



26850 Sun City Blvd. Sun City, California 92586-2948

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Board of Directors Open Session
Tuesday, February 27, 2024 at 6:00 p.m.
NORTH HALL, 26850 SUN CITY BLVD., SUN CITY CA 92586
AGENDA SUMMARY

- 6:00 p.m. I. Call to Order**
The meeting is called to order once ready to start.
- 6:01 p.m. II. Pledge of Allegiance**
- 6:03 p.m. III. Roll Call**
- 6:05 p.m. IV. Announcement – Executive Session Meeting**
In accordance with Civil Code §4935(a), the Board met in Executive Session earlier today to discuss legal matters, delinquencies, personnel matters, and contract formation.
- 6:10 p.m. V. Homeowner Open Forum**
Each homeowner may be given three (3) minutes to speak in accordance with Civil Code §4925(b) or a total of twenty 20 minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

During the forum, matters raised may not be addressed (unless the Board chooses to provide a brief reply). The Board of Directors may refer matters raised to be added to the next meeting agenda or that management replies.
- 6:30 p.m. VI. Board Member Updates/Comments**
- 6:40 p.m. VII. Management Report**
- 6:50 p.m. VIII. Committee Reports – Per Civil Code**
 1. Buildings & Grounds - None
 2. Corbett Park - None
 3. Finance Committee –
 4. Pool – None
- 6:51 p.m. IX. Treasurer’s Report - Verbal**
 1. Financials Ending January 2024 Prepared by Avalon
 2. Investment of CD Maturing in March
 3. YE Excess Funds
- 7:00 p.m. X. Consent Calendar**
In order to expedite the meeting, the following items have been placed on the consent calendar. Unless the items are pulled for discussion in which a separate motion is made, these items should be passed all at once.
 1. Minutes, January 23, 2024
 2. Minutes, February 14, 2024
- 7:05 p.m. XI. Unfinished Business**
 1. None

XII. New Business

1. Committee Volunteers
Owners interested in committees submitted as follows:
 - a. Building & Grounds (1)
 - b. Finance (5)
 - c. Historic Preservation (1)
 - d. Pool (2)

2. Request for Events
 - a. Lawn Bowl – Tournament
Requesting approval for a tournament on Sunday March 17, 7:00 a.m. to 4:30 p.m. at lawn bowls.
 - b. Lions Club PSO – Eye Glass Event
Requesting approval to hold a Vision Screening Event in Webb Hall on Saturday, June 1, 9:00 a.m. to 5:00 p.m.
 - c. Shuffleboard Club – League Play
Requesting approval to hold a league game for district 7 in shuffleboard room, Thursday March 7, 9:00 a.m. to 4:00 p.m.
 - d. VFW 1956 PSO – Fundraiser
Requesting approval for a fundraiser in Civic Hall on Saturday, March 9 8:00 a.m. to 3:00 p.m. with setup on Friday March 8, 3:00 p.m. to 6:00 p.m. Although they do not provide details in the forms provided, a flyer was published on Menifee 24/7 inviting the public at a cost of \$15 per person prior to board review.

3. Discontinue Community Resource Club
Krista Dixon, Club Leader, has requested that the Club be disbanded.

4. Request for 2 New Clubs
Request to form:
 - a. Sun City Game Club – per forms submitted there are 2 officers and 15 members.
 - b. Sun City Performers – per forms submitted there is 1 officer, no members and no information on meeting.

5. Horseshoe Request & Reopening
The Horseshoe Club has requested that the association “install covers behind each of the pits to accommodate up to 6 players waiting to pitch...as it is a health and safety issue to help avoid dehydration and heat stroke...” and “removal of the stones between the walking lanes within each pits and replacing it with either artificial turf, decomposed granite (DG), or washed sand....This is a lawsuit time bomb waiting to happen...” As the board is aware, the horseshoe pits were shut down shortly after receiving this request as we were officially put on notice of a potential lawsuit and health hazards.

6. Authorize Age Verification Mailer
2024 is the year that age verification forms are required to be mailed for return by residents. Authorization is required for Avalon Management to mail these forms, it is a cover letter and 2 short forms, the cost for mailing it is approximately \$8,300.00.

7. Club Packets for 2024
Review and decision on the Annual Club Packages for those that have submitted them. We have several Clubs that have not returned their Club Packet; board needs to make determination on these.

8. Club Sign in Sheets for 2024

We have several Clubs that have not returned the sign in sheets for their members/guests attending their classes/events on campus. A few refuse to comply. This has been prevalent for the last two years, however, that was due to wanting their members to return to activities after covid. We are required by the association's insurance to have these sign in sheets for coverage if anything were to occur on campus, further it is to monitor that the Clubs have not be opened to the public, which would cause several other legal requirements to be met.

9. Sewer Line Replacement Outside of North Town Hall

In order to open the North Town Hall restrooms the sewer line going from North Town Hall (outside by carport/breezeway) out to the street needs to be replaced due to it being broken in 4 different areas. The cost is pending as we met with the vendor on 2/22/24 to obtain a cost. The proposal will be presented separately.

10. Fiore Request to File Complaint(s)

- i. 337-402-004
- ii. 337-214-003
- iii. 335-164.021
- iv. 337-021-019

7:30 p.m.

XIII. Adjournment

NEXT MEETING: MARCH 26, 2024