

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. September 12, 2023

MOTIONS

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

Board Members in Attendance by Zoom: Steve Commander

Board Members Absent: NONE

NOTE: Board Member Steve Commander did not have capability by Zoom to hear the meeting until 9:06 am. There were eight (8) Board Members voting on Roman Numeral I – Call to Order - Acceptance of September 12, 2023, Executive Board of Directors Meeting Agenda and Acceptance of the Executive Board of Directors Meeting Minutes from the August 08, 2023, Board Meeting. There were nine (9) Board Members voting on Roman Numeral III – Consent Calendar and for the remainder of the agenda items.

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

MOTION by Dick Clark to **accept** the Agenda for the September 12, 2023, meeting of the Executive Board of Directors as **amended:** one (1) addition to Roman Numeral VIII New Business, Item Z – Additional Amount for Summit Remodeling.
SECOND by Jeff Rorick
MOTION PASSED 8-0

Acceptance of the Executive Board of Directors Meeting Minutes from the

August 08, 2023, Board Meeting

MOTION by Jeff Rorick to **approve** the Minutes from the August 08, 2023, meeting of the Executive Board of Directors as **presented**.

SECOND by Judy Williams
MOTION PASSED 8-0

CONSENT CALENDAR

MOTION by John Berthelsen that there being no objection to **approving** items **A through G** as amended 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: Amendment to Age Variance Request Report, instead of the dates 12/30/2023 and 12/29/2023 the dates should be 12/30/2022 and 12/29/2022.

SECOND by Ellen Bachman
UNANIMOUSLY APPROVED

BID OPENINGS

15-2022.2023 – Mountain Shadows Community Center – Community Standards, Ceramics and Sewing Room Expansion - Bids

MOTION by John Berthelsen to refer the bids for 15-2022.2023 – Mountain Shadows Community Center – Community Standards, Ceramics and Sewing Room Expansion – Bids from **Jet Development** in the amount of \$156,000.00, **Kelleher Davis Contracting LLC** in the amount of \$298,500.00, **New Freedom Properties** in the amount of \$220,647.00 and **Inspired Living** in the amount of \$479,220.00 to the Common Area Properties Committee for comparison, comment and recommendation to the Board of Directors at the Board of Directors meeting following committee recommendations.

SECOND by Jeff Rorick
UNANIMOUSLY APPROVED

*Note: When the bids were opened, it was not noted that Jet Development had submitted separate bids for the Community Standards Building and the Ceramics and Sewing Room Expansion. The bid read was for the Ceramics and Sewing Room Expansion only, the combined bid to do the Ceramics and Sewing Room Expansion AND the Community Standards Building was \$222,569.00.

UNFINISHED BUSINESS

104-2023.2024 – Cell Towers -Proposed Cell Tower Lease Renewal – American Tower Site # 415899 – 9610 Del Webb Blvd

MOTION by John Berthelsen to **renegotiate** the lease terms for the Tower Alliance, LLC for the American Tower site # 415899 at 9610 Del Webb Blvd.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

NEW BUSINESS

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

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their meeting on August 31, 2023, to accept the previously distributed June 30, 2023, Financial Statement without comments, subject to audit, and to acknowledge that pursuant to NRS 116.31083 (7) the Board of Directors have been given the opportunity to review the financial information listed in NRS 116.31083 (7) (a thru e).

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

118-2023.2027 401K Audit - Results

MOTION by Gerry Sokolski to **accept** the recommendation from the Finance Committee from their committee meeting on August 31, 2023, to accept the letter dated August 09, 2023 from Pension Assurance for filing in the Association records, to accept the Draft Auditors report for the SCSCAI 401(k) plan as of December 21, 2022 and 2021, noting that when the final report is issued,

the date on page 9 of the report will be added to indicate the final date of the reporting and to approve the draft representation letter dated September 12, 2023 from SCSCAI to Pension Insurance, LLP, as required as part of the audit.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

Johnstone Supply of Las Vegas - \$819.30 Shipping & Restocking

Clarification – Disclosure

MOTION by Dick Clark to **ratify** the shipping and restocking fees in the amount of \$819.30 for a coil that SCSCAI did not use from Johnstone Supply.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

