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

**Owner Attendance was in person, by Zoom
and teleconference. October 10, 2023**

MOTIONS

Board Members in Attendance in person:

John Berthelsen, Dick Clark, Jeff Rorick, Gerry Sokolski, Ellen Bachman, Kenneth Resnik, Leo Crawford, Steve Commander, Judy Williams

Board Members in Attendance by Zoom:

NONE

Board Members Absent: NONE

**Acceptance of October 10, 2023, Executive
Board of Directors Meeting Agenda**

MOTION by John Berthelsen to **accept** the Agenda for the October 10, 2023, meeting of the Executive Board of Directors as **amended:** the addition of Roman Numeral VIII New Business, Item HH 147- 2023.2024 – Tavern at the Falls and Summit Restaurants – Buffet Flooring – Required by Southern Nevada Health Department.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

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

MOTION by John Berthelsen to **approve** the Minutes from the September 12, 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 E** 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

NONE

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 September 28, 2023, to accept the previously distributed July 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

June 30, 2023 Audited Financials (Draft)

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on September 28, 2023, to accept the June 30, 2023, Audited Financial Statements as prepared and presented by Certified Public Accounts from RubinBrown an accounting firm, as required by NRS 116.31144 (c) which requires; if the annual budget of the association is \$150,000.00 or more (the executive board shall) cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Highland Falls, Eagle Crest, and Palm Valley Pro Shops – Pressure Washers 83 2023.2024 Highland Falls Pro Shop – Pressure Washer Replacement (#1905)

87 2023.2024 Eagle Crest Pro Shop – EC Pressure Washer Replacement (#1905)

77 2023.2024 Palm Valley Pro Shop – PV Pressure Washer Replacement (#1905)

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, for the replacement of all three (3) Pressure Washers, one each for Palm Valley, Highland Falls and Eagle Crest Pro Shops in a total amount of \$1,297.26, including sales tax and delivery. The replacement of the three (3) pressure washers was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$5,670.00. This expenditure will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$4,372.54. Since equipment pricing and shipping fees are currently unstable this motion allows for an increase in the equipment cost not to exceed \$2,500.00 for all three (3) Pressure Washers combined and any documented increase in shipping fees.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Highland Falls, Eagle Crest, and Palm Valley Pro Shops – Radios

85 2023.2024 Highland Falls Pro Shop –

Radios Replacement (#1915) 89 2023.2024

Eagle Crest Pro Shop – Radios Replacement

(#1915) 79 2023.2024 Palm Valley Pro Shop –

Radios Replacement (#1915)

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, to accept the quote from Two Way Communications for the replacement of the two-way radios at Palm Valley, Highland Falls and Eagle Crest Pro Shops with Hytera Two-Way Radios in the amount of \$5,559.64, including sales tax, there are no delivery fees. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$9,000.00. This expenditure will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$3,440.36. Since electronic equipment pricing are currently unstable this motion allows for an increase in the radio cost not to exceed \$6,000.00.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

81 2023.2024 Highland Falls Pro Shop – PA System (#1419)

Motion #1 - Purchase of a New PA System

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, to accept the quote from Sweetwater for the replacement of the PA system at Highland Falls Pro Shop with the equipment and materials as specified in the amount of \$4,818.22, including sales tax and delivery. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$5,500.00. This expenditure will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$681.78. Since equipment pricing and shipping costs are currently unstable this motion allows for an increase in the equipment cost not to exceed \$5,300.00 and an increase in any documented increase in shipping fees.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Motion #2 - Subscription to Music Streaming Provider

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, to accept the quote from Cloud Cover Music in the amount of \$81.50 for the year. Cloud Cover Music is a licenses music streaming service that will allow the Pro Shop to provide appropriate commercial free music through the new PA system. This will be an operating expense.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

025-2023.2024-Pinnacle Fitness Center – Spa (Chlorinator) Salt Cell Replacement

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, to accept the quote from VivoAquatics for the replacement of the Salt Cell (chlorinator) for the Pinnacle Fitness Center Spa with the equipment and materials as specified in the amount of \$10,157.68 including sales tax, shipping, permit fees, removal and disposal of the old salt cell and installation of the new salt cell. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$16,416.00. This expenditure will be under the budgeted amount for the fiscal year ending June

30, 2024, by \$6,258.32. Since shipping costs are currently unstable any documented increase in shipping fees is approved.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

