

MARCH 2025

# B.O.D. MOTIONS

ASSOCIATION  
BUSINESS

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

Owner Attendance was in person, by Zoom and teleconference. February 11, 2025

## MOTIONS

**Board Members in Attendance in person:**

Jeff Rorick, Ellen Bachman, Gerry Sokolski, Judy Williams, Erik Braun, Lynn Kasner Morgan, Kenneth Resnik

**Board Members in Attendance by Zoom:**  
NONE

**Board Members Absent:** Dick Clark, Steve Commander

**Acceptance of February 11, 2025, Executive Board of Directors Meeting Agenda**

**MOTION** by Ellen Bachman to **accept** the Agenda for the February 11, 2025, meeting of the Executive Board of Directors as **presented**.

**SECOND** by Judy Williams  
**UNANIMOUSLY APPROVED**

**Approval of the Executive Board of Directors Meeting Minutes from the January 14, 2025, Board Meeting**

**MOTION** by Ellen Bachman to **approve** the Minutes from the January 14, 2025, meeting of the Executive Board of Directors as **presented**.

**SECOND** by Erik Braun  
**UNANIMOUSLY APPROVED**

**Acceptance of the Special Meeting of the Membership Minutes from the December 18, 2024, Membership Meeting**

**MOTION** by Ellen Bachman to **accept** the Minutes from the December 18, 2024, Special Meeting of the Membership as **presented** for review and filing until the next Membership meeting where they will appear on the agenda for approval.

**SECOND** by Lynn Kasner Morgan  
**UNANIMOUSLY APPROVED**

**CONSENT CALENDAR**

**MOTION** by Jeff Rorick that there being no objection to **approving** items **A through H** 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**

**VII. Insurance Renewals**

**March 1, 2025, Insurance Renewal Proposal**

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

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the Philadelphia Insurance package proposal, provided through Cragin & Pike, at an estimated annual premium of \$706,460. The package policy includes the following coverages for March 1, 2025, to March 1, 2026:

Property renewal, including boiler & machinery, offered by Philadelphia Insurance for March 1, 2025 to March 1, 2026 with an estimated annual premium of \$88,140 based on an agreed upon total for nineteen (19) locations that include twenty-nine (29) listed buildings that have a blanket building valuation of \$39,808,664, blanket personal property of \$4,333,888 which includes \$603,200 golf irrigation and pumps, and blanket business income of \$1,548,000.

Inland marine renewal offered by Philadelphia Insurance for March 1, 2025 to March 1, 2026 with an estimated annual premium of \$38,655 for blanket replacement cost (actual cash value after 6 years) of equipment based on the equipment schedule with an estimated replacement total value of \$9,884,831, along with coverage of \$500,000 for leased, rented or borrowed equipment at actual cost and \$10,000 coverage for employee tools at actual cost.

General Liability renewal offered by Philadelphia Insurance for March 1, 2025, to March 1, 2026, with an estimated annual premium of \$498,746.

Business Auto renewal offered by Philadelphia Insurance for March 1, 2025, to March 1, 2026, with an estimated annual premium of \$80,919.

**SECOND** by Kenneth Resnik  
**UNANIMOUSLY APPROVED**

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## **B. Umbrella (first layer of \$5 million)**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the proposal from Philadelphia Insurance, provided through Cragin & Pike, for umbrella coverage of \$5 million with an estimated annual premium of \$73,883 for March 1, 2025, to March 1, 2026.

**SECOND** by Kenneth Resnik  
**UNANIMOUSLY APPROVED**

## **C. Excess Umbrella (second layer of \$5 million excess \$5 million)**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the proposal from Westfield Specialty Insurance Co, provided through Cragin & Pike, for excess umbrella coverage of \$5 million excess \$5 million with an estimated annual premium of \$73,094, including taxes and fees, for March 1, 2025, to March 1, 2026.

**SECOND** by Kenneth Resnik  
**UNANIMOUSLY APPROVED**

## **D. Excess Umbrella (third layer of \$5 million excess \$10 million)**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the proposal from Liberty Surplus Insurance Corp, provided through Cragin & Pike, for excess umbrella coverage of \$5 million excess \$10 million with an estimated annual premium of \$41,560, including taxes and fees, for March 1, 2025, to March 1, 2026.

**SECOND** by Ellen Bachman  
**UNANIMOUSLY APPROVED**

## **E. Excess Umbrella (fourth layer of \$10 million excess \$15 million)**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of 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 \$65,821, including taxes and fees, for March 1, 2025, to March 1, 2026.

**SECOND** by Kenneth Resnik  
**UNANIMOUSLY APPROVED**

## **F. Cyber**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the proposal from U/W at Lloyds of London, provided through Cragin & Pike, for cyber coverage with an estimated

annual premium of \$15,071, including taxes and fees, for March 1, 2025, to March 1, 2026.

**SECOND** by Ellen Bachman  
**UNANIMOUSLY APPROVED**

## **G. Environmental/Pollution**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the proposal from Admiral Insurance, provided through Cragin & Pike, for environmental pollution coverage with an estimated annual premium of \$12,913, including taxes and fees, for March 1, 2025, to March 1, 2026.