12-2023.2024 Mountain Shadows Area Drinking Fountain Replacement

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, the replacement of the six (6) Drinking Fountains at Mountain Shadows. Five (5) mounted wall fountains will be purchased from Grainger Industrial Supplies in the amount of \$7,437.44 including sales tax and delivery fees and the one (1) outdoor bi-level fountain will be purchased from Global Industrial Company in the amount of \$3,756.27 including sales tax and delivery fees. The total for this project is \$11,193.71. The labor for removing the old fountains and installing the new fountains will be done in-house. This is a Reserve Fund Component which was scheduled in the reserve study for replacement in fiscal year ending June 30, 2024. This is a 2024 Reserve Fund planned expenditures budgeted in the amount of \$19,300.00 and will be under the budgeted amount by \$8,106.29. The Reserve Funding model balance for this item will be \$3,809.04 as of June 2024. This item will be over Reserve Funding model by \$7,384.67.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

119-2023.2024 – Summit Restaurant – Terrace Patio Chair Cushions Replacement

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, to purchase thirty-two (32) replacement chair cushions for the chairs at the outdoor Terrace Patio at the Summit Restaurant. The cushions to be purchased from Home Depot as shown in the quote as 'Ruby Red Leala Outdoor Dining Chair Cushion' in the total amount of \$1,859.89, including sales tax and shipping. This is a New Capital Expense and was not budgeted for in the FY 2024 New Capital Budget. The cushions will be added to the Reserve Study once received and will be given a life of three (3) years.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

120-2023.2024 Golf Courses (All) - Restrooms – Signage and Trash Cans

MOTION 1 – Signage

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, purchase eighteen (18) signs that will be installed by our in-house staff in each of the restroom stalls on all three (3) golf courses. The signs will address not flushing any item down the toilets except for toilet paper. The signs will be purchased from Fast Signs in the amount of \$532.78, including sales tax, shipping is not included. This is an unplanned operating expense.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

MOTION 2 – Trash Cans

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, to purchase twelve (12), 2.6-gallon rectangle stainless trash cans with foot pedal for opening the lid from Home Depot in the amount of \$259.71 including tax and delivery. These trash cans are for the restrooms on all three golf courses. This is an

unplanned operating expense.

SECOND by Jeff Rorick
UNANIMOUSLY APPROVED

121-2023.2024 - Sun Shadows Community and Fitness Center- Fire System – Dialer Upgrade From 3G/4G to 4G/5G

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, that the Sun Shadows Fire System Communicator Dialer be upgraded to a 5G compliant alarm communicator by COSCO Fire in the amount of \$7,250.00, including equipment, labor, installation, programming, sales tax, and delivery. This is an Operating Expense. This upgrade is needed because our existing alarm communicator is in the sunset phase of product support due to all cellular carriers upgrading their cellular infrastructures to 5G.

SECOND by Gerry Sokolski
UNANIMOUSLY APPROVED

28-2023.2024 - HVAC Units – Major Repairs or Replacement-Summit Restaurant Snack Bar

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, that the HVAC unit for the Pinnacle Snack Bar to be replaced by A Step Above Inc./dba ASAI with a gas pack 5 ton air conditioning unit, 14 series including the curb adapter in the amount of \$13,500.00, which includes sales tax, delivery, removal and disposal of the old HVAC unit and installation of the new HVAC unit, a 1 year warranty on labor and a 5 year warranty on the compressor. This expense is a budgeted Reserve Expense for the fiscal year ending June 30, 2024. Noting that the freight charges are presently unpredictable, any documented changes for the freight are approved. If a crane is needed for the install, it will be billed separately by a different vendor and will be reported at a future Board of Directors Meeting for ratification. The FY 2024 Reserve HVAC

Budget is \$180,000.00. The remaining balance for this fiscal year, after this purchase will be \$140,875.00.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

28-2023.2024 - HVAC Units – Major Repairs or Replacement-Desert Vista Community Center – Hallway

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, that the HVAC unit for the hallway at Desert Vista Community Center be replaced by Legacy Air with a 7.5-ton commercial gas package HVAC unit in the amount of \$18,071.00, **excluding** sales tax, including delivery, and removal of the old HVAC unit and installation of the new HVAC unit, a 1 year manufacturer's part warranty, 5 year manufacturer's compressor warranty, 1 year labor warranty and lifetime warranty on workmanship to be paid as a Reserve Expense. Noting that freight charges are presently unpredictable, any documented changes for freight are approved. A crane is needed for the install, that is not included and will be billed separately by a different vendor and will be reported at a future Board of Directors Meeting for ratification. The FY 2024 Reserve HVAC Budget is \$180,000.00. The remaining balance for this fiscal year, after this purchase will be \$122,804.00.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

