

B.O.D. MOTIONS

BUDGET RATIFICATION MEMBERSHIP MEETING

2023-2024 Budget Ratification Membership Meeting – June 01, 2023 – 9 a.m.

Per Nevada State Law unless a majority of all owners, or 3,891 Owners, cast a “No” vote in person or by valid proxy, the budget passes.

Announcement by Michael Christiansen, Election Committee Chair, that the 2023- 2024 Budget has been ratified. Total “NO” votes including in person ballots and proxies was 12. This is 3,879 under the required number needed. The 2023-2024 budget has been ratified.

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

**Owner Attendance was in person, by Zoom and teleconference.
June 01, 2023**

MOTIONS

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

Board Members in Attendance by Zoom: Steve Commander

Board Members Absent: Jeff Rorick, Kenneth Resnik

Acceptance of June 01, 2023, Executive Board of Directors Meeting Agenda

MOTION by Dick Clark to **accept** the Agenda for the June 01, 2023, meeting of the Executive Board of Directors as **amended:** Roman Numeral VIII New Business, Item B – D&O Insurance Renewal Motion, amend the date from 2022 to 2023 in the motion. Roman Numeral VIII New Business, Item B – RubinBrown Engagement Letter for audit Fiscal Year End June 30, 2022, amend the date from 2022 to 2023 in the title and motion. Roman Numeral VIII New Business, Add Item J – Regional Transportation Commission (RTC) of Southern Nevada – Bus Stop Shelter.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

B.O.D. MOTIONS

Acceptance of the Executive Board of Directors Meeting Minutes from the May 09, 2023, Board Meeting

MOTION by John Berthelsen to **approve** the Minutes from the May 09, 2023, meeting of the Executive Board of Directors as **presented**.

SECOND by Gerry Sokolski

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 Judy Williams

UNANIMOUSLY APPROVED

UNFINISHED BUSINESS

Review and Action on Proposals for the Summit Restaurant Remodel

MOTION by John Berthelsen to hold a one topic Board meeting immediately before the Executive Session Meeting on June 13, 2023, for the purpose of choosing a contractor for the remodel of the Summit Restaurant.

Comparison of proposals to be delivered to the Board members at least seven (7) days prior to the June 13, 2023, meeting.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

Button Willow West Retention Area (Upper 16) – Rabbit Issue

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on May 16, 2023, to proceed with the purchase of the myoporum plants needed for the Highland Falls – Upper 16 area in an amount not to exceed \$3,500. This is an operating expense.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

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 May 25, 2023, to accept the previously distributed March 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 Ellen Bachman

UNANIMOUSLY APPROVED

D&O Insurance Renewal Motion

MOTION by Gerry Sokolski to **accept** the recommendation of the Finance Committee from their meeting on May 25, 2023, their review and approval the Ironshore Indemnity, Inc. renewal proposal, provided by Risk Placement

Services, Inc., for Directors & Officers Liability (including Employment Practices Liability) and Fiduciary Liability Insurance, to be effective July 1, 2023, at the proposed annual premium of \$95,469.00.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

RubinBrown Engagement Letter for Audit Fiscal Year End June 30, 2023

MOTION by Gerry Sokolski to **approve** the proposal from RubinBrown to provide audit and tax services for the fiscal year ending June 30, 2023, as detailed in their engagement letter, included as Packet C, in the amount of \$57,000.00. This is an operating expense for the year ending June 30, 2023, budgeted at \$61,200.00 and will be under budget by \$4,200.00.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Sub-HOA Meetings and Club Meetings be moved to the Desert Vista Committee Room

MOTION by Judy Williams to **approve** the recommendation from the Fitness Committee from their meeting on May 11, 2023, that all Sub-HOA meetings and Club meetings be moved to Desert Vista from the Sunflower/Sunburst room at Sun Shadows Community Center.

