

Table of Contents

B.O.D. Motions
Budget Hearings Schedule
Changes to the Governing Documents
Approved Assessment Collection Policy
Summary of Operations
B.O.D. Meetings Schedule

Sun City Summerlin Community Association, Inc. Meeting of the Executive Board of Directors
Owner Attendance was in person, by Zoom and teleconference. February 13, 2024

MOTIONS

Board Members in Attendance in person: John Berthelsen, Dick Clark, Jeff Rorick, Gerry Sokolski, Ellen Bachman, Leo Crawford, Judy Williams, Kenneth Resnik – arrived at 9:06 am

Board Members in Attendance by Zoom: NONE

Board Members Absent: Steve Commander

Acceptance of February 13, 2024, Executive Board of Directors Meeting Agenda

MOTION by Dick Clark to **accept** the Agenda for the February 13, 2024, meeting of the Executive Board of Directors as **presented**.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

Acceptance of the Executive Board of Directors Meeting Minutes from the January 09, 2024, Board Meeting

MOTION by Jeff Rorick to **approve** the Minutes from the January 09, 2024, meeting of the Executive Board of Directors as **presented**.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

CONSENT CALENDAR

MOTION by Gerry Sokolski that there being no objection to **approving** items **A through G** as amended: Roman Numeral III Consent Calendar, Item B Executive Directors – Complaints Filed Report, the addition of one (1) item to this report which is an alleged violation of the Governing Documents, Rules and Regulations which is under investigation. Roman Numeral III Consent Calendar, Item G Executive Session Agenda – for February 13, 2024 – the addition of the approval of the January 25, 2024, Executive Session Minutes 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

Insurance Renewals

181-2023.2024 – Administration 2024/2025
Property and Casualty Insurance Renewal

Primary Property and Liability Package:
Property, Inland Marine (equipment), General Liability, and Business Auto

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 25, 2024, that the Board accepts the Philadelphia Insurance package proposal, provided through Cragin & Pike, at an estimated annual premium of \$610,365.00. The package policy includes the following coverages for March 1, 2024, to March 1, 2025:

Property renewal, including boiler & machinery, offered by Philadelphia Insurance for March 1, 2024, to March 1, 2025, with an estimated annual premium of \$77,365.00 based on an agreed upon total blanket building valuation for the twenty-nine (29) listed location of \$34,702,273.00, blanket personal property of \$4,333,888.00 which includes \$603,200.00 golf irrigation and pumps, and blanket business income of \$1,548,000.00.

Inland marine renewal offered by Philadelphia Insurance for March 1, 2024, to March 1, 2025, with an estimated annual premium of \$31,168.00 for blanket replacement cost (actual cash value after 6 years) of equipment based on the equipment schedule with an estimated replacement total value of \$7,914,348.00, along with coverage of \$500,000.00 for leased, rented or borrowed equipment at actual cost and \$10,000.00 coverage for employee tools at actual cost.

General Liability renewal offered by Philadelphia Insurance for March 1, 2024, to March 1, 2025, with an estimated annual premium of \$424,246.00.

Business Auto renewal offered by Philadelphia Insurance for March 1, 2024, to March 1, 2025, with an estimated annual premium of \$77,586.00.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Umbrella (first layer of \$10 million)

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 25, 2024, that the Board accepts the proposal from Philadelphia Insurance, provided through Cragin & Pike, for umbrella coverage of \$10 million with an estimated annual premium of \$77,157.00 for March 1, 2024, to March 1, 2025.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Excess Umbrella (second layer of \$5 million excess \$10 million)

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from

their meeting on January 25, 2024, that the Board accepts the proposal from Burlington, provided through Cragin & Pike, for excess umbrella coverage of \$5 million excess \$10 million with an estimated annual premium of \$30,842.00, including taxes and fees, for March 1, 2024, to March 1, 2025.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Excess Umbrella (third layer of \$10 million excess \$15 million)

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 25, 2024, that the Board accepts the proposal from Landmark American Insurance Company, provided through Cragin & Pike, for excess umbrella coverage of \$10 million excess \$15 million with an estimated annual premium of \$61,535.00, including taxes and fees, for March 1, 2024, to March 1, 2025.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

