the amount of \$1,188.53 including sales tax and delivery. The labor will be provided by SCSCAI painting crew. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$1,870.00. The purchase of the paint and supplies will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$681.47, and the labor costs will need to be added to this expenditure upon completion in order to properly reflect the reserve fund expenditure.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

**13-2023.2024 – Mountain Shadows Fitness Center
– Pool Area – Trellis – Repair and Paint**

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on November 21, 2023, to accept the quote from Tri-Color for the paint and paint supplies needed to repaint the two (2) trellises at Mountain Shadows Fitness Center outdoor pool in the amount of \$1,593.70 including sales tax and deliver. The labor will be provided by SCSCAI painting crew. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$2,700.00. The purchase of the paint and supplies will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$1,106.30, and the labor costs will need to be added to this expenditure upon completion in order to properly reflect the reserve fund expenditure.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

42-2023.2024 - Landscape Maintenance – Irrigation Time Clocks Replacement

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on November 21, 2023, to purchase five (5) Toro DXI irrigation time clocks from Horizon Distributors for a total of \$39,375.45 including tax and delivery. Labor will be provided by SCSCAI common area landscape crew and will be added to the cost of the project. This item was budgeted for in the fiscal year ending June 30, 2024, New Capital Budget in the amount of \$40,000.00. Once the labor is added to this project, it will exceed the budgeted amount. The total cost of this project including clocks, materials and labor will be added to the Reserve Study once completed.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

127-2022.2023 – Landscape Maintenance – Turf Reduction – Mountain Shadows - Fountain Area

MOTION by Dick Clark that per the requirement of the State of Nevada, Assembly Bill 356 property owners in Southern Nevada must eliminate non-functional turf by December 31, 2026, I recommend that the SCSCAI Board of Directors **accept** the recommendation from the Common Area Properties Committee from their meeting on November 21, 2023, that the design and plant list which was conceptually approved by the SCSCAI Architectural Committee for the removal of approximately 4,244 square feet of turf and the addition of plants as shown on the plant list design for the fountain area at Mountain Shadows. The cost for materials for this project is \$6,206.69 and excludes labor costs. Labor will be provided by SCSCAI common area landscape crew and will be added to the cost of the project. The design meets with the SNWA requirements for desert landscape and upon completion and inspection we expect a rebate from SNWA of approximately \$12,732.00 for the conversion, which should cover the majority of the conversion cost. Staff to report back the net expense after the work is complete and the rebate.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

126-2022.2023 – Landscape Maintenance – Turf Reduction – Del Webb Boulevard and Lake Mead Boulevard – West and East Side Entry into Sun City Summerlin

MOTION by Dick Clark that per the requirement of the State of Nevada, Assembly Bill 356 property owners in Southern Nevada must eliminate non-functional turf by December 31, 2026, I recommend that the SCSCAI Board of Directors **accept** the recommendation from the Common Area Properties Committee from their meeting on November 21, 2023, that the design and plant list which was conceptually approved by the SCSCAI Architectural Committee for the removal of approximately 2,848 square feet of turf and the addition of plant material and artificial turf as shown on the plant list and design for the west and east side of the entrance to Sun City Summerlin at Del Webb

Boulevard and Lake Mead Boulevard. The cost for materials for this project is \$9,653.39 and excludes labor costs. Labor will be provided by SCSCAI common area landscape crew and will be added to the cost of the project. The design meets with the SNWA requirements for desert landscape and upon completion and inspection we expect a rebate from SNWA of approximately \$8,544.00 for the conversion. The artificial turf purchase in the amount of \$3,800.00 does not qualify for the rebate and will be a New Capital expense and added to the Reserve Fund.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

124-2022.2023 – Landscape Maintenance – Turf Reduction Project – Del Webb Boulevard and Echo Mesa Drive Corner – On the Side Common to Mountain Shadows Community Center