SECOND by Gerry Sokolski

MOTION PASSED 6-1, Steve Commander Opposed

Beverage Carts

MOTION by John Berthelsen to **approve** the recommendation from the Common Area Properties Committee from their meeting on May 16, 2023, and the Golf Oversight Committee from their meeting on May 17, 2023, the purchase of three (3) new beverage carts from EZGO/Cushman in the amount not to exceed \$70,000.00 including tax, shipping, and trade-in of current beverage carts to be paid for by Sun City Summerlin as a new capital expense. This item was budgeted for in the New Capital Budget for FY 2024 in the amount of \$70,000.00. This item to be added to the Reserve Study.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Annual Fire Systems Monitoring and Service Agreements for Desert Vista, Mt. Shadows Fitness, Arts & Crafts, Social Hall, Sun Shadows, and Pinnacle

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on May 16, 2023, the service agreements from Cosco for the Fire System Monitoring and Fire System Inspections at Desert Vista for \$3,565.00, Mt. Shadows Arts and Crafts for \$690.00, Mt. Shadows Fitness for \$690.00, Mt. Shadows Social Hall for \$1,710.00, Pinnacle for \$7,145.00, and Sun Shadows for \$1,645.00 and would be paid as an Operating expense. Any repairs discovered in the inspections would not be included in the agreement and would be billed separately.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

2023/2024 Grass Seed (for overseed)

MOTION by John Berthelsen to **approve** to pre-authorize staff to secure the grass seed needed for overseed 2023/2024 which is currently available and will need to be delivered by June 22, 2023. This includes paying for the 2023/2024 seed which is a total of \$178,818.75 for all three (3) golf courses.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

Zoom Annual Plan

MOTION by Leo Crawford to **approve** the change from the Zoom Monthly Plan to the Zoom Annual Plan. Our current plan is \$370.90 per month, or \$4,450.80 annually. This includes only 100GB (100 Gigabytes) of storage, which we are charged an overage. The annual plan would be \$3,799.00, which is a \$651.80 savings, and would have 1TB (1 Terabyte) of storage. 1 Terabyte is equal to 1024 Gigabytes.

SECOND by Judy Williams
UNANIMOUSLY APPROVED

Starbright Theatre Drink Holders

MOTION by Dick Clark to **approve** the Starbright Theatre Drink Holders originally approved at the May 09, 2023, Board of Directors meeting. With sales tax and freight, the final amount

is \$4,070.12 which is \$70.12 over the originally approved amount of \$4,000.00. This is an operating expense.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

Regional Transportation Commission (RTC) of Southern Nevada – Bus Stop Shelter

MOTION by John Berthelsen to **approve** the request from RTC of Southern Nevada to add shelter amenities at bus stop, ID 2264 (SB Rampart far side Del Webb). To do that RTC of Southern Nevada would need to pour a 5' X 25' concrete pad behind the sidewalk in the area of the existing bus stop sign. All the initial research we have done in that area for right of way shows that not only is this stop location (both the sidewalk and landscaping area behind it) in Summerlin, but it is also in the Sun City Summerlin – Unit No. 17 subdivision common area (Common Lot C). RTC of Southern Nevada are asking for permission to build the concrete pad and add the shelter within this common area. The cost for this project would be funded by RTC of Southern Nevada.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

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

**Owner Attendance was in person, by Zoom and teleconference.
June 13, 2023**

MOTIONS

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

Board Members in Attendance by Zoom: Steve Commander

Board Members Absent: Dick Clark

**Acceptance of June 13, 2023,
Executive Board of Directors
Meeting Agenda**

MOTION by John Berthelsen to **accept** the Agenda for the June 13, 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** item **A** 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 Ellen Bachman
UNANIMOUSLY APPROVED

UNFINISHED BUSINESS

Review and Action on Proposals for the Summit Restaurant Remodel

MOTION by John Berthelsen to **accept** the proposal from Design Source Interiors (DSI) in the amount of \$173,275.00 for the remodel of the Summit Restaurant. This is a Reserve Fund Expense.

SECOND by Gerry Sokolski
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 12:25 p.m.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

SUMMARY OF OPERATIONS

Sun City Summerlin Community Association, Inc.