Cyber

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 25, 2024, that the Board accepts the proposal from U/W at Lloyds of London, provided through Cragin & Pike, for cyber coverage in the amount of \$2 million with an estimated annual premium of \$14,068.00, including taxes and fees, for March 1, 2024, to March 1, 2025.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Environmental/Pollution

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 25, 2024, that the Board accepts the proposal from Admiral Insurance, provided through Cragin & Pike, for \$1 million environmental pollution coverage with an estimated annual premium of \$12,603.00, including taxes and fees, for March 1, 2024, to March 1, 2025.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Crime

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 25, 2024, that the Board accepts the proposal from Travelers Casualty & Surety, which was provided through Cragin & Pike, for \$5 million primary crime coverage with an estimated annual premium of \$11,551.00 for March 1, 2024, to March 1, 2025.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

SCS Patrol Accident

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 25, 2024, that the Board

accepts the proposal from National Union Fire Ins Co, which was provided through Cragin & Pike, for SCS Patrol accident insurance coverage as expiring with an estimated annual premium of \$3,803.00 for March 1, 2024 to March 1, 2025.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Workers Compensation

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 25, 2024, that the Board accepts the proposal from Copperpoint American Insurance, which was provided through Cragin & Pike, for workers compensation insurance coverage, with an estimated annual premium of \$89,973.00 for March 1, 2024 to March 1, 2025, which is based on an experience modification of 0.78, down from 0.88 in current year, and a base rate of 1.42 per \$100.00, up from 1.27 in current year, with an estimated worker's compensation related payroll of \$8,276,421.00.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

NEW BUSINESS

Operating Liquidity – Short Term Treasury Opportunity

MOTION by Gerry Sokolski to **approve** the reinvestment of the \$2.6 million in 3-month treasuries that will mature on February 15 (\$866,000.00), February 20 (\$866,000), and February 22 (\$870,000), for an additional 3-month treasury cycle, invested through Wells Fargo Investment Brokers.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

15-2023.2024 Desert Vista Fitness Center - Indoor Pool - Deck Reseal

MOTION by Dick Clark to **approve** the recommendation of the Fitness Committee from their meeting on January 11, 2024, and the Common Area Properties Committee from their meeting on January 16, 2024, to reseal the pool deck at Desert Vista Fitness Center, Indoor Pool. The paint and supplies will be purchased from Tri-Color in the amount of \$5,111.10 including sales tax and delivery. The cool decking spray will be purchased from Concrete Accessories in the amount of \$1,646.22 including sales tax and delivery. All work will be done by SCSCAI staff. The total for this project is \$6,757.32. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$3,540.00 and will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$3,217.32.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

16-2023.2024 Desert Vista Fitness Center Outdoor Pool-Deck Reseal

MOTION by Dick Clark to **approve** the recommendation of the Fitness Committee from their

meeting on January 11, 2024, and the Common Area Properties Committee from their meeting on January 16, 2024, to reseal the pool deck at Desert Vista Fitness Center Outdoor Pool. The paint and supplies will be purchased from Tri-Color in the amount of \$8,362.13 including sales tax and delivery. The cool decking spray will be purchased from Concrete Accessories in the amount of \$1,646.22 including sales tax and delivery. All work to be done by SCSCAI staff. The total for this project is \$10,008.35. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$7,080.00 and will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$2,928.35.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

02-2023.2024 Sun Shadows Community and Fitness Center - Indoor Pool – Deck Reseal

MOTION by Dick Clark to **approve** the recommendation of the Fitness Committee from their meeting on January 11, 2024, and the Common Area Properties Committee from their meeting on January 16, 2024, to reseal the deck at Sun Shadows Community and Fitness Center indoor pool. The paint and supplies will be purchased from Tri-Color in the amount of \$5,111.10 including sales tax and delivery. The cool decking spray will be purchased from Concrete Accessories in the amount of \$1,646.22 including sales tax and delivery. All work to be done by SCSCAI staff. The total for this project is \$6,757.32. This expenditure was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$3,540.00 and will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$3,217.32.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

21-2023.2024 - Desert Vista - Drinking Fountains – Replacement

MOTION by Dick Clark to **approve** the recommendation of the Common Area Properties Committee from their meeting on January 16, 2024, the quote from Grainger for the purchase of seven (7) of the drinking fountains at Desert Vista in the amount of \$14,735.15 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 \$11,400.00 and will be over the budgeted amount for the fiscal year ending June 30, 2024, by \$3,335.15. Noting that shipping charges are currently unstable, this motion allows for an increase in any documented increase in shipping fees.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