**SECOND** by Ellen Bachman  
**UNANIMOUSLY APPROVED**

## **H. Crime**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the proposal from Travelers Casualty & Surety, which was provided through Cragin & Pike, for crime coverage with an estimated annual premium of \$11,551 for March 1, 2024, to March 1, 2025.

**SECOND** by Jeff Rorick  
**UNANIMOUSLY APPROVED**

## **I. Sun City Summerlin Patrol Accident**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the proposal from National Union Fire Ins Co, which was provided through Cragin & Pike, for security patrol accident insurance coverage with an estimated annual premium of \$3,674 for March 1, 2025, to March 1, 2026.

**SECOND** by Erik Braun  
**UNANIMOUSLY APPROVED**

## **J. Workers Compensation**

**MOTION** by Gerry Sokolski to recommend to the Board acceptance of the proposal from Copperpoint American Insurance, which was provided through Cragin & Pike, for workers compensation insurance coverage, with an estimated annual premium of \$111,551 for March 1, 2025 to March 1, 2026, which is based on an experience modification of .69, down from .78 in current year, and using the current base rate of 1.53 per \$100 up from 1.42, with an estimated worker's compensation related payroll of \$10,748,132. Noting final premium will be subject to audit and potential 2025 base rate change that can result in Association at end of cycle either receiving refunds or owing additional amounts should payroll amounts not meet estimates.

**SECOND** by Judy Williams  
**UNANIMOUSLY APPROVED**

## **VIII. NEW BUSINESS**

### **A. Financial Statement Acceptance – Previously Distributed to the SCSCAI Board of Directors and posted on the webpage at [suncitysummerlin.com](http://suncitysummerlin.com).**

**MOTION** by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on January 30, 2025, to accept the previously distributed November 30, 2024, 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**

### **B. 94-2024.2025 - Summit Restaurant – Refrigerated Makeline Sandwich Preparation Table**

**MOTION** by Jeff Rorick to **approve** the recommendation of the Director of Food & Beverage to approve the purchase of the Avantco APT-60M-HC 60" 2 Door Mega Top Refrigerated Sandwich Prep Table from the Webstaurant Store for The Summit Restaurant in the amount of \$2,334.40. The sales tax, shipping and handling is included in this price. The Sandwich Prep Table expenditure was not included in the 2024/2025 Reserve Fund Expenses Budget and will cause the Reserve Fund Budget to be over budget by \$2,334.40.

**SECOND** by Gerry Sokolski  
**UNANIMOUSLY APPROVED**

### **C. 93-2024.2025-Tavern at the Falls Restaurant – Two Door Reach In Refrigerator Replacement**

**MOTION** by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on January 21, 2025, and the Finance Committee from their meeting on January 30, 2025, to approve the purchase of the Avantco A-35R-HC 39 1/2" Solid Door Reach- In Refrigerator from the Webstaurant Store for Tavern at the Falls Restaurant in the amount of \$2,388.59. The sales tax, shipping and handling are included in this price. The Refrigerator (2 Door Upright) for the restaurant was not included in the 2024/2025 Reserve Fund Budget and will cause the Reserve Fund Budget to be over Budget by \$2,388.59.

**SECOND** by Gerry Sokolski  
**UNANIMOUSLY APPROVED**

### **D. Pinnacle Renovations – Discussion on Project Timeline for Renovations**

**MOTION** by Judy Williams to **approve** the recommendation of the Common Area Properties Committee from their meeting on January 21, 2025, to accept the Pinnacle Renovations timeline of August 11, 2025, through to September 12, 2025, as part of the proposals for the Reserve Expenditures for FY2026, which will be presented during the upcoming budget hearings. The Pinnacle Community Center and Starbright Theatre will be closed during the renovation timeline. The Summit Restaurant will remain open during the renovation, except for the scheduled closedown during the golf course overseed for deep cleaning of the kitchen and dining areas.

**SECOND** by Ellen Bachman  
**UNANIMOUSLY APPROVED**

### **E. 2024-2025 Mountain Shadows Community Center Audio System Replacement**

**MOTION** by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on January 21, 2025, to approve an expenditure not to exceed \$35,000.00 for the replacement of the audio system at Mountain Shadows Community Center, and to add an audio system to the Gratitude Garden. This request is for equipment and parts only, and installation will be done by SCSCAI Facilities and Maintenance Staff. The equipment and parts list are included in the Board packet for this item. It is noted as part of this motion that shipping costs are currently unstable, and any documented changes in shipping fees is approved.

**SECOND** by Erik Braun  
**UNANIMOUSLY APPROVED**

### **F. 87-2024.2025 - Facility Maintenance Department – Replacement of 2011 GMC Sierra Truck**

**MOTION** by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on January 21, 2025, to accept the quote from Findlay Toyota for the purchase of a 2025 Toyota Highlander SUV for the Facility Maintenance Department in the amount of \$46,114.72, including sales tax, document, title fees and a trade-in credit of \$500.00 for the 2011 GMC Sierra Truck. There will be no delivery charges as the vehicle will be picked up by staff at the dealership. This expenditure was budgeted for in the 2024/2025 Reserve

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Fund Expenses Budget in the amount of \$48,000.00 for the replacement of the 2011 GMC Sierra and will be under the budgeted amount for the fiscal year ending June 30, 2025 by \$1,885.28.