MOTION by Dick Clark that per the requirement of the State of Nevada, Assembly Bill 356 property owners in Southern Nevada must eliminate non-functional turf by December 31, 2026, I recommend that the SCSCAI Board of Directors **accept** the recommendation from the Common Area Properties Committee from their meeting on November 21, 2023 that the design and plant list which was conceptually approved by the SCSCAI Architectural Committee for the removal of approximately 3,862 square feet of turf and the addition of plant material and artificial turf as shown on the plant list and design for the intersection of Del Webb Boulevard and Echo Mesa Drive on the side common to Mountain Shadows Community Center. The cost for materials for this project is \$9,125.18 and excludes labor costs. Labor will be provided by SCSCAI common area landscape crew and will be added to the cost of the project. The design meets with the SNWA requirements for desert landscape and upon completion and inspection we expect a rebate from SNWA of approximately \$11,586.00 for the conversion. The artificial turf purchase in the amount of \$3,800.00 does not qualify for the rebate and will be a New Capital expense and added to the Reserve Fund.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

70-2023.2024 – Golf Course Maintenance – Highland Falls - 300 Gallon Mixing Tank

MOTION by Jeff Rorick to **accept** the recommendation from the Director of Golf Maintenance to purchase a 300-gallon mixing tank from ADW Turf Sprayers per their quote number 11488, in the amount of \$6,184.43 including shipping and sales tax. Installation will be done by Golf Course Maintenance Staff. This item was budgeted for in the fiscal year ending June 30, 2024, New Capital Budget in the amount of \$6,500.00 and will be added to the Reserve Study once completed. Noting that freight charges are presently unpredictable, any documented changes to the cost for the freight are approved.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

93-2023.2024 – Desert Vista Fitness Center - Pickleball Backboard

MOTION 1

MOTION by Judy Williams to **rescind** the action taken by the Board at the October 10, 2023, Board of Directors meeting relative to the purchase of the Desert Vista Pickleball Backboard in the amount of \$987.00 to be paid as a New Capital Expense. The change is due to a change request of a mounted backboard instead of a portable backboard which was initially approved.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

MOTION 2

MOTION by Judy Williams to **accept** the recommendation from the Common Area Properties Committee from their meeting on November 21, 2023, the purchase of the Pickleball Backboard from rtsrebounder.com for \$874.07 including sales tax plus \$100.00 for the installation, for a total of \$974.07 to be paid as a New Capital Expense. This is a change from a portable backboard which was approved by the Board at their October 10, 2023, meeting, to a mounted backboard. This item was budgeted for in the FY 2024 New Capital Budget in the amount of \$1,000.00. This item is to be added to the Reserve Study once completed.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

167-2023.2024 – Highland Falls Pro Shop – Air Compressor – Emergency Replacement Ratification

MOTION by Jeff Rorick to **ratify** the emergency purchase of an Air Compressor for Highland Falls in the amount of \$703.35. This piece of equipment is used daily in the cart barn however was not listed on the Reserve Study at any of the Golf Course locations. This is a New Capital Purchase and will be added to the Reserve Study once purchased.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

Driving Range Mat Replacements

Motion 1 – Palm Valley Golf Course

76-2023.2024 – Palm Valley Pro Shop – Driving Range – Mat Replacement

MOTION by Jeff Rorick to **accept** the recommendation from the Golf Oversight Committee from their meeting on October 18, 2023, to accept quote number 2023-0770-2 from TurfHound Performance Surfaces for new driving range mats for Palm Valley Golf Course the amount of \$18,910.94 including sales tax and estimated freight, plus \$6,200.00 for the removal of 6 inches of existing dirt and to saw cut the edges of the existing pads and drill rebar dowels into the existing concrete to secure the slabs Total project cost \$25,110.94. Replacement of the Driving Range Mats was approved as part of the fiscal year ending June 30, 2024, Reserve Fund Expenses Budget in the amount of \$9,675.00. This expenditure will be over the

budgeted amount for the fiscal year ending June 30, 2024, by \$15,435.94. Noting that freight charges are presently unpredictable, any documented changes to the cost for the freight are approved.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Motion 2 – Highland Falls Golf Course

