



26850 Sun City Blvd. Sun City, California 92586-2948  
Website: [www.SunCityCivic.com](http://www.SunCityCivic.com) • Phone: (951) 679-2311 • Fax: (951) 672-9542

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**Board of Directors Open Session**  
**Tuesday, September 24, 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
  2. Pool – None
  3. Senior Advisory – City of Menifee
- 6:30 p.m. VIII. Treasurer’s Report - Verbal**
1. Financials Ending August 2024 Prepared by Avalon
- 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, August 27, 2024
- 6:45 p.m. X. Unfinished Business**
1. None
- 6:50 p.m. XI. New Business**
1. 2025 Operating Budget  
Proposed 2025 operating budget which includes an increase in the annual assessments of \$25 due to increases in insurance policies and contracts.
  2. Volunteer for Pool Committee  
Resident is volunteering to join the Pool Committee.
  3. Volunteer for Finance Committee  
Resident is volunteering to join the Finance Committee.
  4. Proposals to Replace Treadmill  
There were 3 pieces of gym equipment that were/are not functioning; 2 are able to be repaired and parts are on order, however, the 3<sup>rd</sup> is a treadmill that needs to be replaced. The proposal to replace has two options: 1<sup>st</sup> is Star Trac 4 Series at cost of

\$3,968.29 with 10 year frame, 5 year parts and 2 years labor warranties. 2<sup>nd</sup> is Star Trac 8 Series at cost of \$8,808.75 with limited 10 year frame warranty, 5 years parts and labor, all other components 3 years parts and 3 years labor, wear items 1 year parts and labor.

5. Engraved Bricks  
This would be for installation at the Memorial Fountain area, the current size of bricks is 4"x8"x2 3/8". It would be recommended that a fundraising site be set up for residents to order directly and we would install.
6. Proposal to Trim/Remove Trees  
Proposal from The Arbor Group to trim 18 trees and remove/stump grind 47 trees throughout campus at cost of \$35,813.00
7. Club Signage at Meeting Rooms  
Policy for Clubs requesting signage at meeting rooms (Civic, Trophy, Museum), not dedicated rooms (ie. Ceramics, Woodshop, Lapidary etc.)
8. Club Event/Tournament Requests
  - a. Bike Club 10/19/24 – Webb Deck  
Request to hold an EV Bike Ride and shop along with a barbecue on the deck at the side of Webb Hall. Time: 9:30am – 1:30pm
  - b. Chair Volleyball 3/8/25 – Webb & North  
Annual Tournament using both Webb and North Hall as customary. Time 7:00am – 4:00pm with set up the day before 5:00pm – 8:00pm
  - c. Shuffleboard Oct. 10, 17 & 31  
Request for League Games with no prizes, advertising, only competitive shuffleboard. Time: 9:00am – 4:00pm all days
  - d. Woodshop – 3 Classes All of October  
Scroll Saw Class October 1, 3, 8, 10, 15, 17, 22 and 24 9:00am – 11:00am  
Lathe Class October 14, 16, 21 and 23 9:00am – 12:00pm  
Cutting Board Class October 15, 16, 22, 24, 29, and 31 4:30pm – 7:30pm

**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: OCTOBER 22, 2024**