**SECOND** by Judy Williams

**UNANIMOUSLY APPROVED**

## **G. 88-2024.2025 - Facility Maintenance Department – Replacement of 2012 GMC Sierra Truck**

**MOTION** by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on January 21, 2025, to accept the quote from Findlay Toyota for the purchase of a 2024 Toyota Tacoma Double Cab Truck for the Facility Maintenance Department in the amount of \$39,116.95, including sales tax, document, title fees, and a trade in credit of \$500.00 for the 2012 GMC Sierra Truck. There will be no delivery charges as the vehicle will be picked up by staff at the dealership. This expenditure was budgeted for in the 2024/2025 Reserve Fund Expenses Budget in the amount of \$48,000.00 for the replacement of the 2012 GMC Sierra and will be under the budgeted amount for the fiscal year ending June 30, 2025 by \$8,883.05.

**SECOND** by Kenneth Resnik

**UNANIMOUSLY APPROVED**

## **H. 89-2024.2025 - Desert Vista Community Center and Arts & Crafts Center – Pitched Roof – Underlayment Replacement**

**MOTION** by Jeff Rorick to **approve** the recommendation of the Common Area Properties Committee from their meeting on January 21, 2025, to accept the quote from Roberts Roof and Floor Inc. for the underlay replacement of the Pitched Roof at the Desert Vista Community Center and Arts and Crafts Center in the amount of \$140,352.00 including labor, taxes delivery and loading fees. If any rotted plywood must be replaced, there will be at an additional cost of \$90.00 per sheet, based on 1/2" thickness or similar. This expenditure was budgeted for in the 2025/2026 Reserve Fund Expenses Budget in the amount of \$213,798.00 and will be under the budgeted amount for the fiscal year ending June 30, 2025, by \$73,446.00. Noting that the discovery of any rotted plywood won't be determined until the project begins, this motion

allows for any documented increase due to rotten plywood needing to be replaced.

**SECOND** by Lynn Kasner Morgan

**UNANIMOUSLY APPROVED**

## **I. 80-2024-2025 Golf Pro Shop Area – Addition of Drinking Fountains with Bottle Fill Stations**

**MOTION** by Jeff Rorick to **ratify** an additional amount of \$134.25 for the requirement that the drinking fountain at Eagle Crest is a bi-level water fountain which exceeded the Board approved amount of \$5,400.00 by \$134.25. At the January 14, 2025, Board of Directors Meeting, the Board approved the purchase of three (3) Elkay Drinking Fountains with bottle fillers in an amount not to exceed \$5,400.00. A drinking fountain was to be placed at each of the three (3) golf courses. When it was time to install the drinking fountain at Eagle Crest it was discovered that the existing drinking fountain was a bi-level drinking fountain to accommodate wheelchairs and scooters and therefore must be replaced with a bi-level drinking fountain. The Board approved a not to exceed cost of \$5,400.00, however the actual cost to provide the bi-level drinking fountain at Eagle Crest as required was \$5,534.25 a difference of \$134.25.

**SECOND** by Erik Braun

**UNANIMOUSLY APPROVED**

## **J. Spring Garage Sales – Friday, April 25 & Saturday, April 26, 2025**

### **Motion # 1**

**MOTION** by Lynn Kasner Morgan to **approve** the proposed dates of the Spring Sun City Summerlin Community Garage Sales as Friday, April 25, 2025, and Saturday, April 26, 2025.

**SECOND** by Ellen Bachman

**UNANIMOUSLY APPROVED**

### **Motion # 2**

**MOTION** by Lynn Kasner Morgan to **approve** the recommendation that in response to concerns expressed by homeowners no external advertising of Garage Sales will be done by Sun City Summerlin Community Association, Inc. SCSCAI advertising of garage sales will consist of (A) A- frame signs placed at internal major intersections, (B) Link Magazine (C) map of addresses where yard sales are taking place and blast emails.

**SECOND** by Jeff Rorick

**UNANIMOUSLY APPROVED**

**K. Age Variance Request – Mr. Kevin Bosch and Mrs. Aki Bosch**

**MOTION** by Jeff Rorick to **approve** the age variance request from Mr. Kevin Bosch and Mrs. Aki Bosch to live in a home in Sun City Summerlin Community Association, Inc. Mr. Kevin Bosch will turn 55 in April 2027. Mrs. Aki Bosch will turn 55 in February 2030. The home will be occupied by Mr. Kevin Bosch and Mrs. Aki Bosch 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 occupied by Mr. Kevin Bosch and Mrs. Aki Bosch by August 11, 2025, approvals expire.