179 – 2023.2024 – Food and Beverage – Tavern at the Falls – Sewer Smell Issue – Plumbing Repair and 180 – 2023.2024 – Food and Beverage – Summit – Sewer Smell Issue – Plumbing Repair

MOTION by Dick Clark to **approve** the quote

004439COI from Kelleher Davis Contracting for the installation of filters and other repairs needed in order to mitigate sewer/grease trap smells at Tavern at the Falls and Summit Restaurant in the amount of \$8,000.00 to repair the plumbing and omit the sewer smell issue.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

28-2023.2024-HVAC Units – Major Repairs or Replacements

MOTION by Dick Clark to **approve** the purchase of three (3) Rooftop Package Units (HVAC Units) from A Step Above Inc for the Mountain Shadows High Sierra Room in the amount of \$35,400.00 including the removal of the old HVAC units, installation, and crane usage. The sales tax is included and there is no additional cost for freight/shipping. There is a one (1) year warranty on labor a five (5) year warranty on the compressor and a one (1) year service contract included in the full replacement of the equipment. HVAC expenditure for the association was approved in the 2023/2024 Reserve Fund Expenses Budget in the amount of \$180,000.00 and will be under the budgeted amount for the fiscal year ending June 30, 2024, by \$73,904.00.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Pinnacle, Palm Valley & Eagle Crest Windows – Operating

MOTION by Dick Clark to **approve** the replacement of the windows at the Pinnacle Music Room, Palm Valley Cart Barn, and the Eagle Crest Cart Barn by Academy Glass in the amount of \$2,355.57 for all three (3) locations including installation. This is an operating expense and is coming before the Board of Directors for procedural reasons as a Sun City Summerlin contract will need to be signed.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

Fees Charged – Past Due Assessment Accounts

MOTION by Ellen Bachman to **approve** the recommendation of the Collections Committee from their meeting on January 29, 2024, that the Association pursuant to NRS 116.310313, charge unit's owner's fees to cover the cost of collecting any past due obligations to SCSCAI. The fees will be added to the delinquent Owners account and will be for the preparation of the Demand Letter (\$50.00) that is sent to the Owner and preparation of the delinquency packet (\$100.00) when the account is turned over to a third-party collection agent. This fee will go into effect thirty (30) days after it is published in the Link Magazine Blue Pages. Governing documents will be updated to reflect this change where needed.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Disclosure Letter to SCSCAI Board of Directors

MOTION by Ellen Bachman to **accept** the disclosure

from Community Services Director, Melissa Spina that she worked with “Dirk K” to secure entertainment. The owner of “Dirk K” is the spouse of one of her employees. At no time is Dirk K., it's owner or employees under the supervision or direction of the staff member they are married to. Dirk K. is a production company that books performers, including himself, for venues. After review of this disclosure the Board **approves** adding Dirk K to our list of businesses that we work with to provide entertainment at Sun City Summerlin Community Association, Inc.

SECOND by Dick Clark
UNANIMOUSLY APPROVED

Information Technology – Check Request Ratification – Michael Sylvester

MOTION by Leo Crawford to **ratify** the expense in the amount of \$744.31 to Michael Sylvester for Webflow invoices dated from November 2022 to August 2023.

SECOND by Jeff Rorick
UNANIMOUSLY APPROVED

Personal Training & Massage Therapist – 6-month contract

MOTION #1 – CeCe Ceccarini – Personal Training

MOTION by Judy Williams to **approve** a 6-month independent contractor contract agreement between SCSCAI (Licensor) and CeCe Ceccarini (Licensee) non-exclusive rights and limited use of the Fitness Facilities for the period January 1, 2024-June 30, 2024 – for the purpose of providing personal fitness training to SCSCAI residents with an active Membership Card. The Licensee shall pay SCSCAI a fee of \$250.00 per month.

SECOND by Jeff Rorick
UNANIMOUSLY APPROVED

MOTION #2 – Daria Clark – Personal Training

MOTION by Judy Williams to **approve** a 6-month independent contractor contract agreement between SCSCAI (Licensor) and Daria Clark (Licensee) non-exclusive rights and limited use of the Fitness Facilities for the period January 1, 2024-June 30, 2024 – for the purpose of providing personal fitness training to SCSCAI residents with an active Membership Card. The Licensee shall pay SCSCAI a fee of \$250.00 per month.