21-2022.2023 Pinnacle Fitness Center Spa Pump - Installation - Ratification

MOTION by Dick Clark to **ratify** the quote from VivoAquatics for the replacement of the Spa Pump for the Pinnacle Fitness Center Spa with the equipment and materials as specified in the amount of \$2,454.06, including sales tax, shipping, permit fees, removal and disposal of the old pump and installation of the new pump. This expenditure was not included in the 2023/2024 Reserve Fund Expenses Budget. This expenditure will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$2,454.06. This item is a part of the Associations current Reserve Study and for the fiscal year ending June 30, 2023, there is a fund balance for this item of \$3,858.32. Since shipping costs are currently unstable this motion allows for an increase in any documented increase in shipping fees.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

108-2023.2024-Highland Falls – Two (2) Roll-Up Doors for Cart Barn

Motion to Rescind

MOTION by Dick Clark to **rescind** the action taken by the Board at the August 08, 2023, Board of Directors meeting relative to the purchase of the Highland Falls – Two (2) Roll Up Doors for the Cart Barn in the amount of \$8,386.43 to be paid as a New Capital Expense. Husky Garage Doors was unresponsive when the proof of insurance and signature of the SCSCAI contract was requested after their bid was approved by the Board of Directors.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, the purchase and installation of two (2) rollup doors for the Highland Falls Cart Barn from Overhead Door Company in the amount of \$9,278.54 including labor to remove old roll up doors and install two new rollup doors as well as the required material lift, to be paid as a New Capital Expense. There is no charge for the shipping and sales tax is included

in the total. This item was not budgeted for in the FY 2024 New Capital Budget. This item is to be added to the Reserve Study once completed.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

130-2023.2024-Equipment Service Agreement - Two (2) Boom Lifts and Two (2) Scissor Lifts

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, to accept the annual inspection and preventative maintenance agreement as provided by Cashman Equipment Company in the amount of \$8,439.00 for the two (2) boom lifts and two (2) scissor lifts owned by Sun City Summerlin Community Association, Inc. The agreement includes an annual inspection and preventative maintenance as required by the American National Standards Institute (ANSI) and the Occupational Safety and Health Administration (OSHA). This is an Operating Expense and was included in the 2023/2024 Facilities Department Operating Budget. Required repairs or maintenance items that are discovered during the inspections are not included in the agreement.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

011-2023.2024-Community Monuments-Mountain Shadows Area-Refurbish

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, to accept the quote from Tri-Color for the paint and painting supplies needed to refurbish the two (2) Monuments in the parking lot area at Mountain Shadows Community and Fitness Center in the amount of \$1,249.80 including sales tax and delivery, work to be done by SCSCAI staff. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$4,000.00. This expenditure will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$2,750.00.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

023-2023.2024-Community Monuments-Pinnacle Area-Refurbish

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, to accept the quote from Tri-Color for the paint and painting supplies needed to refurbish the five (5) Monuments in the

parking lot areas at Pinnacle Community Center, Pinnacle Fitness Center and Eagle Crest Pro Shop as specified in the amount of \$2,476.87 including sales tax and delivery, work will be done by SCSCAI staff. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$8,000.00. This expenditure will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$5,523.13.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

93-2023.2024 Pickleball Backboard

MOTION by Judy Williams to **accept** the request of the Pickleball Chartered Club and the recommendation from the Fitness Committee from their meeting on September 14, 2023, and the Common Area Properties Committee from their meeting on September 19, 2023, for the purchase of a Pickleball Backboard from rtsrebounder.com for \$987.00 including sales tax and delivery, SCSCAI staff will do the installation. This item was budgeted for in the New Capital amount of \$1,000.00. This item is to be added to the Reserve Study once received. The backboard will remain at the Desert Vista Pickleball courts for use by the anyone who holds a SCSCAI Association member card.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

94-2023.2024 – Desert Vista Fitness Center – Tennis Backboard

MOTION by Judy Williams to **accept** the request of the Tennis Chartered Club and the recommendation from the Fitness Committee from their meeting on September 14, 2023, and the Common Area Properties Committee from their meeting on September 19, 2023, for the purchase of a Tennis Backboard from Do It Tennis in the amount of \$2,316.24 including sales tax and delivery. SCSCAI staff will do the installation. This item was budgeted for in the New Capital budget in the amount of \$2,100.00. This expenditure will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$216.24. This item is to be added to the Reserve Study once received. The backboard will remain at the Desert Vista Tennis courts for use by the anyone who holds a SCSCAI Association member card.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