**SECOND** by Judy Williams

**UNANIMOUSLY APPROVED**

**L. Age Variance Request – Mr. Raul Samiento-Hirsch**

**MOTION** by Jeff Rorick to **approve** the age variance request from Mr. Raul Samiento-Hirsch to live in a home in Sun City Summerlin Community Association, Inc. Mr. Raul Samiento-Hirsch will turn 55 in April 2027. The home will be occupied by Mr. Raul Samiento-Hirsch 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 occupied by Mr. Raul Samiento-Hirsch by August 11, 2025, approvals expire.

**SECOND** by Ellen Bachman

**UNANIMOUSLY APPROVED**

**M. NRCP 30(B)(6) Witness – Federal Rule of Civil Procedure**

**MOTION** by Jeff Rorick that in the event Sun City Summerlin Community Association Inc, SCSCAI, is required to provide a 30 (B)(6) witness, the person designated to represent SCSCAI is the SCSCAI Executive Director. In all cases, upon receipt of the requirement to provide a 30 (B)(6) witness, the Executive Director shall notify in writing all SCSCAI Board members of the request and a synopsis of the case and provide the SCSCAI Board with a 48 hour window to call an Emergency Board meeting if they desire to appoint someone other than the Executive Director to be the 30 (B)(6) witness.

**SECOND** Judy Williams

**UNANIMOUSLY APPROVED**

**N. Clarkson, McAlonis & O'Connor, PC – Notice of Fee Changes**

**MOTION** by Kenneth Resnik to **accept** the fee change structure submitted by our attorney, Clarkson, McAlonis & O'Connor, PC in their letter dated January 31, 2025, which is a part of the Board packet for this agenda item.

**SECOND** by Ellen Bachman

**UNANIMOUSLY APPROVED**

**O. 95-2024.2025-FY Budget 2025.2026 Pinnacle Softball Field**

**MOTION** by Jeff Rorick to immediately go out to bid for the replacement of the artificial turf for the Pinnacle Softball Field with synthetic turf designed and warranted for softball play. The goal being to have the Common Area Properties review and make a recommendation on which contractor and which synthetic turf to use prior to the March 2025 Budget Hearings, so that if the SCSCAI Board of Directors can, if they so desire place this item on their April Board agenda for consideration and if approved the work could be done in July and August while there is no Chartered Club play.

**SECOND** by Erik Braun

**UNANIMOUSLY APPROVED**

**P. 95-2024-2025-Conceptual Idea – Designated Area for Basketball Half Court, Corn Hole and Shuffleboard**

**MOTION** by Judy Williams to immediately go out to bid to convert the outdoor area at Mountain Shadows Fitness Center that currently is home to four (4) Shuffleboard Courts to one (1) Basketball Half Court, one (1) Cornhole Court and one (1) Shuffleboard Court, creating a multigame professionally installed play area. The goal being to have the Common Area Properties Committee and the Fitness Committee review plans and make a recommendation prior to the March Budget Hearing, so that if the SCSCAI Board so desires this item can be part of the 2025/2026 Budget and completed by December 31, 2025.

**SECOND** by Lynn Kasner Morgan

**UNANIMOUSLY APPROVED**

**IX. ADJOURNMENT**

**MOTION** by Kenneth Resnik, that there being no further business to come before the Board of Directors, that the meeting be adjourned.

**SECOND** by Jeff Rorick

**UNANIMOUSLY APPROVED**

**Executive Directors Report**  
**SCS Standing Committee Meeting Recap**  
**By Mitzi Mills, Executive Director**  
**02.07.2025**

Standing Committees are made up of Sun City Summerlin Owners who volunteer their time to review projects, inspect areas, attend monthly meetings, provide reports and make recommendations to the SCSCAI Board of Directors.

Following is a recap of some of the items discussed and action taken at the following SCSCAI Standing Committees. If you would like more details on the meeting, back-up materials for the agenda items, Minutes of the meetings and motions made please visit our website at [suncitysummerlin.com](http://suncitysummerlin.com) or you can request a copy of these items by emailing me at [mitzim@suncitylv.com](mailto:mitzim@suncitylv.com) or by calling Jane Cox at 702-966-1408. Videos of the meetings are also available on our website at [suncitysummerlin.com](http://suncitysummerlin.com).

**Legal Review Committee (LRC)** – The LRC did not meet in the month of December or January.

As of February 7, 2025 – known items that may appear on the February meeting agenda.

*54-2024-2025-Administrative Office-Legal Review Committee - Bylaw Amendment*

*85-2024-2025-Golf Pro Shops- Rules and Regulations – Fivesomes*

*97-2024-2025-Community Item -Rules and Regulations - Reminder of Golf Course Lot Owners Responsibilities Per Community Governing Documents*

The next scheduled meeting of the LRC is Thursday, February 13, 2025, at 11:00 am at the Desert Vista Community Center Committee Meeting Room.

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**Common Area Properties Committee (CAP)** – The CAP met on Tuesday, January 21, 2025, at 9:00 am, following are the Executive Directors notes from that meeting. The committee reviewed materials regarding several projects as follows:

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the CAP that the item be approved by the Board members.

