

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, JULY 31, 2023
2:00PM
AGENDA**

- I. 2:00PM - CALL TO ORDER - Scott Pessin, Vice-President
- II. THOSE THAT CAN STAND, PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE
- III. INTRODUCTION OF BOARD MEMBERS & STAFF - Scott Pessin, Vice-President
- IV. BOARD MEETING ETIQUETTE
- V. **SPEAKER FORM REMINDER**
- VI. EXECUTIVE SESSION DISCLOSURE Cari Burleigh, GM
(Legal, Member Discipline, Formation of Contracts, Personnel)
- VII. MINUTES
 - A. Draft 6/9/23 General Session
 - B. Draft 6/26/23 General Session
- VIII. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
 - Erick Alapizco, Yvette Zamudio and Mary Chavez - Employee's of the Month - July 2023
(Vintage Landscape Employees)
- IX. OPEN FORUM (3-MINUTES, PER PERSON)
- X. UNFINISHED BUSINESS
 - A. Proposed revisions to the Rules & Regulations, Section 2.7.3, Open House Rules
(28-day comment period is complete)
- XI. NEW BUSINESS
 - A. Request to revise the SCSH Event Pass Procedure
 - B. Proposed revisions to the Design Rules, Sections 4.16 and 4.29.4
 - C. Review the proposal from HOA Elections of CA to conduct the 2024 Election
 - D. Review the proposal to a full rehab of the Montecito pool deck and exterior concrete for the Montecito Fitness Center & rehab the underground irrigation system
 - E. Review the proposal to engage Associated Engineering Consultants to create the RFP for the asphalt slurry overlay project & oversee the project
 - F. Review proposal to purchase chairs for the HOA Conference room
 - G. Proposed revisions to the SCSH Fine Policy
 - H. Proposed revisions to the Covenants Committee Charter
 - I. Review proposed revisions to the Rules & Regulations, Section VI, Catering Policy
- XII. FINANCIALS - Terry Coon, Treasurer
 - A. FAC Report by FAC Chair, Bob Jester
 - B. Controller's Report by Aurora Solis
 - C. Golf and F&B Financial Report by Phil Vigil
 - D. Accept the May 2023 Treasurers Report
 - E. Accept the June 2023 Controller's Report
 - F. Accept the June 2023 FAC Report
 - G. Accept the May 2023 HOA Financials
 - H. Accept the May 2023 Golf and F&B Financials
 - I. Accept the May 2023 Bank Reconciliations
 - J. Liens on Member Accounts - **None**
 - K. Foreclosures on Member Accounts - **None**
 - L. Bad-Debt Write Off - **None**

XIII. CONSENT AGENDA

A. Staff Reports (*Facilities & Maintenance, Vintage Landscape Associates, Fitness Dept.*

Lifestyle Dpt., Security Dpt., Golf and F&B Dpt.)

B. Committee Minutes

1. Design Review Committee - 6/6/23; 6/20/23
2. Finance Advisory Committee - 7/21/23
3. Golf Advisory Committee - 6/13/23
4. Information Advisory Committee - 6/14/23
5. Food and Beverage Advisory Committee - 5/16/23; 6/20/23
6. Landscape Advisory Committee - **None**
7. Safety Advisory Committee - **None**
8. Emergency Preparedness Committee - 7/6/23
9. Facilities & Services Advisory Committee - 6/1/23
10. Health & Fitness Advisory Committee - 6/7/23
11. Lifestyle Advisory Committee - 6/27/23
12. City Development Committee - **None**

C. Lively Liners Club request to hold monthly line dance classes ft. Line Dance Instructor Mary Walker

D. Lifestyle Dpt. event on 2/3/24 Ft. Never a Dull Moment a Tribute to Rod Stewart

E. Lifestyle Dpt. event on 1/6/24 Ft. Debby Holiday a Tribute to Tina Turner

F. Lifestyle Dpt. event on 4/7/24 Ft. Fortunate Son a Tribute to C. C. R.

G. Let's Meet & Eat Club event on 9/10/23 Ft. The Desert Crows

H. Let's Meet & Eat Club event on 11/5/23 Ft. Eventertainment LLC

I. Lifestyle Dpt. event on 3/1/24 Ft. A Tribute to Neil Diamond, Donna Summer and Diana Ross

J. Lifestyle Dpt. event on 10/27/24 Ft. Walk like a Man Tribute to Frankie Valli

K. Let's Meet & Eat Club event Ft. Johnny Henderson/Dysfunktion Band

L. Tuesday Night Putters Club event on 11/14/23 (Fundraiser benefiting Coachella Valley Foster Kids)

M. Let's Meet & Eat Club Event on 1/21/24 Ft. The Shadows Band

N. FAC BAF regarding recent motions passed

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

XV. COMMITTEE REPORTS (3-Minutes)

1. Pam Castro-Lee - Lifestyle
2. Fera Mostow- Covenants
3. Michael Becker - F&B
4. Deborah Gmeiner, CDCC

XVI. BOARD REPORTS (3-MINUTES, PER PERSON)

XVII. ADJOURNMENT

The next Board of Directors Meeting is scheduled for August 28, 2023

Please Note: Residents may speak one of the 3-minute Open Forums.