REGULAR SESSION AGENDA
JUNE 25, 2015

Sun City
CIVIC ASSOCIATION

AGENDA
Thursday, JUNE 25, 2015
7:00 p.m.
CIVIC HALL

All scheduled and noticed Executive Session Board meetings are held in accordance with California Civil Code 4935: Litigation, matters relating to formation of third-party contracts, foreclosure action decisions, & member discipline/and related matters.

EXECUTIVE SESSION
5:30 P.M. – WII ROOM
(Closed Session – Board Members Only)

A. **APPROVAL OF MINUTES FROM MAY 28, 2015 EXECUTIVE SESSION MEETING**
B. **LEGAL**
C. **PERSONNEL**

REGULAR SESSION
BOARD OF DIRECTORS MEETING - 7:00 PM

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ANNOUNCEMENTS – by President Beverly Humble**

4. **REPORTABLE ACTION – EXECUTIVE SESSION**

5. **ROLL CALL**

6. **OPEN FORUM: MEMBER COMMENTS ON NON & AGENDA ITEMS**
(Legal owners of SCCA property – (bonafide members) - may fill out a "Request to Speak" form and turn it into management before the meeting begins, for an opportunity to address the Board. During open forum, each SCCA

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*Member may address the board for **up to three (3) minutes**. A director or manager may briefly respond to statements made or questions posed, if they chose to. Speakers and members in the audience must observe rules of decorum and not engage in obscene gestures, shouting, profanity or other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. **All persons must follow the Meeting Rule stated at the end of this agenda**. Please do not interrupt meeting while it is taking place. Thank you!)*

7. CONSENT CALENDAR – *(The items below will be acted on by the Board without discussion. Should any Board member wish discussion on a Consent Calendar item, they may make a motion to pull that particular item or items, off the Consent Calendar for individual consideration, discussion and action by the Board.) Without objection, the remaining items (or all the items if none have been pulled) are adopted by general consent.*

A. Approval of Minutes from May 28, 2015 Regular Session Meeting.

B. Acceptance of the Un-Audited Financial Statements, along with the operating check register as prepared and presented by Avalon Management for the month ending May 31st, 2015. *(While you have already rec'd the financials before, for board packet purposes, an abbreviated portion is placed in the packet for reference as well as the Treasurer's report.*

C. Approve the volunteer application for the Social Activity Committee from Nancie Jacobson.

********************END OF CONSENT CALENDAR********************

8. COMMITTEE REPORTS

A. Coordinating Council
Minutes and /or verbal report
B. EPAC (Emergency Preparedness Advisory Committee)
Minutes and/or verbal report
C. Finance Committee
Minutes and/or verbal report
D. Historical Preservation Committee
Minutes and/or verbal report
E. Pool Ad-Hoc Committee
Minutes and/or verbal report
F. Social Activities Committee
Minutes and/or verbal report
G. Ways & Means Committee
Minutes and/or verbal report

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9. MANAGEMENT REPORTS

A. Activities – Activities Coordinator

B. Code Enforcement – Mario Trujillo, Code Enforcement Coordinator

C. Maintenance – Tom Willingham, Maintenance Supervisor

D. Management – Roxie Holliday, General Manager

10. FINANCIAL REPORTS

(This section presents the most current financial statement, along with any other collection matters. The Board decision to file a lien for delinquent assessments is made by a majority vote of the Board members in an open meeting, with the vote recorded in Regular Session minutes. The Payment Plan Policy adopted by the Board, is implemented by Management on a regular basis per Board directives. Board action is not needed for every request as long as it is within the approved policy guidelines. However, action to initiate Lien Foreclosures for delinquent assessments is done ***in Executive Session*** *by majority vote of the Board, but the decision action will be recorded in Regular Session minutes, protecting confidentiality of the owner(s) by reference of the property's parcel number (APN). We hope this explanation helps you understand the collection process and the Board's role and requirements in it. Please know the SCCA Board takes all action necessary to collect assessments.)*

A. Financial Reports – May 31st , 2015 (Approved via Consent Calendar)
B. Treasurer's Report - Jack Corlett

11. OLD BUSINESS

A. WEBB HALL REMODEL & RENOVATION STATUS UPDATE – STATUS ONLY - VERBAL

B. CIVIC HALL – FLOORING REPLACEMENT

C. OLYMPIC POOL RESTROOMS – RENOVATION – TABLED

D. SPA RENOVATION & MURAL PAINTING

E. BILLIARDS HOURS – TIME CHANGE

F. CORBETT PARK – SIGN

G. EPAC REQUESTS

H. OLYMPIC POOL HEATER - REPLACEMENT

12. NEW BUSINESS

A. SHUFFLEBOARD – FLOORING

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B. OPEN DISCUSSION – MEMBER COMMENTS

C. OPEN DISCUSSION – BOARD MEMBER COMMENTS

D. FUTURE AGENDA ITEMS

1. **Review of Articles of Incorporation**
2. **Review of CC&R's**

13. NEXT MEETING

The next Regular Session Board of Directors Meeting for the Sun City Civic Association will be **July 23rd , 2015**, at 7:00 P.M. in Civic Hall.

14. ADJOURNMENT

MEETING RULES*: No audio or video recording allowed by attendees. However, the Secretary of the Board may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting but do not have the right to participate in the Board's deliberations or votes. Attorneys and newspaper reporters are prohibited from attendance at SCCA Board meetings, unless specifically invited by the Board Members, may address issues during the Open Forum portion of the meeting. Attendees may not engage in obscene gestures, shouting, profanity or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting and fined.*