01-2024.2025 -Mountain Shadows Community Center-Audio System Replacement

*63-2024-2025-Mountain Shadows Fitness Center-Indoor Spa-Repair/Replacement – The recommendation is that the cost to the repair the spa may be too costly, and consideration should be given to removing the spa and converting the area to expand the gym use. Note: Staff has additional information so this item will not be going to the February Board Meeting and may return to the CAP for more discussion at their February meeting.*

*87-2024-2025-Facilities Maintenance Department-Mountain Shadows Area-Vehicle Replacement - 2011 GMC Sierra*

88-2024-2025 Facilities Maintenance Department-Mountain Shadows Area-Vehicle Replacement - 2012 GMC Sierra

89-2024-2025-Desert Vista-Community Center and Arts & Crafts Center-Pitched Roof Underlayment Replacement

90-2024-2025 Maintenance Department-Equipment Service Agreements - Boom Lift

*91-2024-2025 Maintenance Department-Equipment Service Agreements - Scissor Lift*

92-2024-2025 Desert Vista Community Center-Billiard Room-Quarterly Cleaning of Tables

93-2024-2025-Tavern at the Falls Restaurant-Two Door Reach In Refrigerator Replacement

94-2024-2025-Summit Restaurant- Refrigerated Sandwich Preparation Table Replacement

95-2024-2025 FY 2025-2026 Budget Consideration -Pinnacle Softball Field-Infield Synthetic Turf Replacement

96-2024-2025-Pinnacle Fitness Center-Tennis Court #4- Addition of a Portable Basketball Hoop – Note: This item will not appear on the February 11, 2025 Board agenda, instead a recommendation from staff that permanent Basketball, Cornhole and Shuffleboard courts be added at the Mountain Shadows Fitness Center out door area where the current Shuffle Board courts are will first be presented for direction from the Board as to their preference.

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the CAP that the item be denied by the Board members.

None

Items under discussion or still pending at CAP.

209-2023.2024-Tavern at the Falls Restaurant-Gaming Investigation/Remodel

19-2024-2025 Desert Vista Fitness Center-Locker Room Renovations - Design and Engineering Phase

23-2024-2025 Desert Vista Fitness Center-Tennis and Pickleball Courts - Replace Chain Link Fence and Fabric

24-2024-2025 Desert Vista Fitness Center Tennis and Pickleball Courts-Replace Windscreen

25-2024-2025 Desert Vista Fitness Center Pickleball Courts - Replace Net Dividers

56-2024-2025 Mountain Shadows Community Center-Library Bookshelves - Addition

62-2024-2025 Mountain Shadows Community Center -Acoustic Ceiling Tile Replacement

63-2024-2025-Mountain Shadows Fitness Center-Indoor Spa-Repair/Replacement

69-2024-2025 Pinnacle Community Center Lobby and Theatre Renovation

82-2024-2025 Pinnacle Community Center-Arts and Crafts Room-Replacement of Window Blinds

Committee will wait to see the report from CCOC after that committee meets with the

Chartered Club that uses the room.

90-2024-2025 Maintenance Department-Equipment Service Agreements - Boom Lift

96-2024-2025-Conceptual Idea-Designated Area for Basketball, Cornhole and Shuffleboard

The next scheduled meeting of the CAP is Tuesday, February 18, 2025, at 9:00 am at the Desert Vista Community Center Committee Meeting Room.

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**Architectural Review Committee (ARC)** – The ARC met on Wednesday, January 15, 2025, at 9:00 am, following are the Executive Directors notes from that meeting.

There were no items presented at this meeting that needed to go to the SCSCAI Board of Directors.

The next scheduled meeting of the ARC is Wednesday, February 19, 2025, at 9:00 am at the Desert Vista Community Center Committee Meeting Room.

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**Golf Oversight Committee (GOC)** – The GOC met on Wednesday, January 15, 2025, at 2:00 pm, following are the Executive Directors notes from that meeting.

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the GOC that the item be approved by the Board members.

None

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the GOC that the item be denied by the Board members.

None

Items under discussion or still pending at GOC.

83-2024-2025 Golf Pro Shops-Water Rate Increase Surcharge – Consideration

84-2024-2025 Golf Pro Shops-Sun City Resident Cart Fee - Consideration

85-2024-2025-Golf Pro Shops- Rules and Regulations – Fivesomes

86-2024-2025 Information Technology Department Palm Valley Golf Maintenance Yard - Dedicated Internet

The next scheduled meeting of the GOC is Wednesday, February 19, 2025, at 2:00 pm at the Desert Vista Community Center Committee Meeting Room.

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**Chartered Clubs and Organizations (CCOC)** – The CCOC did not meet in the month of January 2025.

Items under discussion or still pending at CCOC.