82-2023.2024 – Highland Falls Pro Shop – Driving Range – Mat Replacement

MOTION by Jeff Rorick to **accept** the recommendation from the Golf Oversight Committee from their meeting on October 18, 2023, to accept quote number 2023-0769-2 from TurfHound Performance Surfaces for new driving range mats for Highland Falls Golf Course the amount of \$42,185.94 including sales tax and estimated freight, plus \$28,300.00 for the removal the existing tee pads and installing new 4-inch concrete pads, 292 lineal feet by 6 foot wide. Total project cost \$70,485.94. Replacement of the Driving Range Mats was approved as part of the fiscal year ending June 30, 2024, Reserve Fund Expenses Budget in the amount of \$27,000.00. This expenditure will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$43,485.94. Noting that freight charges are presently unpredictable, any documented changes to the cost for the freight are approved.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Motion 3 – Eagle Crest Golf Course

86-2023.2024 – Eagle Crest Pro Shop – Driving Range – Mat Replacement

MOTION by Jeff Rorick to **accept** the recommendation from the Golf Oversight Committee from their meeting on October 18, 2023, to accept quote number 2023-0768-2 from TurfHound Performance Surfaces for new driving range mats for Eagle Crest Golf Course in the amount of \$20,365.63 including sales tax and estimated freight. Replacement of the Driving Range Mats was approved as part of the fiscal year ending June 30, 2024, Reserve Fund Expenses Budget in the amount of \$12,600.00. This expenditure will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$7,765.63. Noting that freight charges are presently unpredictable, any documented changes to the cost for the freight are approved.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

Revised Club Charters

MOTION by Ellen Bachman to **approve** the recommendation of the Clubs and Community Organizations Committee from their meeting on November 16, 2023, that pursuant to the SCSCAI governing documents, including the "Clubs and Community Organization Procedures Manual" to approve the Club Charter of the SCSCAI Arthritis Pool Exercise Club, SCSCAI Beading & Jewelry Club, SCSCAI Classical Music Club, SCSCAI Jewish Friendship Club, SCSCAI Military and Friends Club, SCSCAI Pickleball Club, SCSCAI Racquetball Club,

SCSCAI Residents' Forum, SCSCAI Social Club, SCSCAI Sunshine Service Club, SCSCAI Travel Club, SCSCAI Women's Club, and SCSCAI Yoga Club.

SECOND by Kenneth Resnik
UNANIMOUSLY APPROVED

170-2023.2024 – Mountain Shadows Community Center – Executive Conference Room - Chairs

MOTION by John Berthelsen to **accept** the purchase of fourteen (14) Furmax Ribbed Office Desk Chair Mid-Back PU Leather Executive Conference Chairs in the amount of \$1,119.86 to replace the current chairs in the Mountain Shadows Executive Conference Room. This item was budgeted for in the 2022-2023 budget however never purchased.

SECOND by Dick Clark
UNANIMOUSLY APPROVED

15-2022.2023 - Mountain Shadows Community Center – Community Standards, Ceramic and Sewing Room Expansion – City of Las Vegas permit C23-01990 - Ratification

MOTION by John Berthelsen to **ratify** the amount of \$3,531.95 for the City of Las Vegas permit C23-01990 for the fire suppression system to be installed on the Mountain Shadows Community Center – Community Standards Ceramic and Sewing Room Expansion project. The fire suppression system was approved at the November 14, 2023, Board of Directors meeting in an amount of \$13,720.00. The fire suppression system project cannot move forward without the City of Las Vegas permit. The permit amount of \$3,531.95 will be over the amount budgeted for the expansion project by an additional \$17,251.95.