137-2023.2024 – Tennis Chartered Club Three (3) Bulletin Boards

MOTION by Ellen Bachman to **accept** the request from the Tennis Chartered Club and the recommendations from the Chartered Clubs and Organizations Committee from their meeting on August 17, 2023, the Fitness Committee from their meeting on September 14, 2023, and the Common Area Properties Committee from their meeting on September 19, 2023, for the purchase of three (3) waterproof lockable bulletin boards and mounting hardware from All Star Tennis Supply, one each for Desert Vista, Mountain Shadows and Pinnacle courts, in the total amount of \$1,804.97 including sales tax and delivery. SCSCAI staff will do the installation. One bulletin board was budgeted under the Community Services department's operating budget and two bulletin boards were budgeted under the Fitness department's operating budget. The bulletin boards will be for the exclusive use of the Tennis Chartered Club, with posting of items regulated per the SCSCAI Rules and Regulations and SCSCAI oversight.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

041-2023.2024-Landscape Maintenance-Concrete Grinder Replacement

MOTION by Dick Clark to **accept** the recommendation from the Common Area Properties Committee from their meeting on September 19, 2023, to accept the quote from I Buy Construction Complete Equipment Store for the replacement of the concrete grinder for the Landscape Maintenance Department with the EDCO Dual-Disc Wedgeless Floor Grinder as specified in the amount of \$7,765.07 including sales tax and delivery. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$9,000.00. This expenditure will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$1,234.93. In addition to the equipment purchase grinding pads in the amount of \$596.13 will be purchased, this is an operating expense. Since equipment pricing and shipping costs are currently unstable this motion allows for an increase in the equipment cost not to exceed \$8,100.00 and an increase in any documented increase in shipping fees.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

**131-2023.2024 – Tavern at the Falls
Restaurant – Ice Machine Replacement –
Ratification**

MOTION by Jeff Rorick to **ratify** the purchase from Sunrise Refrigeration for the replacement of the ice machine at the Tavern at the Falls Restaurant with the equipment as specified in the amount of \$6,380.24, including sales tax and shipping. The removal of the old ice machine and replacement of with the new ice machine will be done by SCSCAI staff. This expenditure was not included in the 2023/2024 Reserve Fund Expenses Budget. This expenditure will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$6,380.24. This item is a part of the Associations current Reserve Study with a useful life that ended June 30, 2023. For the fiscal year ending June 30, 2023, there was a fund balance for this item of \$2,259.84.

SECOND by Kenneth Resnik
UNANIMOUSLY APPROVED

**5-2023.2024 – Sun Shadows Community and
Fitness Center – Indoor Pool Heater
Replacement – Ratification**

MOTION by John Berthelsen to **ratify** the written consents provided to the Executive Director by eight (8) of the nine (9) Board members for staff to move forward with the replacement of the Sun Shadows Community and Fitness Center, Indoor Pool Heater in the amount of \$33,625.37, including sales tax, delivery, permits, removal and disposal of the old heater and installation of the new heater per the quote received from VivoAquatics. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$28,000.00. This expenditure will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$5,625.37.

SECOND by Jeff Rorick
UNANIMOUSLY APPROVED

**132-2023.2024 -Miller's Tavern and Palm
Valley Pro Shop – Hot Water Heater
Replacement – Ratification**

MOTION by Jeff Rorick to **ratify** the purchase from Grainger for the replacement of the hot water heater that services Miller's Tavern Restaurant and the restrooms in the Palm Valley Pro Shop in the amount of \$2,679.22, including sales tax and shipping. The removal of the old hot water heater and replacement of with the new hot water heater was done by SCSCAI staff. SCSCAI accounting department will bill Miller's Tavern for their portion of the replacement. The water heater for this area was not included in

current Reserve Study and will be added to the New Reserve Study.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

**133-2023.2024-Palm Valley Golf Course –
Range Ball Washer Replacement**

MOTION by Jeff Rorick to **ratify** the quote from P&W Golf Supply LLC for the replacement of the Range Ball Washer for the Palm Valley Golf Course with the equipment as specified in the amount of \$5,181.79, including sales tax and an estimate of \$500.00 for shipping. This expenditure was not included in the 2023/2024 Reserve Fund Expenses Budget. This expenditure will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$5,181.79. This item is a part of the Associations current Reserve Study with a useful life ending on June 30, 2022, and for the fiscal year ending June 30, 2022, there is a fund balance for this item of \$836.00. Since shipping costs are currently unstable this motion allows for an increase in any documented increase in shipping fees.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