SECOND by Dick Clark
UNANIMOUSLY APPROVED

MOTION #3 – Deborah Butterfield – Massage Therapist

MOTION by Judy Williams to **approve** a 6-month independent contractor contract agreement between SCSCAI (Landlord) and Deborah Butterfield (Tenant) non-exclusive rights and limited use of the massage room for the period January 1, 2024-June 30, 2024 – for the purpose of providing massage therapy to SCSCAI residents with an active

Membership Card and their guests. The tenant shall pay SCSCAI a monthly rent in the amount of \$5.00 per hour with a minimum of four (4) hours per day, five (5) days a week.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

Patrol – Car # 2 and Car # 3 – Ratification

MOTION by John Berthelsen to **ratify** the repair costs paid to Friendly Ford for repairs to the door mechanism on Patrol Car # 2 and Patrol Car # 3 for a total amount of \$6,187.36. This is an unbudgeted operating expense.

SECOND by Jeff Rorick
UNANIMOUSLY APPROVED

Spring Community Wide Garage Sale Dates

MOTION by Ellen Bachman to **approve** the proposed dates of the Spring Sun City Summerlin Community Garage Sales as Friday, April 26, 2024, and Saturday, April 27, 2024. Advertising to be done within Sun City Summerlin and an ad to be run in the Nevada Review Journal in advance of each of the events.

SECOND by Dick Clark
UNANIMOUSLY APPROVED

Age Variance Request – Mr. Robert Tunnell and Ms. Erica Yeates

MOTION by Dick Clark to **deny** the age variance request from Mr. Robert Tunnell and Ms. Erica Yeates to live in a home in Sun City Summerlin Community Association, Inc.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

188-2023.2024-Eagle Crest Booster Station – Pump Replacement – Emergency Repair Ratification

MOTION by Jeff Rorick to **ratify** the emergency repair of the Eagle Crest Booster Station Pump Replacement by Vetter Pump & Motor in the amount of \$11,844.29. This is an unbudgeted expense.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

186–2023.2024 – Mountain Shadows Community Center – Texas Hold’Em Chartered Club – Request for Poker Tables

MOTION by Ellen Bachman to **approve** the purchase of one (1) Triton Poker Table in an amount not to exceed \$1,630.00. This is a New Capital Item for the Fiscal Year ending June 30, 2024. Once purchased this item will be added to the Reserve Fund once completed.

SECOND by Dick Clark
UNANIMOUSLY APPROVED

ADJOURNMENT

MOTION by Leo Crawford, that there being no further business to come before the Board of Directors, that the meeting be adjourned at 10:20 am.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

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

**Owner Attendance was by Zoom and
teleconference. February 23, 2024**

MOTIONS

Board Members in Attendance in person: John Berthelsen, Jeff Rorick, Gerry Sokolski, Ellen Bachman, Kenneth Resnik, Leo Crawford, Steve Commander, Judy Williams, Dick Clark – telephone in at 10:52 a.m. Mr. Clark was able to hear the meeting but was unable to respond and is noted as observing the meeting only. Therefore, there were eight (8) voting Board Members present.

Board Members in Attendance by Zoom:
NONE

Board Members Absent: NONE

**Acceptance of February 23, 2024, Emergency
Executive Board of Directors Meeting Agenda**

MOTION by Kenneth Resnik to **accept** the Agenda for the February 23, 2024, emergency meeting of the Executive Board of Directors as **presented**.

SECOND by Judy Williams
UNANIMOUSLY APPROVED

**Desert Vista Outdoor Pool Heater – Repair or
Replacement**

Motion One

MOTION by Leo Crawford authorizing **approval** for staff to move forward working with VivoAquatics in an amount not to exceed \$40,000.00 to replace the one (1) outdoor pool heater with two (2) ETI- 400 Pentair heaters as soon as possible. This is a Reserve Fund Expense.

SECOND by Judy Williams.
UNANIMOUSLY APPROVED

Motion Two

MOTION by Leo Crawford to give staff the discretion to install the heaters as they see fit, either the outdoor pool heater or the indoor pool heater first based on the delivery and Southern Nevada Health Department permits.

