



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

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Board of Directors Open Session
Tuesday, July 23, 2024 at 6:00 p.m.
WEBB 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.
- 6:06 p.m. V. Board Member Updates/Comments**
- 6:15 p.m. VI. Management Report**
- 6:20 p.m. VII. Committee Reports – Per Civil Code**
1. Finance Committee – July, no meeting in June
 2. Pool – None
 3. Senior Advisory – City of Menifee
- 6:30 p.m. VIII. Treasurer’s Report - Verbal**
1. Financials Ending June 2024 Prepared by Avalon
 2. Operating Funds Transfer
Transfer of \$180,000 from the Edward Jones Operating account to First Citizens Bank Operating account.
- 6:40 p.m. IX. 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, June 25, 2024
- 6:45 p.m. X. Unfinished Business**
1. Request from Line Dancing Club for Event Day
The Line Dancing Club is requesting 1 day per month to hold a dancing event due to them not having any local restaurants, bars or locations to dance at.
 2. Horseshoes Rock Replacement – Reinstate Project
 3. Ceramics Water Line Replacement
Proposal from KRH Contracting in the amount of \$12,500 for option 1 and \$24,500 for option 2 due to a main water line leak in the ceramics ceiling; water line services Crystal Pool restrooms, maintenance room, ceramics, woodshop. Option 1 is to replace the line to each of the rooms, 4 sinks and 12 fixtures. Option 2 is to replace the line to each of the rooms, 52 fixtures, 2 urinals, 4 lavatories, 7 water

closets, 6 shower stalls, 1 drinking fountain, 1 laundry bib, 1 water heater and 4 sinks. Additional bids being sought.

6:50 p.m.

XI. New Business

1. Resignation Finance Committee Member
Debbie Gabel has submitted her resignation from the Finance Committee due to the State mandate to take Sexual Harassment Training Course.
2. Underground Leak Repair in Parking Lot
Due to a leak in the asphalt parking lot near the upper lawn bowl, an emergency repair was made by KRH Contracting in the amount of \$9,500 which needs to be recorded in the minutes.
3. Installation of Mini Split in Webb Hall Kitchen
The ice maker in the Webb Hall kitchen stopped working due to it being too hot in the room which caused a part to malfunction. The parts are on order however, it was recommended to install a 1-ton mini-split in the kitchen area to prevent it from re-occurring. The proposal is from KJ's Heating & Air in the amount of \$3,500.

7:00 p.m.

XII. 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.

7:20 p.m.

XIII. Adjournment

NEXT MEETING: AUGUST 27, 2024