123-2023.2024 - Pinnacle – Community Center & Crafts Building – Roof Hatch Replacement

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, that the roof hatch for the Pinnacle Arts & Crafts building be replaced by The Original Roofing Company in the amount of \$2,290.00, including labor, materials, equipment and a one (1) year workmanship warranty. Price does not include replacement of any rotting plywood or fascia, that may be discovered as part of

the work being done, and the replacement of such will be done at an additional \$90.00 per sheet for plywood and an additional \$10.00 per lineal foot for fascia, plus hourly rates of \$85.00 for roofer and \$115.00 for sheet metal. If replacement of rotting plywood or fascia is done, the expense incurred will be presented to the Board of Directors at the next Board meeting for ratification. This is an Operating Expense.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

122-2023.2024-Mountain Shadows – Community Center– Roof Hatch Replacement

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, that the roof hatch for the Mountain Shadows Community Center be replaced by The Original Roofing Company, LLC, in the amount of \$2,290.00, including labor, materials, equipment and a one (1) year workmanship warranty. Price does not include replacement of any rotting plywood or fascia, that may be discovered as part of the work being done, and the replacement of such will be done at an additional \$90.00 per sheet for plywood and an additional \$10.00 per lineal foot for fascia, plus hourly rates of \$85.00 for roofer and \$115.00 for sheet metal. If replacement of rotting plywood or fascia is done, the expense incurred will be presented to the Board of Directors at the next Board meeting for ratification. This is an Operating Expense.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

124-2023.2024- Theme Walls – Lake Mead and the 215 – Accident Damage Repair – Ratification

MOTION by John Berthelsen to **ratify** the expense required to repair the damaged wall at Lake Mead and the 215 after a driver hit the wall on Wednesday, August 09, 2023. Sierra Masonry repaired the 17 feet long and 6 feet long block wall using the existing footing. The total cost of the repairs was \$8,475.00,

excluding the cost to stucco the exterior of the wall and paint both sides of the wall to match the existing wall. The repair is under our insurance deductible and was not submitted to our insurance carrier. The Association will continue to seek reimbursement from the driver of the car or their insurance. The expense was approved per the "Spending Authority for Executive Director" guidelines and paid out of the operating account and is posted to the Insurance Deductible line item under the Administration Department on the Operating Statement.

SECOND by Kenneth Resnik

UNANIMOUSLY APPROVED

28-2023.2024 – HVAC Units – Major Repairs or Replacements – Pinnacle Community Center – Main Women's Bathroom

MOTION by John Berthelsen to **ratify** the emergency order and replacement of a HVAC unit for the Pinnacle Community Center Main Women's Bathroom by A Step Above Inc./dba ASAI with a gas pack 5-ton air conditioning unit, 14 series including the curb adapter in the amount of \$13,500.00, which includes sales tax, delivery, removal and disposal of the old HVAC unit and installation of the new HVAC unit, a 1 year warranty on labor and a 5 year warranty on the compressor. This expense is a budgeted Reserve Expense for the fiscal year ending June 30, 2024. Noting that the freight charges are presently unpredictable, any documented changes for the freight are approved. If a crane is needed for the install, it will be billed separately by a different vendor and will be reported at a future Board of Directors Meeting for ratification. The FY 2024 Reserve HVAC Budget is \$180,000.00. The remaining balance for this fiscal year, after this purchase will be \$109,304.00.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

Landscape Maintenance – Replacement of Three (3) Utility Carts

38-2023.2024 – Replacement of Vantage Truck All #LM560

39-2023.2024 – Replacement of Clubcart Carryall #LM564

40-2023.2024 – Replacement of Vantage Truck All #LM633

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, that three utility carts be purchased to replace three existing carts for the Landscape Maintenance Department from Vantage Vehicle International in the amount of \$96,343.69 including delivery charges and sales tax. The replacement of these three (3) utility carts are included as a Reserve Fund Component. The one (1) Clubcart Carryall LM564 per the Reserve Study was scheduled for replacement in fiscal year ending June 30, 2022 and the two (2) Vantage Trucks, LM560 and LM633, per the Reserve Study are scheduled for replacement in fiscal year ending June 30, 2024. The replacement of these three (3) utility carts was budgeted as part of the Reserve planned expenditures for the fiscal year ending June 30, 2024 in the amount of \$35,000.00 for each cart for a total of \$105,000.00 and will be under the budgeted amount by \$8,656.31. Noting that delivery charges are currently unpredictable, and documented changes if freight or delivery charges is approved.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