SECOND by Jeff Rorick
UNANIMOUSLY APPROVED

127-2023.2024 – SCSCAI Pool Furniture – Replacement

MOTION by Judy Williams to **accept** the re-slinging of forty-five (45) chaise lounges and twenty- one (21) chairs at a cost of \$11,237.09 including sales tax and delivery. The location of chaise lounges and chairs is below:

Pinnacle: 7 chairs and 16 chaise lounges

Desert Vista: 7 chairs and 10 chaise lounges

Mountain Shadows: 7 chairs and 17 chaise lounges

Sun Shadows: 2 chaise lounges

Total: 45 chaise lounges and 21 chairs

This item was not discussed during the 2022/2023 Budget Hearings, and it is not part of the Reserve Fund Budget for the Fiscal Year ending June 30, 2023, however the condition of these chairs and lounges requires they be replaced of reslung for the upcoming outdoor pool season.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

243-2021.2022 – Landscaping Department – Replacement of Two (2) Pro-Gators – Ratification

MOTION by Dick Clark to **ratify** an amount of \$6,331.05 which is the increase difference between the cost of the two (2) Pro-Gators upon order in April 2022 and delivery in December 2023. It was expected that there would be an increase due to inflation.

SECOND by Jeff Rorick
UNANIMOUSLY APPROVED

118-2022.2023 – Administrative – Architectural and Compliance Software

MOTION by John Berthelsen to **accept** to contract with Smartwebs for the Architectural, Violation, Communication, Portal and Work Order Modules, which includes Owner access for applying for Architectural changes to their homes, training, cloud storage and unlimited Users and Profiles. The contract to be entered into prior to December 31, 2023, to take advantage of the reduction in per door price from \$0.40 a door to \$0.30 a door, and a reduction in the set-up fee from \$7,426.00 to \$4,000.00. The total annual fee, paid monthly, excluding the set-up fee, will be \$28,008.00.

SECOND by Judy Williams
UNANIMOUSLY APPROVED

Association Lawyers - Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP – Price Increase

MOTION by John Berthelsen to **accept** the hourly rate increase from Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP one (1) of the legal firms utilized by Sun City Summerlin Community Association. The Association were informed of the rate increase in a letter received on December 06, 2023.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

ADJOURNMENT

MOTION by Kenneth Resnik, that there being no further business to come before the Board of Directors, that the meeting be adjourned at 10:06 am.

SECOND by Judy Williams
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	Tues., Jan. 9	9 a.m. (SBT & Zoom)
Finance	Thurs., Jan. 4 (for December)	2 p.m. (DV & Zoom)
ARC	Wed., Jan. 10	10 a.m. (DV & Zoom)
Fitness	Thurs., Jan. 11	2:30 p.m. (DV & Zoom)
HC (Closed Mtg.)	Mon., Jan. 15	9 a.m. (DV)
CAP	Tues., Jan. 16	9 a.m. (DV & Zoom)
Legal	Wed., Jan. 17	10 a.m. (DV & Zoom)
Golf Oversight	Wed., Jan. 17	2 p.m. (DV & Zoom)
CCOC	Thurs., Jan. 18	9:30 a.m. (DV & Zoom)
Finance	Thurs., Jan. 25	2 p.m. (DV & Zoom)
IT	Tues., Jan. 30	10:30 a.m. (DV & Zoom)
Coffee w/Board	Fri., Jan. 19	9:30 a.m. (DV & Zoom)

SUMMARY OF OPERATIONS

Sun City Summerlin Community Association, Inc.

Consolidated Balance Sheet - Unaudited October 31, 2023

	Operating Fund	Reserve Fund	Consolidated Funds
ASSETS			
Cash and cash equivalents	3,041,011	3,365,797	6,406,808
Fixed income securities (Investments)	6,114,617	15,754,146	21,868,763
Interest receivable	19,833	71,240	91,073
Accounts receivable, net	4,736,168	-	4,736,168
Prepaid Expenses	625,142	-	625,142
Inventory	163,603	-	163,603
Interfund receivables (payables)	(90,127)	90,127	-
Fixed Assets	45,758,093	-	45,758,093
Deferred Tax Asset	330,780	3,416,911	3,747,691
Other Assets (includes ROU Assets)	199,638	-	199,638
TOTAL ASSETS	60,898,758	22,698,221	83,596,979
LIABILITIES & FUND BALANCES			
Accounts payable and accrued expenses	1,363,321	27,488	1,390,809
Lease Liabilities	34,638	-	34,638
Contract liabilities (revenue received in advance)	726,739	-	726,739
Contract liabilities (annual assessments) *	6,724,106	15,849,277	22,573,383
Contract liabilities (new cap assessments) *	356,684	-	356,684
Contract liabilities (NORA) *	-	75,272	75,272
TOTAL LIABILITIES	9,205,488	15,952,037	25,157,525
Accumulated other comprehensive loss	(61,486)	(713,947)	(775,433)
Fund Balances	51,754,756	7,460,131	59,214,887
TOTAL FUND BALANCES	51,693,270	6,746,184	58,439,454
TOTAL LIABILITIES & FUND BALANCES	60,898,758	22,698,221	83,596,979