37-2024-2025 Desert Vista Fitness Center-Tennis Courts 1 and 2 - Conversion to Pickleball Courts

82-2024-2025 Pinnacle Community Center-Arts and Crafts Room-Replacement of Window Blinds

95-2024-2025 FY 2025-2026 Budget Consideration -Pinnacle Softball Field-Infield Synthetic Turf Replacement

96-2024-2025-Conceptual Idea-Designated Area for Basketball, Cornhole and Shuffleboard

The next scheduled meeting of the CCOC is Thursday, February 20, 2025, at 9:30 am at the Desert Vista Community Center Committee Meeting Room.

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**Fitness Committee (FC)** – The FC met on Thursday, January 16, 2025, at 1:30 pm, following are the Executive Directors notes from that meeting.

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the FC that the item be approved by the Board members.

96-2024-2025-Pinnacle Fitness Center-Tennis Court #4- Addition of a Portable Basketball Hoop – Note: This item will not appear on the February 11, 2025 Board agenda, instead a recommendation from staff that permanent Basketball, Cornhole and Shuffleboard courts be added at the Mountain Shadows Fitness Center out door area where the current Shuffle Board courts are will first be presented for direction from the Board as to their preference.

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the FC that the item be denied by the Board members.

None

Items under discussion or still pending at FC.

19-2024-2025 Desert Vista Fitness Center-Locker Room Renovations - Design and Engineering Phase

23-2024-2025 Desert Vista Fitness Center-Tennis and Pickleball Courts - Replace Chain Link Fence and Fabric

24-2024-2025 Desert Vista Fitness Center Tennis and Pickleball Courts-Replace Windscreen

25-2024-2025 Desert Vista Fitness Center Pickleball Courts - Replace Net Dividers

37-2024-2025 Desert Vista Fitness Center-Tennis Courts 1 and 2 - Conversion to Pickleball Courts

58-2024-2025 Fitness Centers -Bulletin Board and Flyer Display Upgrade

63-2024-2025-Mountain Shadows Fitness Center-Indoor Spa-Repair/Replacement

95-2024-2025 FY 2025-2026 Budget Consideration -Pinnacle Softball Field-Infield Synthetic Turf Replacement

96-2024-2025-Conceptual Idea-Designated Area for Basketball, Cornhole and Shuffleboard

The next scheduled meeting of the FC is Thursday, February 20, 2025, at 1:30 pm at the Desert Vista Community Center Committee Meeting Room.

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**Information Technology Committee (IT)** – The IT met on Tuesday, January 28, 2025, at 10:30 am following are the Executive Directors notes from that meeting.

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the IT that the item be approved by the Board members.

None

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the IC that the item be denied by the Board members.

None

Items under discussion or still pending at IT.

86-2024-2025 Information Technology Department Palm Valley Golf Maintenance Yard - Dedicated Internet



98-2024-2025 Community Services POS Stations at the Community Center Monitor Desks

The next scheduled meeting of the IT is Tuesday, February 25, 2025, at 10:30 am at the Desert Vista Community Center Committee Meeting Room.

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**Finance Committee (FIN)** – The FIN met on Thursday, January 30, 2025, at 2:00 pm at the Desert Vista Community Center Committee Meeting Room.

Note: The Finance Committee does not review and make recommendations on every proposed project or purchase, they only review and make a recommendation to the Board of Directors on items that exceed the amount that was budgeted for the current fiscal year.

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the FIN that the item be approved by the Board members.

51-2024-2025 Administrative Office Insurance-Primary Insurance Policy Renewal - March 1, 2025

93-2024-2025-Tavern at the Falls Restaurant-Two Door Reach In Refrigerator Replacement

94-2024-2025-Summit Restaurant- Refrigerated Sandwich Preparation Table Replacement

Items sent forward to the February 11, 2025, Board of Directors meeting with the recommendation from the FIN that the item be denied by the Board members.

None

Items under discussion or still pending at FIN.

50-2024-2025 Administrative Office -Budget for Fiscal Year Ending June 20, 2026

52-2024-2025 Administrative Office-SCSCAI Unclaimed Property Claims

The next scheduled meeting of the FIN is Thursday, February 27, 2025, at 2:00 pm at the Desert Vista Community Center Committee Meeting Room.

\*\*\*\*\*End Report\*\*\*\*\*

**March 17, 2025, to March 28, 2025 --> Budget Hearings**

DAY 1 Monday, March 17, 2025 - 9am --> Opening Remarks and Reserves

DAY 2 Tuesday, March 18, 2025 - 9am --> Reserves and New Capital

DAY 3 Wednesday, March 19, 2025 --> **HELD OPEN**

DAY 4 Thursday, March 20, 2025 – 9am --> Administration and Information Technology Operating Budget

DAY 5 Friday, March 21, 2025 - 9am --> Golf Pro Shops (incl Bev Carts) and Golf Maintenance Operating Budget

DAY 6 Monday, March 24, 2025 - 9am --> Patrol, Fitness, Link, Community Service Operating Budget

DAY 7 Tuesday, March 25, 2025 - 9am --> Landscape and Facility Maintenance Operating Budget

DAY 8 Wednesday, March 26, 2025 - 9am --> **HELD OPEN**

DAY 9 Thursday, March 27, 2025 - 9am --> Tavern, Summit, and Miller's Operating Budget