10-2022.2023 - Mountain Shadows Fitness Center Tennis Courts – Windscreen Replacement

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, that the Mountain Shadows Tennis Courts Windscreens be replaced by Sport Court of Nevada, LLC., in the amount of \$12,980.00 including sales tax, delivery charges and labor to remove the old windscreens and install the new windscreens. This is a Reserve Fund Component which was scheduled for replacement in fiscal year ending June 30, 2022. This replacement was budgeted as part of the fiscal year ending June 30, 2023, Reserve Fund planned expenditures in the

amount of \$5,000.00 and will be over the budgeted amount by \$7,980.00.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

125-2023.2024 - Mountain Shadows

Fitness Center – Interior Painting

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, to approve an amount not to exceed \$10,000.00 for signage and painting the interior of the Mountain Shadows Fitness Center per the material presented by the Common Area Properties Design and Restoration Sub Committee to both committees and revised on September 4, 2023, to incorporate the changes requested by both the Fitness Committee and the Common Area Properties Committee. The new paint scheme for the walls to be Dunn Edwards Swiss Coffee (or other similar neutral color) with the addition of accent lines in orange and compatible wall art. This work to be outsourced, and the Board President or other officer in his absence will review and sign the contract for this work, which will be on the SCSCAI Standard Contract. This is an unbudgeted expense for the fiscal year ending June 30, 2024, and will be over budget \$10,000.00 with the funding coming from the Reserve Account for painting of building interiors.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

92-2023.2024 – Fitness Equipment

Replacement

MOTION by Judy Williams to **approve** the recommendation from the Fitness Committee from their meeting on August 10, 2023, and the Common Area Properties Meeting from their meeting on August 15, 2023, to purchase six (6) Life Fitness, model INR-SL-XF-13 Integrity+ Recumbent Lifecycle Bikes with SL Console to replace the current six (6) recumbent bikes: Two (2) at Desert Vista Fitness Center, one (1) at Pinnacle Fitness Center and three (3) at Mountain Shadows Fitness Center from Advanced

Exercise in an amount of \$28,644.89 including freight, delivery, installation, and tax. This item is part of the Reserve Fund Budget for the fiscal year ending June 30, 2024, in the accumulative amount of \$49,306.00. After this expenditure there will be \$20,661.11 remaining for the replacement of fitness equipment as needed. It is noted and disclosed that Advanced Exercise Company was approved at the July 11, 2023, Board of Directors meeting to be the consultant for the redesign of our Fitness Centers. Advanced Exercise Company is also the only authorized commercial fitness dealer and sole source for Life Fitness equipment.

SECOND by Ellen Bachman

MOTION PASSED 8-1, Ellen Bachman

126 – Fitness Centers (all) – Equipment

Maintenance Service Contract

MOTION by Judy Williams to **approve** the recommendation from the Fitness Committee from their meeting on August 10, 2023, to accept the service contract with Pacific Fitness Equipment for the remainder of fiscal year 2023-2024 in the amount of \$495.00 per month or \$5,940.00 annually. This is a contract update, there is no difference in price for the remainder of the fiscal year. This is a budgeted operating expense for Fiscal Year 2023-2024.

SECOND by Ellen Bachman

UNANIMOUSLY APPROVED

127-2023.2024 Fitness Centers - Pool

Furniture Replacement

MOTION by John Berthelsen to **approve** the increase in cost of the July 11, 2023, Board of Directors approved seventeen (17) chaise pool loungers from \$10,613.28 to \$12,394.21 a total increase of \$1,780.93 a motion was made and approved in the amount of \$10,613.28. The reason for the increase is because upon delivery it was noted the frames of the new pool furniture were not for commercial use and therefore would wear out quickly. The new chairs with commercial frames will last between 10-15 years. This is to

be paid as an unbudgeted Reserve Expense and will be over the Reserve Fund Budget by \$12,394.21.