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 11:05 a.m.

SECOND by Judy Williams
UNANIMOUSLY APPROVED

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

- Monday, March 18, 2024, held open
- Day 1 Tuesday, March 19, 2024, (start 9 a.m.) -- > Opening Remarks, Administration and Information Technology Operating Budget
- Day 2 Wednesday, March 20, 2024, (start 9 a.m.) -- > Golf Pro Shop (incl. Bev. Carts) and Golf Maintenance Operating Budget
- Day 3 Thursday, March 21, 2024, (start 9 a.m.) -- > SCS Patrol, Fitness, Link, Community Service Operating Budget
- Day 4 Friday, March 22, 2024, (start 9 a.m.) -- > Landscape and Facility Maintenance Operating Budget
- Day 5 Monday, March 25, 2024, (start 9 a.m.) -- > Miller's Tavern, Tavern at the Falls and Summit Operating Budget
- Tuesday, March 26, 2024, held open
- Day 6 Wednesday, March 27, 2024, (start 9 a.m.) -- > New Capital and Reserve Budgets
- Day 7 Thursday, March 28, 2024, (start 9 a.m.) -- > New Capital and Reserve Budgets
- Friday, March 29, 2024, held open

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

OFFICIAL NOTICE TO SCSCAI OWNERS

RE: CHANGES TO THE GOVERNING DOCUMENTS

*Pursuant to **NRS 116.12065 – Notice of Changes to Governing Documents**. If any change is made to the governing documents of an association, the secretary or other officer specified in the bylaws of the association shall, within 30 days after the change is made, prepare and cause to be delivered a copy of the change that was made (to the Owners).*

Date of Board Meeting where Change was approved by the Board of Directors: February 13, 2024

Effective Date: April 10, 2024

Governing Document Being Changed:

Sun City Summerlin Community Association, Fees Charged – Past Due Assessment Accounts

Paragraph 2 – Addition of wording regarding fees charged to the delinquent owner.

Current and remaining wording in **black**, new wording and strike-out of words to be removed in **red**.

APPROVED ASSESSMENT COLLECTION POLICY
Approved at the 02.13.2024 Board of Directors Meeting

Assessment Collection Policy
Legal Authority
Art of Incorporation 11(a), (f), & CC&R VII (2)

Sun City Summerlin Community Association

Assessment Collection Policy and Guide

Sun City Summerlin Community Association, Inc. and its Executive Board, (hereinafter collectively referred to as the Association), have a duty pursuant to NRS11 6.31151(4) to establish policy for the collection of annual assessments and special assessments and any costs associated therewith imposed against a unit owner pursuant to NRS 116.

1. Each unit owner has the responsibility to pay any annual assessment, special assessments and costs in a prompt and timely manner.
2. The Association is obliged to enforce collection of all annual assessments, special assessments and costs in a prompt and timely manner.

The Association may charge unit's owner's fees to cover the cost of collection any past due obligations to SCSCAI. The fees will be added to the delinquent Owners account and will be for the preparation of the Demand Letter (\$50.00) that is sent to the Owner and preparation of the delinquency packet (\$100.00) when the account is turned over to a third-party collection agent.

3. The Association may hire an agent to collect all annual assessments, special assessments and costs in the manner and method provided for under NRS 116.310313, imposing all costs, fees, and expenses incurred thereby against the owner of the unit as provided by statute.

It is the obligation of the Association to collect all assessments, costs and expenses so that the burden of expenses is not placed on other members of the Association.

The following is merely a guide for the process of collecting assessments for common expenses. All notices are sent first class mail, unless the statute requires otherwise.

1-For annual assessments, billing statement is sent out before the first of the month of the anniversary of the original purchase date of the unit from the Del Webb Corporation. The due date shall be in accordance with Article 7, Section 2 of the SCSCAI CC&Rs. Monthly payments may be allowed in accordance with board policy.

For special assessments the due date shall be determined by the Board of Directors and shall appear on the Special Assessment Notice sent to unit owners.

2-If payment is not received within 30 days of the due date a reminder is sent to the unit owner.