DAY 10 Friday, March 28, 2025 - 9am --> Closing Remarks and Wrap Up

# SUMMARY OF OPERATIONS

## Sun City Summerlin Community Association, Inc.

### Consolidated Balance Sheet - Unaudited December 31, 2024

	Operating Fund	Reserve Fund	Consolidated Funds
<b>ASSETS</b>			
Cash and cash equivalents	4,063,358	2,565,732	6,629,090
Fixed income securities (Investments)	3,944,508	18,822,563	22,767,071
Interest receivable	28,423	90,900	119,323
Accounts receivable, net	6,001,132	-	6,001,132
Prepaid Expenses	881,385	-	881,385
Inventory	172,285	-	172,285
Interfund receivables (payables)	(62,933)	62,933	-
Fixed Assets	47,443,728	-	47,443,728
Deferred Tax Asset	287,653	3,406,185	3,693,838
Other Assets (includes ROU Assets)	175,565	-	175,565
<b>TOTAL ASSETS</b>	<b>62,935,104</b>	<b>24,948,313</b>	<b>87,883,417</b>
<b>LIABILITIES &amp; FUND BALANCES</b>			
Accounts payable and accrued expenses	1,076,275	-	1,076,275
Lease Liabilities	10,565	-	10,565
Contract liabilities (revenue received in advance)	942,440	-	942,440
Contract liabilities (annual assessments) *	7,981,870	15,586,796	23,568,666
Contract liabilities (new cap assessments) *	130,097	-	130,097
Contract liabilities (NORA) *	-	-	-
<b>TOTAL LIABILITIES</b>	<b>10,141,247</b>	<b>15,586,796</b>	<b>25,728,043</b>
Accumulated other comprehensive loss	118,036	(162,600)	(44,564)
Fund Balances	52,675,821	9,524,117	62,199,938
<b>TOTAL FUND BALANCES</b>	<b>52,793,857</b>	<b>9,361,517</b>	<b>62,155,374</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>62,935,104</b>	<b>24,948,313</b>	<b>87,883,417</b>

\* 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, 2024

Cash and cash equivalents	2,565,732
Fixed income securities (Investments)	18,822,563
Interest receivable	90,900
Interfund receivables (payables)	62,933
(Less) Accounts payable and accrued expenses	-
	<b>21,542,128 **</b>
<b>Fully funded 06.30.25 per Reserve Study</b>	<b>39,073,201 **</b>
	55.1%

\*\* Notes regarding reserve study:

A new full reserve study was accepted by the Board 04.09.24. The presented funded amount is based on the current balance sheet figures for the current period ended. The projected 06.30.25 reserve fund balance can be found in the full internal financial statements as part of the "Cash Flow Forecast Reserves" report.

# SUMMARY OF OPERATIONS

## Sun City Summerlin Community Association, Inc.

Summary of Operations - Operating Fund - Unaudited  
For the Period from July 1, 2024 to June 30, 2025

	Current Month - Decemberr 2024			Fiscal Year To Date (July 2024 - June 2025)		
	Actual	Budget	Variance Favorable/ (Unfavorable)	Actual	Budget	Variance Favorable/ (Unfavorable)
<b>OPERATING REVENUES</b>						
Assessments - Operating	1,326,933	1,326,933	-	7,624,055	7,624,055	-
Assessments - New Capital	28,763	-	28,763	93,441	-	93,441
Golf courses and pro shops	413,647	365,663	47,984	2,597,575	2,468,691	128,884
Beverage Carts	10,723	9,750	973	82,074	77,015	5,059
Restaurants-Summit/Tavern	152,192	148,275	3,917	886,658	842,200	44,458
Restaurant-Millers Tavern (leased)	4,691	5,250	(559)	33,615	36,073	(2,458)
Newsletter/LINK	52,558	48,548	4,010	330,457	291,290	39,167
Interest Income	11,970	5,500	6,470	63,945	33,000	30,945
Other Income	98,859	140,122	(41,263)	770,294	714,429	55,865
<b>TOTAL OPERATING REVENUES</b>	<b>2,100,336</b>	<b>2,050,041</b>	<b>50,295</b>	<b>12,482,114</b>	<b>12,086,753</b>	<b>395,361</b>
<b>OPERATING EXPENSES</b>						
Golf course pro shops	174,610	180,580	5,970	1,022,610	1,096,081	73,471
Golf Course Maintenance	349,799	348,754	(1,045)	3,098,149	3,305,374	207,225
Beverage Carts	9,684	10,166	482	69,468	69,117	(351)
Restaurants-Summit/Tavern	247,763	236,382	(11,381)	1,452,740	1,364,755	(87,985)
Restaurants-Millers Tavern (leased)	1,241	1,800	559	12,915	15,373	2,458
Newsletter/LINK	63,071	61,595	(1,476)	368,467	369,574	1,107
Administration	325,850	297,844	(28,006)	1,771,663	1,771,622	(41)
Information Technology	30,172	36,818	6,646	206,158	221,349	15,191
Landscaping	191,707	192,555	848	1,290,668	1,318,162	27,494
Community Services	90,310	129,365	39,055	591,843	615,670	23,827
Facility Maintenance	353,059	378,046	24,987	2,194,447	2,247,486	53,039
Fitness	65,984	65,811	(173)	416,876	437,260	20,384
Patrol	4,029	6,595	2,566	81,062	52,040	(29,022)
<b>TOTAL OPERATING EXPENSES</b>	<b>1,907,279</b>	<b>1,946,311</b>	<b>39,032</b>	<b>12,577,066</b>	<b>12,883,863</b>	<b>306,797</b>
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>193,057</b>	<b>103,730</b>	<b>89,327</b>	<b>(94,952)</b>	<b>(797,110)</b>	<b>702,158</b>
G/(L) on Investments	-	-	-	-	-	-
G/(L) on Fixed Asset Disposals	571,698	-	571,698	574,408	-	574,408
Income Tax Benefit/(Expense)	-	-	-	-	-	-
Depreciation Expense	(235,513)	-	(235,513)	(1,336,612)	-	(1,336,612)
<b>NET SURPLUS/(DEFICIT)</b>	<b>529,242</b>	<b>103,730</b>	<b>425,512</b>	<b>(857,156)</b>	<b>(797,110)</b>	<b>(60,046)</b>