**140-2023.2024 – Purchase of two (2) Windows
laptops for Desert Vista Committee Room**

MOTION by Leo Crawford to **accept** the recommendation from the Information Technology Committee from their meeting on August 29, 2023, to purchase two (2) Windows Laptops for the Desert Vista Committee Room to give the Information Technology staff remote access and reduce the need for the Information Technology staff to have to be present in the room during all of the SCSCAI Committee Zoom Meetings. The total price with tax and shipping is not to exceed \$1,600.00. This is an unbudgeted Capital expense for the 2023/2024 fiscal year.

SECOND by Dick Clark
UNANIMOUSLY APPROVED

**141-2023.2024 – Palm Valley and Highland
Falls Pro Shops – Replacement of two (2)
Flatscreen Digital Bulletin Boards**

MOTION by Leo Crawford to **accept** the recommendation from the Information Technology Committee from their meeting on August 29, 2023, to accept the recommendation from the Director of Information Technology for the replacement of the flat screen televisions; one at Palm Valley Pro Shop and one at Highland Falls Pro Shop that serve as Digital Bulletin Boards with new flat screen televisions of similar size, the manufacturer to be at his discretion in an

amount not to exceed \$900.00 including sales tax and delivery. This expenditure was not included in the 2023/2024 New Capital Budget. These flatscreen televisions will be added to our schedule of Reserve Fund Digital Bulletin Boards.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

142 - Tavern at the Falls Restaurant – Laptop for Restaurant Manager – New Purchase

MOTION by Leo Crawford to **ratify** the purchase from Staples Business Advantage of one (1) laptop for use by the Tavern at the Falls Restaurant Manager with the equipment as specified on the invoice in the amount of \$917.72, including sales tax and shipping. This expenditure was not included in the 2023/2024 New Capital Budget. This laptop will be added to our schedule of Reserve Fund computers.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Revised Club Charter

MOTION by Ellen Bachman to **accept** the recommendation of the Clubs and Community Organizations Committee from their meeting on September 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 Aquacize Club, SCSCAI Canasta Club, SCSCAI Cribbage Club, SCSCAI Dance Connection Club, SCSCAI New York Club, SCSCAI Softball Club.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

SCSCAI Super Solos Activities Club - New Club Charter

MOTION by Ellen Bachman to **accept** the recommendation of the Clubs and Community Organizations Committee from their meeting on September 21, 2023, the approval of a charter to establish the SCSCAI Super Solo Activities Club.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Age Variance Request – Allen and Celine Chastain

MOTION by John Berthelsen to **accept** the age variance request from Mr. Allen Chastain and Mrs. Celine Chastain to purchase and live in a home in Sun City Summerlin Community Association, Inc. Mr. Allen Chastain will turn 55 in June 2026. Mrs. Celine Chastain will turn 55 in October 2025. The home will be occupied by Mr. Allen Chastain and Mrs. Celine Chastain and

there will be no other occupants under the age of 55 living in the home. This variance is not transferrable and any future buyer who wants to live in the home or tenant who wants to lease the home will need to be age qualified. If a home within Sun City Summerlin is not purchased by Mr. Allen Chastain and Mrs. Celine Chastain by April 10, 2024, this approval expires.

SECOND by Jeff Rorick

MOTION PASSES 6-3, Dick Clark, Ellen Bachman, Steve Commander

NRS 116.31034, Section 5 and 6 - 2024

Election of the Executive Board – Procedure for Conducting Elections if the Number of Candidates is Equal To-or-Less Than the Number of Executive Board Members to Be Elected

MOTION by Jeff Rorick that the executive Board has determined by this motion to use the "duly elected process" for the 2024 executive board election as allowed by NRS 116.31034 Paragraphs 5 and 6 which states among other things that, if, at the closing period for nominations, the number of candidates is equal to or less than the number of vacancies, then (a) the Association will not prepare or mail any ballots: and (b) the nominated candidates shall be deemed to be duly elected to the executive board at the meeting of the unit's owners at which ballots would have been opened and counted. If, at the closing period for nominations, the number of eligible candidates is less than the number of vacancies, then the executive board may fill the remaining vacancies on the executive board at a meeting of the executive board held after the annual meeting. All procedures and requirements stated in NRS 116.31034 Paragraphs 5 and 6 to be followed and included in the notice in the Link Magazine announcing that the "duly elected process" will be used for the 2024 executive board elections.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