* 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 October 31, 2023

Cash and cash equivalents	3,365,797
Fixed income securities (Investments)	15,754,146
Interest receivable	71,240
Interfund receivables (payables)	90,127
(Less) Accounts payable and accrued expenses	(27,488)
	<u>19,253,822</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 **	98.7%

** 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.

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

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 - October 2023			Fiscal Year To Date (July 2023 - June 2024)		
	Actual	Budget	Variance Favorable/ (Unfavorable)	Actual	Budget	Variance Favorable/ (Unfavorable)
OPERATING REVENUES						
Assessments - Operating	1,189,994	1,189,994	-	4,750,040	4,750,040	-
Assessments - New Capital	20,702	42,600	(21,898)	150,929	137,940	12,989
Golf courses and pro shops	601,304	535,603	65,701	1,603,557	1,509,063	94,494
Beverage Carts	20,874	14,100	6,774	50,722	42,275	8,447
Restaurants-Summit/Tavern	158,290	116,931	41,359	469,459	447,404	22,055
Restaurant-Millers Tavern (leased)	7,022	5,940	1,082	21,429	20,165	1,264
Newsletter/LINK	44,791	49,705	(4,914)	173,969	198,820	(24,851)
Interest Income	9,339	5,500	3,839	33,153	22,000	11,153
Other Income	107,759	113,737	(5,978)	397,131	396,990	141
TOTAL OPERATING REVENUES	2,160,075	2,074,110	85,965	7,650,389	7,524,697	125,692
OPERATING EXPENSES						
Golf course pro shops	193,741	184,922	(8,819)	649,545	699,457	49,912
Golf Course Maintenance	396,802	457,829	61,027	2,082,404	2,383,874	301,470
Beverage Carts	14,182	12,574	(1,608)	42,572	41,632	(940)
Restaurants-Summit/Tavern	218,628	165,619	(53,009)	741,455	658,225	(83,230)
Restaurants-Millers Tavern (leased)	2,161	2,490	329	12,640	9,965	(2,675)
Newsletter/LINK	58,993	56,600	(2,393)	228,597	226,596	(2,001)
Administration	245,532	283,645	38,113	1,063,180	1,121,099	57,919
Information Technology	35,062	38,707	3,645	135,734	154,836	19,102
Landscaping	196,667	198,717	2,050	796,940	840,823	43,883
Community Services	85,477	100,421	14,944	326,272	356,626	30,354
Facility Maintenance	346,357	331,813	(14,544)	1,353,770	1,344,657	(9,113)
Fitness	63,010	53,778	(9,232)	264,041	257,580	(6,461)
Security	16,644	5,750	(10,894)	29,328	24,455	(4,873)
Other Expenses	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,873,256	1,892,865	19,609	7,726,478	8,119,825	393,347
OPERATING SURPLUS/(DEFICIT)	286,819	181,245	105,574	(76,089)	(595,128)	519,039
G/(L) on Investments	232	-	(232)	666	-	666
G/(L) on Fixed Asset Disposals	700	-	(700)	1,200	-	1,200
Depreciation Expense	(208,148)	-	(208,148)	(828,070)	-	(828,070)
NET SURPLUS/(DEFICIT)	79,603	181,245	(103,506)	(902,293)	(595,128)	(307,165)

Summary of Operations - New Capital - Unaudited

	Current Month	Year to Date
Operating expenses	-	-
Fixed asset purchases	20,702	150,929
Total Expenditures	20,702	150,929
Interest and gain on investments	-	-
Earned Assessment revenue	20,702	150,929
Total Revenues	20,702	150,929

