

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, DECEMBER 19, 2022
2:00PM
AGENDA**

- I. **2:00PM - CALL TO ORDER - John MacDonnell, President**
- II. **THOSE THAT CAN STAND, PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE**
- III. **INTRODUCTION OF BOARD MEMBERS & STAFF - John MacDonnell, President**
- IV. **MINUTES**
 - A. Draft 10/24/2022 General Session
 - B. Draft 11/21/2022 General Session
- V. **ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH**
 - **Annette Best - Employee of the Month - December 2022**
- VI. **SPEAKER FORMS (OPEN FORUM, 1-MINUTE, PER PERSON)**
- VII. **STAFF PRESENTATIONS TO THE BOARD**
 - A. November 2022 FAC Report to the Board
 - B. November 2022 Financial Report to the Board
 - C. November 2022 Golf and F&B Report

Bob Jester, FAC Chair
Cari Burleigh
Phil Vigil
- VIII. **FINANCIALS - Moira MacLeod-Foster**
 - A. Accept the November 2022 Treasurer's Report
 - B. Accept the November 2022 Financial Report
 - C. Accept the November 2022 FAC Report
 - D. Accept the November 2022 HOA Financials
 - E. Accept the November 2022 Golf and F&B Financials
 - F. Accept the November 2022 Bank Reconciliations
 - G. Liens on Member Accounts - **None**
 - H. Foreclosure on Member Accounts - **None**
 - I. Bad Debt Write-off - **None**
- IX. **COMMITTEE REPORTS**
- X. **AGENDIZED ITEM SPEAKER FORMS (3-MINUTES, PER PERSON)**
- XII. **CONSENT AGENDA**
 - A. **Staff Reports**
 - 1. Facilities & Maintenance
 - 2. Vintage Landscape Associates
 - 3. Fitness
 - 4. Lifestyle
 - 5. Security Report
 - 6. Golf and F&B
 - B. **Committee Reports**
 - IAC Report - December 2022
 - C. **Committee Minutes**
 - 1. Design Review Committee - 11/10/22; 11/15/22
 - 2. Finance Advisory Committee - 11/18/22
 - 3. Golf Advisory Committee - 10/11/22
 - 4. Information Advisory Committee - 11/16/22
 - 5. *The View* Advisory Committee - **No Minutes**
 - 6. Food and Beverage Advisory Committee - **No Minutes**
 - 7. Landscape Advisory Committee - 10/5/22
 - 8. Safety Advisory Committee - **No Minutes**
 - 9. Emergency Preparedness Committee - **No Minutes**
 - 10. Reserve Study Sub-Committee - **No Minutes**
 - 11. Facilities & Services Advisory Committee - 11/10/22
 - 12. Health & Fitness Advisory Committee - **No Minutes**
 - 13. Lifestyle Advisory Committee - **No Minutes**
 - 14. City Development Committee - **No Minutes**
 - 15. Nominating Committee - **No Minutes**
 - D. That's Entertainment Club Monetary donation to purchase patio furniture for the PB Courts area
 - E. Request to amend the SCSH Community Singers Club Bylaws
 - F. Accept the Let's Meet & Eat Club event on 1/22/23 Ft. Traci Kaylor DBA: Off DA Cuff
 - G. Request to amend the SCSH French Circle Club name to "L'Eperience Francaise" (The French Experience)
 - H. Request approval to form the Shadow Hills Travel Group

Jesse Barragan
Alan Hollinger
Amber Galindo
Connie King
Israel Ortiz
Phil Vigil

XIII. UNFINISHED BUSINESS

A. Proposed revisions to the SCSH Catering Agreement

Motion to Accept/Not-Accept - Lindstrom

SCSH BAF# 2022.158

B. Review proposed revisions to the Design Rules, Section 3.2, Drawing/Pictorial Plan

28-day comment period is complete

Motion to post for 28-day comment - MacDonnell

SCSH BAF# 2022.171

C. Review proposed revisions to the Design Rules, Section 4.29.4, Fences

28-day comment period is complete

Motion to post for 28-day comment - MacDonnell

SCSH BAF# 2022.174

D. Member comments regarding items posted for 28-day comment

(Design Rule Revisions) - (1) comment was received

XIV. NEW BUSINESS

A. Announcement of 2023 Board Candidates

B. Club/Group Functions - MacDonnell

C. SAC BAF Recommending immediate security enhancements to the HOA Office

Motion to Approve/Not-Approve - MacDonnell

SCSH BAF# 2022.187

D. SAC BAF Recommending increased security measures at barns to mitigate thefts

Motion to Approve/Not-Approve - MacDonnell

SCSH BAF# 2022.198

E. SAC BAF Recommending no deviation from current policy regarding outside attendance at SCSH Events such as Parking Lot Sale, Art Sale, etc.

Motion to Approve/Not-Approve - Conrad

SCSH BAF# 2022.195

F. Request to install (2) automated pedestrian gate openers

Motion to Approve/Not-Approve - Pessin

SCSH BAF# 2022.193

G. Review proposed revisions to the SCSH Fine Policy

Motion to post for 28-day comment - Lindstrom

SCSH BAF# 2022.199

H. Review proposed homeowner survey from IAC

Motion to Approve/Not-Approve - Pessin

I. Review proposed revisions to the IAC Charter

Motion to Approve/Not-Approve - Pessin

SCSH BAF# 2022.196

J. North Channel - Update

K. (2) Homeowner requests for transponders on bicycles

Motion to Approve/Not-Approve - MacDonnell

L. Theft at Cart Barn - Update

M. Recommendation to add liquor storage, bar stool seating area, and stationary bar at the Montecito Café for Lifestyle/Club events

Motion to Approve/Not-Approve - Pessin

N. Recommendation to replace the inoperable light and panel for the fountain on Hole #18

Motion to Approve/Not-Approve - MacDonnell

SCSH BAF# 2022.200

XV. OPEN FORUM (3-MINUTES, PER PERSON)

XVI. BOARD REPORTS

XVII. ADJOURNMENT

The next Board of Directors Meeting is scheduled for January 30, 2023.

Please Note: Residents may speak at the 1 minute or 3 minute Open Forum, but not both, and may also speak at the Agendized Open Forum.