3-If payment is not received within 60 days of the due date the property will be considered delinquent and interest will accrue at a rate as set forth in NRS 116.3115, and a Notice of Delinquency will be sent advising:

- a- the schedule of fees that may be charged if the unit owner fails to pay the past due obligation;
- b-a proposed repayment plan; and
- c- the right to contest the past due obligation at a hearing before the executive board.

The procedures for requesting such a hearing, the schedule of collection agency fees, and costs and fees will accompany the Notice of Delinquency.

4-if payment is not received nor a request for a hearing nor arrangements made to cure the delinquency, within 30 days of the Notice of Delinquency, the obligation will be referred to a collection agency for collection.

5. If a unit's owner is enrolled in any monthly payment plan and SCSCAI receives a bank notice that payment is not being made or cannot be made, a courtesy call shall immediately be made to the unit's owner advising that owner of the default in payment stating that if the payment default is not cured by good funds received by the end of business on the last business day of that month, the default is declared as of the first day of the month of default in the full amount of that unit's then annual assessment (less amounts actually already received) and collection procedures shall continue in accordance with paragraphs 3 and 4 above.

6. For any dishonored check, an additional fee shall be imposed in an amount determined from time to time by the Board of Directors. The fee shall include any and all bank fees as well as administrative costs in accordance with Nevada Revised Statutes.

Rev	Rev Date	Description
0	16 March 2005	Initial Draft
	25 April 2005	Initial review by BOD
1	13 June 2005	Approved by BOD
2	12 November 2007	Revisions Approved by Board of Directors
3	17 May 2010	Revisions Approved by Board of Directors
4	22 Oct 2013	Revisions Approved by the Board of Directors
5	13 February 2024	Revisions Approved by the Board of Directors
6	01 April 2024	Revisions Approved on 13 February 2024 go into effect

SUMMARY OF OPERATIONS

Sun City Summerlin Community Association, Inc.

Consolidated Balance Sheet - Unaudited December 31, 2023

	Operating Fund	Reserve Fund	Consolidated Funds
ASSETS			
Cash and cash equivalents	3,074,852	3,512,385	6,587,237
Fixed income securities (Investments)	6,198,105	16,026,282	22,224,387
Interest receivable	21,947	71,491	93,438
Accounts receivable, net	4,923,693	-	4,923,693
Prepaid Expenses	665,240	-	665,240
Inventory	169,021	-	169,021
Interfund receivables (payables)	(61,298)	61,298	-
Fixed Assets	45,812,723	-	45,812,723
Deferred Tax Asset	330,780	3,416,911	3,747,691
Other Assets (includes ROU Assets)	196,248	-	196,248
TOTAL ASSETS	61,331,311	23,088,367	84,419,678
LIABILITIES & FUND BALANCES			
Accounts payable and accrued expenses	905,467	60,297	965,764
Lease Liabilities	31,248	-	31,248
Contract liabilities (revenue received in advance)	856,210	-	856,210
Contract liabilities (annual assessments) *	6,869,383	15,909,025	22,778,408
Contract liabilities (new cap assessments) *	332,092	-	332,092
Contract liabilities (NORA) *	-	10,046	10,046
TOTAL LIABILITIES	8,994,400	15,979,368	24,973,768
Accumulated other comprehensive loss	22,727	(351,132)	(328,405)
Fund Balances	52,314,184	7,460,131	59,774,315
TOTAL FUND BALANCES	52,336,911	7,108,999	59,445,910
TOTAL LIABILITIES & FUND BALANCES	61,331,311	23,088,367	84,419,678

* 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 December 31, 2023

Cash and cash equivalents	3,512,385
Fixed income securities (Investments)	16,026,282
Interest receivable	71,491
Interfund receivables (payables)	61,298
(Less) Accounts payable and accrued expenses	(60,297)
	<u>19,611,159</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 **	100.5%

** 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. Additionally, current funded does not account for projects in motion that will have expenditures in the remaining part of the year. Based on cash flow projections, this funded level (before new study) is projected at 91% funded.