NRS 116.31034, Section 4 – Notice of Election of Members of the Executive Board

MOTION by Secretary, Jeff Rorick, to confirm that pursuant to NRS 116.31034, Section 4, that notice was given to each unit's owner's of the unit's owner's eligibility to serve as a member of the executive board and to have his or her name placed on the ballot. Notice was given via page 12 of the October 2023 Link Magazine, which is the official record of Sun City Summerlin and is mailed to every Owner. The notice included

directions on who to contact to submit a declaration of candidacy as well as the deadline for submittal which is November 30, 2023.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

NRS 82.331 Cumulative Voting

MOTION by Jeff Rorick, Secretary of the Board that pursuant to NRS 82.331 that formal notice is hereby given to Board President, John Berthelsen that pursuant to Sun City Summerlin, Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easement, Article VI, Section 6 Cumulative Voting for Board Members, every Member shall have the right to cumulate his or her votes for one candidate or to divide such votes among any number of candidates.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

2024 Board of Directors Meeting Schedule

MOTION by John Berthelsen to **accept** the 2024 Board of Directors Meeting Schedule as **presented** and to make the approved list part of these minutes and published in the Link Magazine.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

2024 Coffee with the Board Meeting Schedule

MOTION by John Berthelsen to **accept** the 2024 Coffee with the Board Meeting Schedule as **presented** and to make the approved list part of these minutes.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Convert from Metro-E Monthly Services to Cox Communications Monthly Services to Increase Network Speeds, Upgrade Security and add 24/7 Support of 365 Services

MOTION by Leo Crawford to **accept** the recommendation from the Director of Information Technology to cancel our current 365 Services in the amount of \$5,356.00 plus standard and taxes a month and switch to Cox Communications RapidScale Hosted 365 with upgraded Mimecast, Secure Messaging and 24/7 support of all 365 Products and Mimecast in the amount of \$4,705.00 plus standard and taxes. This includes Microsoft 365 licensing and increase network

speeds by 400%. Changing services will result in a savings of approximately \$7,800.00 a year.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Tavern at the Falls – Industrial Commercial 54” Two Door Reach -In Refrigerator

MOTION by Jeff Rorick at the Falls to **accept** the recommendation from the Tavern at the Falls Restaurant Manager to purchase an industrial commercial grade 54” Two Door Reach-In Refrigerator for Tavern at the Falls kitchen from Webrestaurant in the amount of \$2,300.16 including sales tax and shipping. This expenditure was not included in the 2023/2024 Capital Budget. The refrigerator will be added to our schedule of Reserve Fund items under the Tavern Restaurant.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

147-2023.2024 – Tavern at the Falls and Summit Restaurants – Buffet Flooring – Required by Southern Nevada Health Department

Motion by Dick Clark to **accept** the recommendation from staff to purchase two (2) 18'x18' slate black snap lock dance floor kits, including black edging flat pieces and corners from Big Floors in the amount of \$2,516.55 each, one for Tavern at the Falls and one for the Summit Restaurant, for a total expenditure of \$5,451.85 including sales tax. Shipping is free. This will be a New Capital expense and will be added to the Reserve Study once received.

SECOND by Jeff Rorick

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 10:03 am.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

HOA Inspection Practices – What to Expect and Why

I have been in the HOA business for over 30 years. During that time, I have received substantial feedback from people as to why they choose to live in a HOA. You may find it surprising to know that after they talk about the amenities they enjoy or the Clubs they have joined, they almost always add "So I know my neighbor's properties will be maintained, and I do not have to address the issue directly with my neighbor". It is no secret in the real estate industry that homes in a well-maintained HOA sell faster, and at a significantly higher price than those that are not.

While we know homeowners want the Community Standards enforced, we also know that they do not want to live in a community where enforcement is heavy handed or not uniformly enforced. Through our Community Standards office, we will be conducting regular inspections of the residential areas in an attempt to promote curb appeal and property values on our streets and neighborhoods.

As an Owner or resident in Sun City Summerlin, we must all follow certain Standards for the maintenance and changes to the exterior of our homes or landscaping. In addition, any changes or additions to these areas requires prior written approval from the Architectural Review Committee. Increasingly, we are receiving reports of homeowners making additions or changes to the exterior of their homes or landscape areas that were never applied for or approved. This is not only a violation of the governing documents but is unfair to those who moved here expecting the rules to be enforced.