SECOND by Dick Clark

UNANIMOUSLY APPROVED

128-2023.2024 Chartered Clubs - Paid Speaker, Entertainer, or Instructor Waiver

MOTION by Ellen Bachman to **approve** the recommendation of the Clubs and Community Organizations Committee from their meeting on August 17, 2023, to approve the "Paid Speaker, Entertainer, or Instructor Waiver" as **submitted**.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

Revised Club Charter

MOTION by Ellen Bachman to **approve** the recommendation of the Clubs and Community Organizations Committee from their meeting on August 17, 2023, that pursuant to the SCSCAI governing documents, including the "Clubs and Community Organization Procedures Manual" to approve the Club Charter of the SCSCAI Dance Company Las Vegas Club, SCSCAI Italian Club, SCSCAI Photography Club, SCSCAI Tai Chi Club, SCSCAI Tennis Club, SCSCAI Bridge Duplicate Club, SCSCAI Friday Night Bridge Club, SCSCAI Bunco Club, SCSCAI Guys & Gals Golf Club, SCSCAI Gun Club, SCSCAI Lone Mountain Hiking Club, SCSCAI Krafty Kritters Club, SCSCAI Quilters Club, and SCSCAI Swim Club.

SECOND by Judy Williams

UNANIMOUSLY APPROVED

91-2023.2024 Community Services – Yamaha U-1 45" Upright Piano

MOTION by Dick Clark to **approve** the recommendation from the Common Area Properties Committee from their meeting on August 15, 2023, that they approve the purchase of one (1) Yamaha U1 Upright 48" piano from Las Vegas Pianos in an amount not to exceed \$10,000.00 for the Pinnacle Community Center Music Studio, including sales tax, delivery of the new

piano, removal of the Samik piano, a \$500.00 trade-in for the Samick, two (2) onsite tunings, and a 10 year manufacturer's warranty. This item was budgeted in the New Capital Budget for the fiscal year ending June 30, 2024, in the amount of \$9,000.00 and will be over budget between \$427.67 and \$1,000.00. This piano will be added to the Reserve Study once received.

SECOND by Jeff Rorick

UNANIMOUSLY APPROVED

129-2023.2024 – Golf Courses (All) – Beverage Carts – GPS Units

MOTION by Jeff Rorick to **approve** the purchase of three (3) GPS units from FairwayIQ to install in the three (3) new beverage carts which are estimated for delivery in November of 2023. The amount for this project not including tax and shipping is \$1,125.00. Shipping costs are estimated to be around \$25.00. The three (3) new GPS units are unbudgeted New Capital expense and will be added to the Reserve Study, along with the current GPS equipment, once received. The annual fee is waived for the first year, for each subscription term after that, the annual fee for the three (3) units is \$159.75 and will be added to the operating expense. Staff will install the units. This expense will be over budget approximately \$1,150.00.

SECOND by Kenneth Resnik

MOTION PASSED 8-1, Steve Commander

Salary Range Adjustments

MOTION by John Berthelsen to **approve** the request by the Director of Human Resources to increase the salary ranges for the following positions: Director of Community Standards, Director of Facilities Maintenance and Director of Food and Beverage by \$25,000.00 in order for SCSCAI to remain competitive in these areas. It is noted that the last time the salary ranges for these positions were adjusted was over 10 years ago. This approval is only for a salary range adjustment, not any individual salary adjustment. Employee salary and wage increase percents are approved by

the Board of Directors during budget preparation.

SECOND by Ellen Bachman

MOTION PASSED 8-1, Steve Commander

15-2022.2023 – Mountain Shadows

Community Center – Community Standards, Ceramics and Sewing Room Expansion – Fire Suppression System Update – Permits and Plans

MOTION by Dick Clark to **postpone** item 15-2022.2023 – Mountain Shadows Community Center – Community Standards, Ceramics and Sewing Room Expansion – Fire Suppression System Update – Permits and Plans.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

Additional Amount for Summit

Remodeling

MOTION by John Berthelsen to **approve** an additional amount from Design Source Interiors, LLC (DSI) in the amount of \$1,140.58 as well as additional change orders as reviewed by the Executive Director and Board President and disclosed not to exceed \$10,000.00.

SECOND by Dick Clark

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 10:12 am.