### Summary of Operations - New Capital - Unaudited

	Current Month	Year to Date
Operating expenses	-	-
Fixed asset purchases	28,763	93,441
<b>Total Expenditures</b>	<b>28,763</b>	<b>93,441</b>
Interest and gain on investments	-	-
Earned Assessment revenue	28,763	93,441
<b>Total Revenues</b>	<b>28,763</b>	<b>93,441</b>

### Summary of Operations - Reserves - Unaudited

	Current Month	Year to Date
Operating expenses	-	20,620
Fixed asset purchases	1,462,508	2,246,790
<b>Total Expenditures</b>	<b>1,462,508</b>	<b>2,267,410</b>
Interest and gain on investments	52,782	260,702
Earned NORA revenue	138,752	606,891
Earned Assessment revenue	1,270,974	1,399,817
<b>Total Revenues</b>	<b>1,462,508</b>	<b>2,267,410</b>

### Supplemental Information

	Current YTD	Prior YTD	Change	
Home Sales	265	263	2	0.8%
NORA Refunds	8	1	7	700.0%
NORA Collected, net of refunds	491,352	481,769	9,583	2.0%
Rounds of Golf Played	50,740	52,074	(1,334)	-2.6%

For additional SCSCAI financial information, please log on to [www.scscal.com](http://www.scscal.com)

# B.O.D. MEETINGS SCHEDULE

## Official Notice Board of Directors 2025 MEETING SCHEDULE

**All meetings held in-person with courtesy view and teleconference only \***

\* Courtesy View Only Zoom Information: As a courtesy, the Association is providing owners with view only access through video and teleconferencing via Zoom. The instructions on obtaining view or teleconference only access to this meeting for Zoom are included with this notice. The meeting itself is in-person, not virtual. Utilizing view or teleconference only access does NOT constitute owner attendance at or participation in the meeting.

Month	BOD Meetings	Membership Meetings
January	1/14/25	
February	2/11/25	2/26/25** Annual Mtg. 2/27/25*** Organiz. Mtg.
March	3/11/25 (Evening)	
April	4/08/25	
May	5/13/25	5/29/25****
June	6/10/25	
July	7/08/25	
August	8/12/25 (Evening)	
September	9/09/25	
October	10/14/25	
November	11/11/25	
December	12/09/25	

**\*\*Annual meeting Wednesday, 2/26/2025, at 8 a.m.**

**\*\*\* Organizational Meeting Thursday, 2/27/2025 at 9 a.m.**

**\*\*\*\*Budget Ratification Meeting Friday, 5/29/2025**

**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) (NRS 116.31083). 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 (NRS 116.31085).
- The Agenda is posted on the Association bulletin boards and website on the Friday prior to the meeting.

- Utilizing the courtesy view or teleconference only access does not constitute owner attendance at the meeting and therefore does not entitle any owner utilizing view or teleconference only access with the rights of owners who attend the meeting, including, but not limited to, the right to speak at 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 (NRS 116.31083). 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](http://www.suncitysummerlin.com)

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

### SCSCAI Board and Committee Meetings Schedule

BOD	Tues, March 11	6 p.m. (SBT & Zoom)
Legal	Thurs., March 13	11 a.m. (DV & Zoom)
HC	Cancelled Due To Budget Hearings	
CAP	Cancelled Due To Budget Hearings	
ARC	Cancelled Due To Budget Hearings	
Golf Oversight	Cancelled Due To Budget Hearings	
CCOC	Cancelled Due To Budget Hearings	
Fitness	Cancelled Due To Budget Hearings	
IT	Cancelled Due To Budget Hearings	
Finance	Cancelled Due To Budget Hearings	
Coffee w/Board	Cancelled Due To Budget Hearings	