Without regular inspections of the residential areas, the Association may not be aware of a violation, and neighbors may feel resentful that the violation remains. Performing periodic inspections is beneficial to the well-being of the community, and especially to neighboring properties.

We understand that no one wants inspections done with an iron-fist, and our goal is to perform our tasks with a velvet glove approach. This means we will not be going house to house with a clipboard, but will simply be

surveying our streets systematically, looking for obvious violations that can be seen from the street.

Some examples of the kinds of things we will be looking for are:

- Homes that need painting or repairs
- Weeds, dead plant material, or overgrown landscape
- Oil stains or other debris on driveways
- Stored equipment or supplies visible from the street
- Yard ornaments that exceed the size or number allowed
- Trash cans in view from the street or neighboring properties
- Changes or additions to landscaping or exterior that were not approved

For those who moved here because of our high community standards, we are sure the news of our increased inspection practices is a welcome addition to our compliance efforts. We are sure that you will see the benefits, as we review all properties to make sure they are well maintained and adhere to the overall style of this beautiful community that you call home.

We will begin our inspection process on November 1. Our plan will be to first notify Owners and residents of violations of the governing documents by sending a Courtesy Letter. This will afford them time to make corrections. If corrections are not made within the prescribed time frame a formal Violation Letter will be sent and the normal violation process will begin.

Mitzi Mills,
Executive Director

Approved Projects in Process - updated 9/28/2023

Project #	Project Location	Project Name	Board Approved	Update as of 9/28/2023
119-2022.2023	Mountain Shadows	Tennis Court and Walking Trail Tree Removals	05.09.2023	Tree removals complete, stump grinding scheduled to be completed in early October.
005-2023.2024	Sun Shadows Fitness Center	Indoor Pool Heater Replacement	Written Consent 8-1 vote will ratify at 10.10.2023 Meeting	Heaters have arrived. Installation is delayed as we wait on Southern Health Department to provide permits for installation. Vendor continues to contact them daily to see if any progress has been made.
010-2023.2024	Mountain Shadows Fitness Center	Tennis Courts-Windscreen Replacement	9.12.2023	Vendor will come out to measure the area one more time now that construction is done and then order the windscreens.
012-2023.2024	Mountain Shadows Area	Drinking Fountain Replacement	9.12.2023	Six (6) new Drinking Fountain with Bottle Filler Feature ordered for the following areas. 1. Community Center in the hallway to the restrooms 2. Tennis Court Area 3. Restroom Area near the Arts and Crafts Building 4. Near the Mini Golf Area 5. Fitness Center Lobby and 6. Fitness Center Pool Area. Once they are received the old drinking fountains will be removed by staff and the new drinking fountains will be installed by staff.
028-2023.2024	Pinnacle Community Center	HVAC Replacement Women's Main Bathroom	9.12.2023	Completed September 14, 2023.
028-2023.2024	Summit Restaurant	HVAC Replacement Snack Bar	9.12.2023	Waiting on A/C unit to be delivered to vendor. Once received installation will be scheduled.
028-2023.2024	Desert Vista Community Center	HVAC Replacement East Hallway	9.12.2023	Being installed on 9/28/2023
031-2023.2024	Facilities Maintenance	Two (2) Utility Carts	08.08.2023	Two (2) new Utility Carts for wall repair and paint crew. Carts have been ordered. Due to vehicle production shortages, the carts will not be delivered until late December 2023.
090-2023.2024	Pro Shops	Three (3) Beverage Carts	06.01.2023	Carts were ordered in June, still waiting to here from vendor on a delivery date.
091-2023.2024	Community Services	Yamaha U-145" Upright Piano	09.12.2023	Delivered. This item is complete.
096-2023.2024	Summit Restaurant	Remodel	08.08.2023	In progress, scheduled to be completed for opening on October 4, 2023
098-2023.2024	Community Standards, Sewing and Ceramics	Plans, Permits and Construction	08.08.2023	Bids opened 08.08.2023, comparisons in progress. Permit process in progress.
108-2023.2024	Highland Falls Golf Course	Two (2) Roll Up Doors for Cart Barn (Replacement)	8.08.2023	This item is going back to the Board of Directors at the October 10, 2023 Board of Directors meeting to choose a new vendor. The previously chosen vendor is unresponsive.
119-2023.2024	Summit Restaurant	Terrace - Patio Chair Cushions (Replacement)	9.12.2023	Completed September 27, 2023.
120-2023.2024	Golf Courses (All)	Restrooms - Signage and Trash Cans	9.12.2023	Signs and Trash Cans have arrived and Facilities Staff will start installing them on September 28, 2023.
121-2023.2024	Sun Shadows Community and Fitness Center	Fire System - Dialer Upgrade from 3G/4G to 4G/5G	9.12.2023	Approved at 9.12.2023 Board meeting. Waiting for update from vendor.
122-2023.2024	Mountain Shadows Community Center	Roof Hatch Replacement	9.12.2023	Vendor has ordered the roof hatch and once it is received the work will be scheduled.
123-2023.2024	Pinnacle Community Center	Roof Hatch Replacement	9.12.2023	Vendor has ordered the roof hatch and once it is received the work will be scheduled.
124-2023.2024	Theme Walls	Lake Mead and the 215 - Accident Damage Repair	9.12.2023	The wall has been repaired and painted. Staff pursuing collecting costs of \$8,475.000 from the Owner and or driver of the cars insurance.
125-2023.2024	Mountain Shadows Fitness Center	Interior Painting	9.12.2023	Comparison of Bids in progress. Working with bidders to make sure all have bid the same areas and the same quality of paint and application.
126-2023.2024	Fitness Centers - All	Equipment Maintenance Service Contract	9.12.2023	Contract was fully executed and returned by the vendor on September 26th. This item is complete.
127-2023.2024	Fitness Centers	Pool Furniture	9.12.2023	Furniture has been ordered. Waiting on a ship date from the manufacturer.
128-2023.2024	Chartered Clubs	Paid Speaker, Entertainer, or Instructor Waiver	9.12.2023	In effect as of 9.12.2023 approval by the Board. Community Services Department is working with the Chartered Clubs. This item complete.
129-2023.2024	Golf Courses (All)	Beverage Carts - GPS Units	9.12.2023	Contract was signed on September 19th and forwarded to the vendor. Waiting on an update as to when the equipment can be delivered.

