

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, JANUARY 30, 2023
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 12/19/22 General Session
- V. **ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH**
 - **Jacqueline Segura - Employee of the Month - January 2023**
- VI. **SPEAKER FORMS (OPEN FORUM, 1-MINUTE, PER PERSON)**
- VII. **STAFF PRESENTATIONS TO THE BOARD**
 - A. December 2022 FAC Report to the Board
 - B. December 2022 Financial Report to the Board
 - C. December 2022 Golf and F&B Report
 - D. December 2022 Security Report

Bob Jester, FAC Chair
Cari Burleigh
Phil Vigil
Israel Ortiz
- VIII. **FINANCIALS - Moira MacLeod-Foster**
 - A. Accept the December 2022 Treasurer's Report
 - B. Accept the December 2022 Financial Report
 - C. Accept the December 2022 FAC Report
 - D. Accept the December 2022 HOA Financials
 - E. Accept the December 2022 Golf and F&B Financials
 - F. Accept the December 2022 Bank Reconciliations
 - G. Liens on Member Accounts - **167-2123**
 - H. Foreclosure on Member Accounts - **None**
 - I. Bad Debt Write-off - **\$16,306.19**
- IX. **AGENDIZED ITEM SPEAKER FORMS (3-MINUTES, PER PERSON)**
- X. **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 Minutes**
 - 1. Design Review Committee - 12/6/22; 12/20/22
 - 2. Finance Advisory Committee - 12/16/22
 - 3. Golf Advisory Committee - 11/15/22
 - 4. Information Advisory Committee - 12/14/22; 1/17/23 Board Report
 - 5. *The View* Advisory Committee - **No Minutes**
 - 6. Food and Beverage Advisory Committee - 11/15/22; 12/20/22
 - 7. Landscape Advisory Committee - 12/7/22
 - 8. Safety Advisory Committee - 12/7/22; 1/4/23
 - 9. Emergency Preparedness Committee - 12/1/22; 1/5/23
 - 10. Reserve Study Sub-Committee - **No Minutes**
 - 11. Facilities & Services Advisory Committee - 12/1/22
 - 12. Health & Fitness Advisory Committee - 12/7/22
 - 13. Lifestyle Advisory Committee - 12/27/22
 - 14. City Development Committee - **No Minutes**
 - 15. Nominating Committee - **No Minutes**
 - C. Accept the Let's Meet & Eat Club event on 2/12/23 Ft. Dysfunktion Band/Johnny Henderson
 - D. Accept the donation from Concerned Homeowners of SCSH Group to purchase tables and chairs for the Shadows Restaurant outdoor seating area
 - E. Accept the SCSHCA Rainbow Friends Club event on 2/18/23 Ft. DJ Ron Felix
 - F. Accept the dissolution of the SCSH Pom Squad Club
 - G. Accept the Formation of "The Pomette's of SCSH Club"

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

XII. UNFINISHED BUSINESS

A. Proposed revisions to the SCSH Catering Agreement

Motion to Accept/Not-Accept - Lindstrom

SCSH BAF# 2022.117

B. Request approval to form the Shadow Hills Travel Group

Motion to Accept/Not-Accept - MacDonnell

SCSH BAF# 2022.192

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

Motion to Approve/Not-Approve - Conrad

SCSH BAF# 2022.200

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

(Fine Policy revisions) - (41) comment was received

E. Review proposed revisions to the SCSH Fine Policy

(28-day comment period is complete)

Motion to Approve/Not-Approve - MacDonnell

SCSH BAF# 2022.199

XIII. NEW BUSINESS

A. Announcement of Date of Record - February 14, 2023

B. 2022 Year-end update - Lindstrom

C. Request to hold a Townhall to discuss the 5-acre parcel

Motion to Accept/Not-Accept - Lindstrom

SCSH BAF# 2022.013

D. Club/Group Functions - Lindstrom

Code of Conduct

E. Proposed revisions to the SCSH Fine Policy

Motion to post for 28-day comment - MacDonnell

SCSH BAF# 2023.015

F. Proposed revisions to Section 5.14 Artificial Turf

Motion to post for 28-day comment - MacDonnell

SCSH BAF# 2022.001

G. Proposed revisions to the Design Rules, Sections 6.1, 6.2, 6.3 & 6.5

Motion to post for 28-day comment - MacDonnell

SCSH BAF# 2022.002

H. Request from PB Club to place Capital Improvement funds in an interest bearing account

Motion to Approve/Not-Approve - MacLeod-Foster

SCSH BAF# 2022.014

I. Approve homeowner request to host a blood drive by Lifestream on 4/18/23

Motion to Approve/Not-Approve - Lindstrom

J. Proposed modifications to the SCSH website - IAC Demo Presentation - 10min.

Motion to Approve/Not-Approve - Pessin

SCSH BAF# 2022.010

K. New Homeowner Orientation - Discussion - Pessin

L. Sale of Montecito Pool Furniture

Motion to Approve/Not-Approve - MacDonnell

M. Proposed revision to the Design Rules, Section 4.12 - Addition of new section (c)

Motion to post for 28-day comment - MacDonnell

SCSH BAF# 2022.004

N. Proposed revision to the Design Rules, 4.15 Exterior Lighting

Motion to post for 28-day comment - MacDonnell

SCSH BAF# 2022.005

O. Request to purchase a rear delt/Pec fly machine for the Santa Rosa Fitness Center

Motion to post for 28-day comment - Lindstrom

SCSH BAF# 2022.007

P. Proposed revision to the SCSH Procurement Policy

Motion to Accept/Not-Accept - MacLeod-Foster

SCSH BAF# 2022.012

Q. Request to purchase (2) greens aerators

Motion to Accept/Not-Accept - Conrad

SCSH BAF# 2022.017

R. Request to replace (2) lake fountains as the current no longer work

Motion to Accept/Not-Accept - Conrad

SCSH BAF# 2022.018

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

XV. BOARD REPORTS

XVI. ADJOURNMENT

The next Board of Directors Meeting is scheduled for February 27, 2023.

Please Note: Residents may speak at the 1 minute or 3 minute Open Forum, but may also speak at the Agendized Open Forum.