

SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD  
MONDAY, DECEMBER 18, 2023  
2:00PM  
AGENDA

- I. 2:00PM - CALL TO ORDER - Jerry Conrad, President
- II. THOSE THAT CAN STAND, PLEASE STAND FOR THE PLEDGE OF ALLEGIANCE
- III. INTRODUCTION OF BOARD MEMBERS & STAFF - Jerry Conrad, 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 11/20/23 General Session
- VIII. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
  - Margarita Barajas - December 2023
- IX. UNFINISHED BUSINESS
  - A. Review Comments received during 28-day comment period regarding the following matters
    - 1. Proposed revisions to the Design Rules, Section 5.10.1, Trees
  - B. Review proposed revisions to the Design Rules, Section 5.10.1, Trees
    - Motion to Accept/Not-Accept - Prezlock
    - SCSH BAF# 2023.136
- X. NEW BUSINESS
  - A. Establish a new Date of Record for the Recall Election (12/22/2023)
    - Motion establish new date of record - Conrad
  - B. Announcement of 2024 Annual Meeting Candidates
    - Announcement by the Nominating Committee
  - C. Presentation by the Ad-Hoc 5-Acre Parcel Sub-Committee
    - 15-minute presentation
  - D. One time reserve fund fee for new homeowners
    - Discussion - Conrad
  - E. Recommendation to stripe Tennis courts #'s 5 & 6 for PB usage
    - Motion to Accept/Not-Accept - Conrad
  - F. Review proposed revisions to the Design Rules, Section 4.3, Antenna/Satellite Dish Policy
    - Motion to post for 28-day comment - Prezlock
    - BAF 2023.186
  - G. Review proposed revisions to the Safety Advisory Committee Charter
    - Motion to Accept/Not-Accept - Lindstrom
    - BAF 2023.187
  - H. SAC request to place a stop sign at intersection of Avenida Estuco and Zavala
    - Motion to Accept/Not-Accept - Lindstrom
    - BAF 2023.188
  - I. Request from Homeowner, Stacy Boeskin, to revise the annual room reservation process for Clubs/Group
    - Motion to Accept/Not-Accept - Pessin
    - BAF 2023.189
  - J. Request from the Lifestyle Department to conduct a "Spring Clean Sweep" in conjunction with CVRM on Saturday, February 10, 2024
    - Motion to Accept/Not-Accept - Pessin
    - BAF 2023.191
  - K. Proposed revisions to the Rules & Regulations, Section 3.11, Parking and Traffic Violations
    - Motion to post for 28-day comment - Pessin
    - BAF 2023.
  - L. Acceptance and ratification of the FAC motion to preserve the dedication of the North Channel Flood Control account for use on that obligation only.
    - Motion to Confirm/Not-Confirm - Coon
    - BAF 2023.193
  - M. Knee walls on golf course
    - Discussion - Conrad
  - O. Recall Ballot Mailer

- XI. **COMMITTEE REPORTS (3-Minutes)**
  - 1. John Petersen, FSAC and Ad-Hoc 5-Acre Parcel Sub-Comm.
  - 2. Deborah Gmeiner, CDCC
  - 3. Fera Mostow, Covenants
  - 4. Linda Aasen, IAC
  - 5. Agi Kessler, DRC
  - 6. Jeff Kirkpatrick, EPC
  - 7. Chris Stevens, LAC
  - 8. Angela Frost, H&F/Amber Galindo, Fitness Director
  - 9. Pam Castro-Lee/Connie King, Lifestyle Director
- XII. **FINANCIALS - Terry Coon, Treasurer**
  - A. FAC Report by FAC Chair, Bob Jester
  - B. Controller's Report by Cari Burleigh
  - C. Golf and F&B Financial Report by Phil Vigil
  - D. Accept the November 2023 Treasurers Report
  - E. Accept the December 2023 Controller's Report
  - F. Accept the December 2023 FAC Report
  - G. Accept the November 2023 HOA Financials
  - H. Accept the November 2023 Golf and F&B Financials
  - I. Accept the November 2023 Bank Reconciliations
  - J. Liens on Member Accounts - **184-1200; 167-3038; 185-9904**
  - K. Foreclosures on Member Accounts - **None**
  - L. Bad-Debt Write Off - **137-8003 - \$711.01**
- XIII. **OPEN FORUM (3-MINUTES, PER PERSON)**
- XIV. **CONSENT AGENDA**
  - A. **Committee Minutes**
    - 1. Design Review Committee - 11/7/23; 11/21/23
    - 2. Finance Advisory Committee - 11/17/23
    - 3. Golf Advisory Committee - 11/14/23
    - 4. Information Advisory Committee - 12/4/23
    - 5. Food and Beverage Advisory Committee - 6/21/22; 10/14/21
    - 6. Landscape Advisory Committee - **No Minutes**
    - 7. Safety Advisory Committee - 12/6/23
    - 8. Emergency Preparedness Committee - 11/2/23
    - 9. Facilities & Services Advisory Committee - 11/2/23
    - 10. Health & Fitness Advisory Committee - 10/4/23
    - 11. Lifestyle Advisory Committee - **No Minutes**
    - 12. City Development Committee - **No Minutes**
    - 13. Ad-Hoc 5-Acre Parcel Sub-Committee - **No Minutes**
    - 14. Nominating Committee - **No Minutes**
  - B. **Staff Reports** (*Facilities & Maintenance, Vintage Landscape Associates, Fitness Dept. Lifestyle Dpt., Security Dpt., Golf and F&B Dpt.*)
  - C. Approval of a 2nd Concert Ft. Neil Diamond, Donna summer, and Diana Ross on 3/1/24
  - D. Approval of the Quarterly SoundBath Meditation Classes for 2024-2025 by Bliss Shakra Spa
  - E. Approval of the Tennis Club event on 1/27/24 Ft. Dj Ronnie Felix
- XV. **BOARD REPORTS (3-MINUTES, PER PERSON)**
- XVI. **ADJOURNMENT**

The next Board of Directors Meeting is scheduled for January 29, 2024.

**Please Note: There is only (1) Open Forum.**