SUMMARY OF OPERATIONS

Sun City Summerlin Community Association, Inc.

Consolidated Balance Sheet - Unaudited August 31, 2023

	Operating Fund	Reserve Fund	Consolidated Funds
ASSETS			
Cash and cash equivalents	2,818,065	3,126,779	5,944,844
Fixed income securities (Investments)	6,086,177	15,762,136	21,848,313
Interest receivable	20,023	56,069	76,092
Accounts receivable, net	4,627,941	-	4,627,941
Prepaid Expenses	586,801	-	586,801
Inventory	319,212	-	319,212
Interfund receivables (payables)	(115,885)	115,885	-
Fixed Assets	45,936,560	-	45,936,560
Deferred Tax Asset	330,780	3,416,911	3,747,691
Other Assets (includes ROU Assets)	203,762	-	203,762
TOTAL ASSETS	60,813,436	22,477,780	83,291,216
LIABILITIES & FUND BALANCES			
Accounts payable and accrued expenses	1,199,981	33,908	1,233,889
Lease Liabilities	38,012	-	38,012
Contract liabilities (revenue received in advance)	619,048	-	619,048
Contract liabilities (annual assessments) *	6,657,068	15,644,917	22,301,985
Contract liabilities (new cap assessments) *	375,103	-	375,103
Contract liabilities (NORA) *	-	-	-
TOTAL LIABILITIES	8,889,212	15,678,825	24,568,037
Accumulated other comprehensive loss	(77,675)	(661,176)	(738,851)
Fund Balances	52,001,899	7,460,131	59,462,030
TOTAL FUND BALANCES	51,924,224	6,798,955	58,723,179
TOTAL LIABILITIES & FUND BALANCES	60,813,436	22,477,780	83,291,216

* 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 August 31, 2023

Cash and cash equivalents	3,126,779
Fixed income securities (Investments)	15,762,136
Interest receivable	56,069
Interfund receivables (payables)	115,885
(Less) Accounts payable and accrued expenses	(33,908)
	<u>19,026,961</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 **	97.5%