Consolidated Balance Sheet - Unaudited April 30, 2023

	Operating Fund	Reserve Fund	Consolidated Funds
ASSETS			
Cash and cash equivalents	5,737,102	3,910,354	9,647,456
Fixed income securities (Investments)	3,555,503	15,799,633	19,355,136
Interest receivable	16,809	58,466	75,275
Accounts receivable, net	4,450,902	-	4,450,902
Prepaid Expenses	560,146	-	560,146
Inventory	181,791	-	181,791
Interfund receivables (payables)	(100,858)	100,858	-
Fixed Assets	45,106,560	-	45,106,560
Deferred Tax Asset	337,048	3,453,688	3,790,736
Other Assets	168,750	-	168,750
TOTAL ASSETS	60,013,753	23,322,999	83,336,752
LIABILITIES & FUND BALANCES			
Accounts payable and accrued expenses	1,176,856	96,792	1,273,648
Contract liabilities (revenue received in advance)	720,205	-	720,205
Contract liabilities (annual assessments) *	6,567,223	15,682,147	22,249,370
Contract liabilities (new cap assessments) *	392,530	-	392,530
Contract liabilities (NORA) *	-	542,308	542,308
TOTAL LIABILITIES	8,856,814	16,321,247	25,178,061
Accumulated other comprehensive loss	(94,398)	(554,381)	(648,779)
Fund Balances	51,251,337	7,556,133	58,807,470
TOTAL FUND BALANCES	51,156,939	7,001,752	58,158,691
TOTAL LIABILITIES & FUND BALANCES	60,013,753	23,322,999	83,336,752

* 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 April 30, 2023

Cash and cash equivalents	3,910,354
Fixed income securities (Investments)	15,799,633
Interest receivable	58,466
Interfund receivables (payables)	100,858
(Less) Accounts payable and accrued expenses	(96,792)
	19,772,519
Fully Funded as of 6/30/2023 per Reserve Study **	21,139,801
Current Percent Funded based on 6/30/2023 Fully Funded level **	93.5%

** 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.

The Board in January 2023 approved transfer of prior year excess working capital in the amount of \$1.75 million to be moved into the Reserve Fund.

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, 2022 to June 30, 2023

	Current Month - April 2023			Fiscal Year To Date (July 2022 - June 2023)		
	Actual	Budget	Variance Favorable/ (Unfavorable)	Actual	Budget	Variance Favorable/ (Unfavorable)
OPERATING REVENUES						
Assessments - Operating	1,143,219	1,143,219	-	10,722,473	10,722,473	-
Assessments - New Capital	131,851	3,955	127,896	402,014	108,314	293,700
Golf courses and pro shops	628,340	508,626	119,714	4,256,091	3,643,123	612,968
Restaurants-Summit/Tavern	185,618	113,865	71,753	1,427,378	1,217,155	210,223
Restaurant-Millers Tavern (leased)	5,618	5,605	13	44,716	43,860	856
Newsletter/LINK	47,618	45,812	1,806	489,966	481,026	8,940
Interest Income	(2,041)	5,000	(7,041)	93,363	50,000	43,363
Other Income	121,192	106,939	14,253	1,015,887	1,021,652	(5,765)
TOTAL OPERATING REVENUES	2,261,415	1,933,021	328,394	18,451,888	17,287,603	1,164,285
OPERATING EXPENSES						
Golf course pro shops	176,285	174,176	(2,109)	1,578,071	1,649,030	70,959
Golf Course Maintenance	352,980	403,372	50,392	3,977,633	4,277,187	299,554
Restaurants-Summit/Tavern	230,289	170,868	(59,421)	2,047,584	1,718,183	(329,401)
Restaurants-Millers Tavern (leased)	3,368	3,355	(13)	22,216	21,360	(856)
Newsletter/LINK	53,295	50,670	(2,625)	527,575	520,333	(7,242)
Administration	250,583	281,291	30,708	2,628,140	2,766,545	138,405
Information Technology	32,790	33,612	822	300,996	336,682	35,686
Landscaping	163,202	183,568	20,366	1,632,196	1,856,652	224,456
Community Services	85,970	85,322	(648)	838,410	833,905	(4,505)
Facility Maintenance	309,317	259,920	(49,397)	2,875,622	2,601,155	(274,467)
Fitness	63,020	69,068	6,048	544,058	576,637	32,579
Security	5,790	6,785	995	68,633	70,035	1,402
Other Expenses	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,726,889	1,722,007	(4,882)	17,041,134	17,227,704	186,570
OPERATING SURPLUS/(DEFICIT)	534,526	211,014	323,512	1,410,754	59,899	1,350,855
G/(L) on Investments	-	-	-	312	-	312
G/(L) on Fixed Asset Disposals	-	-	-	7,964	-	7,964
Prior Year Payroll Tax Refund	-	-	-	1,818,163	-	1,818,163
Depreciation Expense	(204,967)	-	(204,967)	(2,074,993)	-	(2,074,993)
NET SURPLUS/(DEFICIT)	329,559	211,014	118,545	1,162,200	59,899	1,102,301