Summary of Operations - Reserves - Unaudited

	Current Month	Year to Date
Operating expenses	7,979	15,944
Fixed asset purchases	101,970	973,286
Total Expenditures	109,949	989,230
Interest and gain on investments	47,188	128,336
Earned NORA revenue	62,761	420,401
Earned Assessment revenue	-	440,493
Total Revenues	109,949	989,230

Supplemental Information

	Current YTD	Prior YTD	Change
Home Sales	192	150	42 28.0%
NORA Refunds	-	7	(7) -100.0%
NORA Collected, net of refunds	353,009	261,672	91,337 34.9%
Rounds of Golf Played	33,818	34,281	(463) -1.4%

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

NOTIFICATION TO OWNERS

SCSCAI

Sun City Summerlin Community Association Inc.

Standing Committee Membership

The SCSCAI Executive Board, through its Standing Committee Chairs, is currently seeking SCSCAI Owners to serve on standing Committees. In order to serve SCSCAI as a committee member, you should be able to fulfill the following expectations to the best of your ability. Please consider the checklist as you consider serving.

- Attend Committee Meeting (usually one a month);
- Actively help the Chair with the work of the committee.
- Meet the expectations specific to the committee on which you serve.
- Reply to Committee Chair and staff emails and specific requests for information.

Standing Committee Appointment Process

SCSCAI Owners may register to be on a Standing Committee for an annual term of March – February. Owners interested in serving on a Standing Committee must submit a committee member application (including new and returning committee members). The Chairperson of each Standing Committee, except for the Architectural Review Committee, whose members shall be appointed by the Board of Directors, shall select, and appoint the other members of the committee from the SCSCAI Owners.

Standing Committees

Finance Committee

This Committee has general oversight of the financial policies, included but not limited to, investments, audits, and insurance subject to the approval of the Board of Directors, including ways and means for obtaining funds necessary to meet the authorized budget for carrying out the work of the Association. The Committee will review the annual budget, prepared by the Executive Director, make recommendations with respect thereto, and submit the annual budget and their recommendations in writing no later than the May Board meeting for Board approval.

Common Area Properties Committee

This Committee shall conduct a thorough inspection of all the Association's real and personal property. The Committee shall determine that said property is maintained in a manner to ensure safety of personnel, long life and efficient operation. The Committee shall be available for consultation to the Finance Committee during the budget process. The Committee is also consulted by the Executive Director on all individual purchases of machinery, electrical and mechanical equipment, this applies to new and replacement fixed assets and included examination for a "need to replace." The Committee consists of two divisions: (1) Engineering and Technical services and (2) Inspection, Investigation, and Restoration services. The members of this Committee shall be selected, when possible, with the skills appropriate to the Committee needs. The Committee voting authority shall be vested

in those Inspection's Team and Engineering/Technical Group Leaders appointed by the Chairman.

***Clubs and Community Organizations Committee**

This Committee reviews and recommends to the Board of Directors action to be taken with respect to Chartered Clubs and Organizations (club) applications. This Committee also develops and recommends to the Board policies and procedures as standards for club oversight, facilities use and for the administration of proper relationships between the Association and its Chartered Clubs and Community Organizations. This Committee may hear complaints involving chartered clubs and/or community organizations in accordance with the Association's Complaints and Hearing Protocol.

***Architectural Review Committee**

The Architectural Review Committee is the **only** standing committee of the Association mandated by the CC&Rs/Master Declaration, and the only Committee with the authority to make decisions. Prior written approval by the Architectural Review Committee is required for all new construction in SCSCAI. This Committee reviews and renders decisions on all alterations or modifications to the exterior of homes, hardscape, and landscape, advises staff on violations of approved plan and updates the Design Standards. The decisions of the Architectural Review Committee are final.