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 - December 2023			Fiscal Year To Date (July 2023 - June 2024)		
	Actual	Budget	Variance Favorable/ (Unfavorable)	Actual	Budget	Variance Favorable/ (Unfavorable)
OPERATING REVENUES						
Assessments - Operating	1,193,556	1,193,556	-	7,135,172	7,135,172	-
Assessments - New Capital	25,468	45,900	(20,432)	258,080	220,500	37,580
Golf courses and pro shops	404,410	328,587	75,823	2,509,741	2,324,704	185,037
Beverage Carts	12,460	7,300	5,160	79,009	61,125	17,884
Restaurants-Summit/Tavern	151,923	133,285	18,638	790,287	714,364	75,923
Restaurant-Millers Tavern (leased)	4,877	5,940	(1,063)	31,003	32,045	(1,042)
Newsletter/LINK	43,745	49,705	(5,960)	265,930	298,230	(32,300)
Interest Income	6,176	5,500	676	47,068	33,000	14,068
Other Income	102,164	101,151	1,013	608,281	590,558	17,723
TOTAL OPERATING REVENUES	1,944,779	1,870,924	73,855	11,724,571	11,409,698	314,873
OPERATING EXPENSES						
Golf course pro shops	164,489	168,293	3,804	1,000,316	1,056,476	56,160
Golf Course Maintenance	274,569	295,015	20,446	2,670,087	3,029,490	359,403
Beverage Carts	10,334	9,001	(1,333)	64,943	61,542	(3,401)
Restaurants-Summit/Tavern	232,880	190,341	(42,539)	1,190,554	1,044,804	(145,750)
Restaurants-Millers Tavern (leased)	1,427	2,490	1,063	15,314	14,945	(369)
Newsletter/LINK	54,153	56,615	2,462	342,885	339,826	(3,059)
Administration	307,700	314,937	7,237	1,631,720	1,716,013	84,293
Information Technology	34,333	38,708	4,375	201,645	232,252	30,607
Landscaping	161,981	168,193	6,212	1,125,880	1,193,860	67,980
Community Services	92,976	99,304	6,328	512,438	538,063	25,625
Facility Maintenance	321,611	333,305	11,694	2,036,953	2,011,266	(25,687)
Fitness	56,469	53,076	(3,393)	372,295	365,834	(6,461)
Patrol	3,053	5,750	2,697	38,188	49,745	11,557
Other Expenses	-	-	-	-	-	-
TOTAL OPERATING EXPENSES	1,715,975	1,735,028	19,053	11,203,218	11,654,116	450,898
OPERATING SURPLUS/(DEFICIT)	228,804	135,896	92,908	521,353	(244,418)	765,771
G/(L) on Investments	-	-	-	667	-	667
G/(L) on Fixed Asset Disposals	-	-	-	(1,193)	-	(1,193)
Depreciation Expense	(219,371)	-	(219,371)	(1,259,193)	-	(1,259,193)
NET SURPLUS/(DEFICIT)	9,433	135,896	(126,463)	(738,366)	(244,418)	(493,948)

Summary of Operations - New Capital - Unaudited

	Current Month	Year to Date
Operating expenses	-	-
Fixed asset purchases	25,468	258,080
Total Expenditures	25,468	258,080
Interest and gain on investments	-	-
Earned Assessment revenue	25,468	258,080
Total Revenues	25,468	258,080

Summary of Operations - Reserves - Unaudited

	Current Month	Year to Date
Operating expenses	-	15,945
Fixed asset purchases	69,597	1,368,787
Total Expenditures	69,597	1,384,732
Interest and gain on investments	15,262	174,943
Earned NORA revenue	54,335	614,388
Earned Assessment revenue	-	595,401
Total Revenues	69,597	1,384,732

Supplemental Information

	Current YTD	Prior YTD	Change	
Home Sales	263	209	54	25.8%
NORA Refunds	1	7	(6)	-85.7%
NORA Collected, net of refunds	481,769	369,865	111,904	30.3%
Rounds of Golf Played	52,074	50,848	1,226	2.4%

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 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., March 12	6 p.m. (SBT & Zoom)
ARC	Wed., March 13	9 a.m. (DV & Zoom)
Fitness	Thurs., March 14	2:30 p.m. (DV & Zoom)
HC (Closed Mtg.)	Mon., March 11	9 a.m. (DV)
CAP	Tues., March 12	9 a.m. (DV & Zoom)
Legal	No Meeting	
Golf Oversight	No Meeting	
CCOC	No Meeting	
IT	No Meeting	
Finance	No Meeting	
Coffee w/Board	Fri., March 15	9:30 a.m. (DV & Zoom)

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