** 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.

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 - August 2023			Fiscal Year To Date (July 2023 - June 2024)		
	Actual	Budget	Variance Favorable/ (Unfavorable)	Actual	Budget	Variance Favorable/ (Unfavorable)
OPERATING REVENUES						
Assessments - Operating	1,186,602	1,186,602	-	2,371,891	2,371,891	-
Assessments - New Capital	45,862	30,420	15,442	53,909	59,340	(5,431)
Golf courses and pro shops	393,258	389,819	3,439	789,525	775,203	14,322
Beverage Carts	12,259	12,750	(491)	25,479	22,825	2,654
Restaurants-Summit/Tavern	114,166	124,798	(10,632)	242,605	246,848	(4,243)
Restaurant-Millers Tavern (leased)	4,192	4,740	(548)	10,499	9,485	1,014
Newsletter/LINK	42,366	49,705	(7,339)	85,546	99,410	(13,864)
Interest Income	9,256	5,500	3,756	16,371	11,000	5,371
Other Income	102,852	95,758	7,094	207,070	201,294	5,776
TOTAL OPERATING REVENUES	1,910,813	1,900,092	10,721	3,802,895	3,797,296	5,599
OPERATING EXPENSES						
Golf course pro shops	181,147	183,475	2,328	344,738	365,082	20,344
Golf Course Maintenance	459,261	596,589	137,328	998,213	1,126,391	128,178
Beverage Carts	11,036	11,294	258	23,636	21,994	(1,642)
Restaurants-Summit/Tavern	193,134	171,193	(21,941)	393,096	345,524	(47,572)
Restaurants-Millers Tavern (leased)	1,942	2,490	548	5,999	4,985	(1,014)
Newsletter/LINK	59,382	56,685	(2,697)	111,127	113,375	2,248
Administration	265,577	278,950	13,373	538,579	558,643	20,064
Information Technology	34,392	38,710	4,318	67,932	77,418	9,486
Landscaping	212,967	225,633	12,666	426,018	433,899	7,881
Community Services	84,184	86,824	2,640	172,619	181,341	8,722
Facility Maintenance	327,355	331,814	4,459	670,503	681,030	10,527
Fitness	65,182	70,505	5,323	139,406	149,174	9,768
Security	4,450	6,845	2,395	9,036	12,680	3,644
Other Expenses	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,900,009	2,061,007	160,998	3,900,902	4,071,536	170,634
OPERATING SURPLUS/(DEFICIT)	10,804	(160,915)	171,719	(98,007)	(274,240)	176,233
G/(L) on Investments	434	-	(434)	434	-	434
G/(L) on Fixed Asset Disposals	-	-	-	-	-	-
Depreciation Expense	(206,497)	-	(206,497)	(411,464)	-	(411,464)
NET SURPLUS/(DEFICIT)	(195,259)	(160,915)	(35,212)	(509,037)	(274,240)	(234,797)
Summary of Operations - New Capital - Unaudited						
	<u>Current Month</u>		<u>Year to Date</u>			
Operating expenses	-		-			
Fixed asset purchases	45,862		53,909			
Total Expenditures	45,862		53,909			
Interest and gain on investments	-		-			
Earned Assessment revenue	45,862		53,909			
Total Revenues	45,862		53,909			
Summary of Operations - Reserves - Unaudited						
	<u>Current Month</u>		<u>Year to Date</u>			
Operating expenses	-		7,965			
Fixed asset purchases	402,788		827,173			
Total Expenditures	402,788		835,138			
Interest and gain on investments	31,300		64,516			
Earned NORA revenue	115,885		330,129			
Earned Assessment revenue	255,603		440,493			
Total Revenues	402,788		835,138			
Supplemental Information						
	<u>Current YTD</u>	<u>Prior YTD</u>	<u>Change</u>			
Home Sales	102	86	16	18.6%		
NORA Refunds	-	3	(3)	-100.0%		
NORA Collected, net of refunds	187,46					

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 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, Nov. 14	9 a.m. (SBT & Zoom)
ARC	Wednesday, Nov. 8	10 a.m. (DV & Zoom)
Fitness	Thursday, Nov. 9	2:30 p.m. (DV & Zoom)
Legal	Wednesday, Nov. 15	10 a.m. (DV & Zoom)
Golf Oversight	Wednesday, Nov. 15	2 p.m. (DV & Zoom)
CCOC	Thursday, Nov. 16	9:30 a.m. (DV & Zoom)
HC	Closed Mtg., Nov. 20	9 a.m. (DV)
CAP	Tuesday, Nov. 21	9 a.m. (DV & Zoom)
Finance	Thursday, Dec. 7	2 p.m. <i>No Meeting in Nov. due to Thanksgiving Holiday</i>
IT	<i>No Meeting this Month</i>	
Coffee w/Board	Friday, Nov. 17	9:30 a.m. (DV & Zoom) NEW TIME