***Hearing Committee**

This Committee is delegated authority by the Board of Directors to hear formal complaints brought by the Association alleging violation of the Development Standards. Any hearing conducted by the Committee

shall be in accordance with the Association's Complaint and Hearing Protocol. If, after a hearing, the formal complaint is upheld, the Hearing Committee may sanction the respondent up to and including the imposition of a fine for each violation and when circumstances warrant, the Hearing Committee may recommend to the Board of Directors partial or full suspension of privileges.

***Legal Review Committee**

This Committee reviews the Association's Governing Documents, hearings and related affairs. The Committee shall be comprised of members with legal or general business oversight skills that may include a working familiarity with managing updates to Governing Documents and knowledge of dispute resolution, mediation, and arbitration processes. Neither the Committee nor its members shall render legal advice to the Association or render any services constituting the practice of law. The Committee may review and provide recommendations to the President, the Board or Executive Director regarding SCSCAI involvement in Ombudsman intervention, mediation, or arbitration cases or on issues where and independent review is requested. The Committee's functions may include but are not restricted to;

- (a) Review of Governing Documents and recommending updates or revisions to the Board.
- (b) Review of pending or adopted state and federal legislation to determine the impact upon the Association and make recommendations to the Board.
- (c) Draft and recommend changes to the Complaint and Hearing Protocol and serve as a hearing panel when necessary. Members may be appointed by the Chairperson to serve as Hearing officers.
- (d) Review and provide recommendations on strategies to keep legal

costs at a minimum. (e) Upon request of the Board of Directors or Association management, provide training and seminar services in areas where they have expertise. (f) Upon request of the Board of Directors, develop, review, and recommend selection criteria for new legal counsel.

Golf Oversight Committee

This Committee keeps the Board advised of suggested improvements, enhancements, or maintenance to the golf courses and makes recommendations as to golf operations, golf fees, golf reserve funds, outside play and other pertinent golf issues. In addition, the Committee hears suggestions and complaints from the residents in general, resident golfers and adjacent property owners.

Information Technology Committee

This Committee shall review and evaluate the adequacy of both the hardware and software requirements of the various departments. The Committee will recommend cost effective improvements and changes in order to optimize the flow of user required information and responds to specific requests as identified by the Board and Administration, including training requirements and dissemination of information.

Fitness Committee

This Committee advises the Board of improvements and enhancement to the facilities and fitness equipment. The Committee reviews and suggests maintenance and operation of the fitness centers and other related community fitness assets to the Board. In addition, the Committee advises the Board and makes recommendations regarding residents; fitness suggestions, and complaints and studies other fitness related matters as requested by the Director of Fitness, Executive Director, and or Board.

*If you are selected to serve on any committees whose name is preceded by an *, you do so with the understanding that if you are chosen to serve on the Committee, information about individuals is confidential. This includes, but is not limited to, information, testimony, deliberations, and determinations made during Hearings. At your first meeting you will be given a copy of NRS 116.31031, SCSCAI Bylaw section 8.7 and a copy of the SCSCAI Fine Schedule. In addition, you will be asked to sign a form containing the following statement: *“I understand that all testimony, hearings, evidence of any kind are confidential and are not to be discussed outside of my duties as a member of this Committee”*.

NOTIFICATION TO OWNERS

Committee Member Application

Contact Info

*Indicates Response Required

FIRST NAME* _____

LAST NAME* _____

EMAIL ADDRESS* _____

PREFERRED PHONE NUMBER * _____

Committee Interest

Please use the following section to identify up to three (3) committee(s) you would like to serve on for the 2024-2025 year.

List the Committees you are interested in the order of your priority.

If you would like to be considered for more than one Committee check this box. ☐

Name of Committee* _____

Were you a member of this Committee in 2023-2024 ☐

Name of Committee _____

Were you a member of this Committee in 2023-2024 ☐

Name of Committee _____

Were you a member of this Committee in 2023-2024 ☐

For EACH committee you are considering, please briefly answer these questions on a separate page.

Why are you interested in serving on the committee(s) you have selected?

What experience do you have that may be beneficial to the committees you have selected?

Signed _____

Dated _____

**Return application with your response to questions to:
Mitzi Mills, Executive Director, Administrative Office
9107 Del Webb Boulevard, Las Vegas, NV 89134.**