SECOND by Gerry Sokolski

UNANIMOUSLY APPROVED

OFFICIAL NOTICE

Official Notice to SCSCAI Owners of Rules and Regulations Adopted at the August 08, 2023, Board of Directors Meeting

Rules and Regulations

After the Board adopts the Rules and Regulations, the Rules and Regulations must be sent to the Association's Membership within thirty (30) days after the mailing. **(NRS 116.12065; NRS 116.31013 (4) (a)).**

The Association's adoption of the Rules and Regulations should hopefully deter the prohibited conduct, and further allow the Association to appropriately address such prohibited behavior.

*Please see the Rules and Regulations as a separate document within this edition of the Link Magazine.

SUMMARY OF OPERATIONS

Sun City Summerlin Community Association, Inc.

Consolidated Balance Sheet - Unaudited July 31, 2023

| | Operating Fund | Reserve Fund | Consolidated Funds |
|--|-------------------|-------------------|-----------------------|
| ASSETS | | | |
| Cash and cash equivalents | 3,056,090 | 3,400,556 | 6,456,646 |
| Fixed income securities (Investments) | 6,049,274 | 15,721,499 | 21,770,773 |
| Interest receivable | 15,855 | 74,498 | 90,353 |
| Accounts receivable, net | 4,679,618 | - | 4,679,618 |
| Prepaid Expenses | 626,398 | - | 626,398 |
| Inventory | 321,171 | - | 321,171 |
| Interfund receivables (payables) | (67,390) | 67,390 | - |
| Fixed Assets | 45,677,910 | - | 45,677,910 |
| Deferred Tax Asset | 330,780 | 3,416,911 | 3,747,691 |
| Other Assets | 206,194 | - | 206,194 |
| TOTAL ASSETS | 60,895,900 | 22,680,854 | 83,576,754 |
| LIABILITIES & FUND BALANCES | | | |
| Accounts payable and accrued expenses | 1,209,622 | 76,208 | 1,285,830 |
| Lease Liabilities | 39,694 | - | 39,694 |
| Contract liabilities (revenue received in advance) | 665,471 | - | 665,471 |
| Contract liabilities (annual assessments) * | 6,888,661 | 15,821,428 | 22,710,089 |
| Contract liabilities (new cap assessments) * | 390,546 | - | 390,546 |
| Contract liabilities (NORA) * | - | - | - |
| TOTAL LIABILITIES | 9,193,994 | 15,897,636 | 25,091,630 |
| Accumulated other comprehensive loss | (92,464) | (676,913) | (769,377) |
| Fund Balances | 51,794,370 | 7,460,131 | 59,254,501 |
| TOTAL FUND BALANCES | 51,701,906 | 6,783,218 | 58,485,124 |
| TOTAL LIABILITIES & FUND BALANCES | 60,895,900 | 22,680,854 | 83,576,754 |

* 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 July 31, 2023

| | |
|---|-------------------|
| Cash and cash equivalents | 3,400,556 |
| Fixed income securities (Investments) | 15,721,499 |
| Interest receivable | 74,498 |
| Interfund receivables (payables) | 67,390 |
| (Less) Accounts payable and accrued expenses | (76,208) |
| | <u>19,187,735</u> |
| Fully Funded as of 6/30/2024 per Reserve Study ** | <u>19,515,288</u> |
| Current Percent Funded based on 6/30/2023 Fully Funded level ** | 98.3% |

** Notes regarding published reserve study:

The published reserve study was prepared for FYE 6/30/2020; therefore, due to recent high inflation rates the amount could be significantly understated. The Board has approved a full reserve study to be done to assure numbers are aligned to recent economic environments.