Summary of Operations - New Capital - Unaudited

	Current Month	Year to Date
Operating expenses	-	-
Fixed asset purchases	131,851	402,014
Total Expenditures	131,851	402,014
Interest and gain on investments	-	-
Earned Assessment revenue	131,851	402,014
Total Revenues	131,851	402,014

Summary of Operations - Reserves - Unaudited

	Current Month	Year to Date
Operating expenses	7,969	29,030
Fixed asset purchases	303,944	1,758,650
Total Expenditures	311,913	1,787,680
Interest and gain on investments	12,682	227,154
Earned NORA revenue	299,231	1,560,526
Earned Assessment revenue	-	-
Total Revenues	311,913	1,787,680

Supplemental Information

	Current YTD	Prior YTD	Change
Home Sales	402	710	(308) -43.4%
NORA Refunds	11	20	(9) -45.0%
NORA Collected, net of refunds	716,203	1,222,102	(505,899) -41.4%
Rounds of Golf Played	88,755	93,553	(4,798) -5.1%

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

B.O.D. MEETINGS SCHEDULE

Official Notice Board of Directors

January to December 2023 Meeting Schedule

All meetings held in person and via Zoom

Month	BOD Meetings
January	1/10/23
February	2/14/23 • 2/22/23* • 2/23/23**
March	3/14/23 (Evening)
April	4/11/23
May	5/9/23
June	6/1/23 • 6/1/23***
July	7/11/23
August	8/8/23 (Evening)
September	9/12/23
October	10/10/23
November	11/14/23
December	12/12/23

*Annual meeting Wednesday, 2/22/2023, at 8 a.m.

** Organizational Meeting Thursday, 2/23/2023

*** **Budget Ratification Meeting Thursday, 6/1/2023.**

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 and Committee Agendas are posted at the Community Centers. The Agendas, back-up materials and information on how to attend the meetings by Zoom (for those who prefer not to attend in person) are posted on the Association website at www.SunCitySummerlin.com and are also available at the Administration office located at Mountain Shadows Community Center. In addition, meeting reminders with a link to the agenda, back-up information and Zoom information are sent out by email to those on the Association Blast E-Mail List.

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, July 11	9 a.m. (SBT & Zoom)
ARC	Wednesday, July 12	10 a.m. (DV & Zoom)
Fitness	Thursday, July 13	2:30 p.m. (DV & Zoom)
HC	Closed Mtg., July 17	9 a.m. (DV)
CAP	Tuesday, July 18	9 a.m. (DV & Zoom)
Legal	Wednesday, July 19	10 a.m. (DV & Zoom)
Golf Oversight	Wednesday, July 19	2 p.m. (DV & Zoom)
CCOC	Thursday, July 20	9:30 a.m. (DV & Zoom)
Finance	No Meeting in July	
IT	Tuesday, July 25	10:30 a.m. (DV & Zoom)
Coffee w/Board	Friday, July 21	10:30 a.m. (DV & Zoom)