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

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 - July 2023 | | | Fiscal Year To Date (July 2023 - June 2024) | | |
|-------------------------------------|---------------------------|------------------|---|---|------------------|---|
| | Actual | Budget | Variance Favorable/ (Unfavorable) | Actual | Budget | Variance Favorable/ (Unfavorable) |
| OPERATING REVENUES | | | | | | |
| Assessments - Operating | 1,185,289 | 1,185,289 | - | 1,185,289 | 1,185,289 | - |
| Assessments - New Capital | 8,047 | 28,920 | (20,873) | 8,047 | 28,920 | (20,873) |
| Golf courses and pro shops | 396,267 | 385,384 | 10,883 | 396,267 | 385,384 | 10,883 |
| Beverage Carts | 13,220 | 10,075 | 3,145 | 13,220 | 10,075 | 3,145 |
| Restaurants-Summit/Tavern | 128,438 | 122,050 | 6,388 | 128,438 | 122,050 | 6,388 |
| Restaurant-Millers Tavern (leased) | 6,307 | 4,745 | 1,562 | 6,307 | 4,745 | 1,562 |
| Newsletter/LINK | 43,180 | 49,705 | (6,525) | 43,180 | 49,705 | (6,525) |
| Interest Income | 7,115 | 5,500 | 1,615 | 7,115 | 5,500 | 1,615 |
| Other Income | 104,219 | 105,536 | (1,317) | 104,219 | 105,536 | (1,317) |
| TOTAL OPERATING REVENUES | 1,892,082 | 1,897,204 | (5,122) | 1,892,082 | 1,897,204 | (5,122) |
| OPERATING EXPENSES | | | | | | |
| Golf course pro shops | 163,592 | 181,607 | 18,015 | 163,592 | 181,607 | 18,015 |
| Golf Course Maintenance | 538,952 | 529,802 | (9,150) | 538,952 | 529,802 | (9,150) |
| Beverage Carts | 12,599 | 10,700 | (1,899) | 12,599 | 10,700 | (1,899) |
| Restaurants-Summit/Tavern | 199,964 | 174,331 | (25,633) | 199,964 | 174,331 | (25,633) |
| Restaurants-Millers Tavern (leased) | 4,057 | 2,495 | (1,562) | 4,057 | 2,495 | (1,562) |
| Newsletter/LINK | 51,744 | 56,690 | 4,946 | 51,744 | 56,690 | 4,946 |
| Administration | 273,001 | 279,693 | 6,692 | 273,001 | 279,693 | 6,692 |
| Information Technology | 33,540 | 38,708 | 5,168 | 33,540 | 38,708 | 5,168 |
| Landscaping | 213,051 | 208,266 | (4,785) | 213,051 | 208,266 | (4,785) |
| Community Services | 88,435 | 94,517 | 6,082 | 88,435 | 94,517 | 6,082 |
| Facility Maintenance | 343,147 | 349,216 | 6,069 | 343,147 | 349,216 | 6,069 |
| Fitness | 74,225 | 78,669 | 4,444 | 74,225 | 78,669 | 4,444 |
| Security | 4,586 | 5,835 | 1,249 | 4,586 | 5,835 | 1,249 |
| Other Expenses | - | - | - | - | - | - |
| TOTAL OPERATING EXPENSES | 2,000,893 | 2,010,529 | 9,636 | 2,000,893 | 2,010,529 | 9,636 |
| OPERATING SURPLUS/(DEFICIT) | (108,811) | (113,325) | 4,514 | (108,811) | (113,325) | 4,514 |
| G/(L) on Investments | - | - | - | - | - | - |
| G/(L) on Fixed Asset Disposals | - | - | - | - | - | - |
| Prior Year Payroll Tax Refund | - | - | - | - | - | - |
| Depreciation Expense | (204,967) | - | (204,967) | (204,967) | - | (204,967) |
| NET SURPLUS/(DEFICIT) | (313,778) | (113,325) | (200,453) | (313,778) | (113,325) | (200,453) |

Summary of Operations - New Capital - Unaudited

| | Current Month | Year to Date |
|----------------------------------|---------------|--------------|
| Operating expenses | - | - |
| Fixed asset purchases | 8,047 | 8,047 |
| Total Expenditures | 8,047 | 8,047 |
| Interest and gain on investments | - | - |
| Earned Assessment revenue | 8,047 | 8,047 |
| Total Revenues | 8,047 | 8,047 |

Summary of Operations - Reserves - Unaudited

| | Current Month | Year to Date |
|----------------------------------|----------------|----------------|
| Operating expenses | 7,965 | 7,965 |
| Fixed asset purchases | 424,385 | 424,385 |
| Total Expenditures | 432,350 | 432,350 |
| Interest and gain on investments | 33,215 | 33,215 |
| Earned NORA revenue | 214,245 | 214,245 |
| Earned Assessment revenue | 184,890 | 184,890 |
| Total Revenues | 432,350 | 432,350 |

Supplemental Information

| | Current YTD | Prior YTD | Change |
|--------------------------------|-------------|-----------|-------------|
| Home Sales | 39 | 38 | 1 2.6% |
| NORA Refunds | - | 1 | (1) -100.0% |
| NORA Collected, net of refunds | 71,580 | 67,165 | 4,415 6.6% |
| Rounds of Golf Played | 9,333 | 10,073 | (740) -7.3% |

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

B.O.D. MEETINGS SCHEDULE

Official Notice Board of Directors

January to December 2023 Meeting Schedule

All meetings held in person and via Zoom

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

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

** Organizational Meeting Thursday, 2/23/2023

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

Board meeting will commence after budget ratification.

All daytime meetings will be held at Starbright Theatre, at 9 a.m., unless noted otherwise. Executive Sessions are typically held after the Board Meetings; however, Executive Sessions are sometimes held during a recess of the Board Meeting for various reasons.

Evening Meetings: All evening meetings will be held at Starbright Theatre, at 6 p.m. Executive Sessions are typically held prior to any evening meeting(s).

Note: A resident has the right to:

- ♦ Have a copy of the minutes, a summary of the minutes or a recording of the meeting upon request (\$.10 per page and \$1.00 for the recording per meeting) (NRS116.31083). Copies of the minutes and recordings of recent Board meetings may be downloaded from the website without charge.
- ♦ Speak to the Executive Board, unless the Executive Board is meeting in Executive Session (NRS116.31085).

The Agenda is posted on the Association bulletin boards and website on the Friday prior to the meeting.

Recordings of Board meetings will be made. The recordings will be kept for a period of ten years in the Administration's Executive Director's office in the Mountain Shadows Community Center.

Recordings, minutes or a summary of minutes will be available not more than 30 days after the meeting (NRS116.31083). Depending upon meeting schedules, on occasion, the minutes or summary of the minutes may be in draft form.

All scheduled Board of Director meetings are held at Starbright Theatre and/or by Zoom. All scheduled Committee Meetings are held at Desert Vista Committee Room and/or by Zoom.

SCSCAI Board of Directors and Committee Meetings

The Board 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, Oct. 10 | 9 a.m. (SBT & Zoom) |
| ARC | Wednesday, Oct. 11 | 10 a.m. (DV & Zoom) |
| Fitness | Thursday, Oct. 12 | 2:30 p.m. (DV & Zoom) |
| HC | Closed Mtg., Oct. 16 | 9 a.m. (DV) |
| CAP | Tuesday, Oct. 17 | 9 a.m. (DV & Zoom) |
| Legal | Wednesday, Oct. 18 | 10 a.m. (DV & Zoom) |
| Golf Oversight | Wednesday, Oct. 18 | 2 p.m. (DV & Zoom) |
| CCOC | Thursday, Oct. 19 | 9:30 a.m. (DV & Zoom) |
| Finance | Thursday, Oct. 26 | 2:00 p.m. |
| IT | Tuesday, Oct. 31 | 10:30 a.m. (DV & Zoom) |
| Town Hall Talks | Friday, Oct. 20 | 10:30 a.m. (DV & Zoom) |

"The Association management worked with the Association's bank to determine the cause of the August ACH pull that resulted in many homeowners seeing the description CREDIT ADMIN vs Sun City Summerlin on their bank statements. It was determined the issue was caused by changes the bank made without communicating with Association management. The issue is fixed, and homeowners should now see SCSCAI going forward for ACH pulls. The bank apologizes for the inconvenience and confusion this caused, below is their official letter of apology to the homeowners."



September 13, 2023

Homeowners
c/o Sun City Summerlin Community Association, Inc
9107 Del Webb Blvd.
Las Vegas, NV 89134

Dear Homeowners:

On August 7, 2023, your monthly HOA assessment payment was posted to your account under the title CREDIT ADMIN. Without fault to the staff of Sun City Summerlin, Alliance Association Bank erroneously changed the title of the payment file during processing. We sincerely apologize for any inconvenience or confusion this change created and have worked diligently to rectify the situation.

Your future ACH payments will be posted to your account under the title of SCSCAI. Alliance Association Bank remains committed to gold-star service and we value you as our customer. We appreciate your patience and understanding and look forward to serving you and Sun City Summerlin in the future.

Sincerely,
Denise Sauro

Denise Sauro
Senior Vice President / Association Financial Partner
Alliance Association Bank, a division of Western Alliance Bank