

**SUN CITY SHADOW HILLS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MONTECITO CLUBHOUSE BALLROOM - 80-888 SUN CITY BOULEVARD
MONDAY, JANUARY 29, 2024
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 12/18/23 General Session
- VIII. ANNOUNCE COMMUNITY STAFF PERSON OF THE MONTH
 - Edward Nunez - January 2024
- IX. INTRODUCTION OF HOA CONTROLLER - JANICE NIEDERRITER
- X. UNFINISHED BUSINESS
 - A. Review Comments received during 28-day comment period regarding the following matters
 - 1. Design Rules, Section 4.3, Antenna/Satellite Dish Policy
 - 2. Rules & Regulations, Section 3.11, Traffic and Parking Violations
 - B. Review proposed revisions to the Design Rules, Section 4.3, Antenna/Satellite Dish Policy
Motion to Accept/Not-Accept - Prezlock
BAF 2023.186
 - C. Proposed revisions to the Rules & Regulations, Section 3.11, Parking and Traffic Violations
Motion to post for 28-day comment - Pessin
BAF 2023.203
- XI. NEW BUSINESS
 - A. Presentation by Jeff Kirkpatrick (10-Minutes)
 - B. EPC Annual Recap by Jeff Kirkpatrick (10-Minutes)
 - C. One time reserve fund fee for new homeowners
Cancellation Reasoning - Conrad
 - D. Review proposed revisions to the Rules & Regulations, Section 2.6.4
Motion to post for 28-day comment - Pessin
BAF 2024.008
- XII. 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
 - 10. Rhonda Ceccato - SAC
- XIII. FINANCIALS - Terry Coon, Treasurer
 - A. FAC Report by FAC Chair, Bob Jester
 - B. Controller's Report by Janice Niederriter
 - C. Golf and F&B Financial Report by Phil Vigil
 - D. Accept the December 2023 Treasurers Report
 - E. Accept the January 2024 Controller's Report
 - F. Accept the January 2024 FAC Report
 - G. Accept the December 2023 HOA Financials
 - H. Accept the December 2023 Golf and F&B Financials
 - I. Accept the December 2023 Bank Reconciliations
 - J. Liens on Member Accounts - **167-3902**
 - K. Foreclosures on Member Accounts - **None**
 - L. Bad-Debt Write Off - **691-380-053**

XIV. ANNOUNCEMENT BY DIRECTOR CONRAD RE: NORTH CHANNEL

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

XVI. CONSENT AGENDA

A. Committee Minutes

1. Design Review Committee - 12/5/23; 12/19/23
2. Finance Advisory Committee - 12/15/23
3. Golf Advisory Committee - 12/12/23
4. Information Advisory Committee - 1/17/24
5. Food and Beverage Advisory Committee - 12/21/23
6. Landscape Advisory Committee - 11/8/23; 12/6/23
7. Safety Advisory Committee - 1/3/24; 1/29/24 - Report
8. Emergency Preparedness Committee - 12/7/23; 1/4/24
9. Facilities & Services Advisory Committee - **No Minutes**
10. Health & Fitness Advisory Committee - 12/6/23
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**
15. The View Advisory Committee - 12/12/23

B. Staff Reports (*Facilities & Maintenance, Vintage Landscape Associates, Fitness Dept. Lifestyle Dpt., Security Dpt., Golf and F&B Dpt.*)

C. Accept the Let's Meet & Eat Club event on 2/4/24 Ft. The Desert Crows

D. Accept the Camera Club Annual Exhibit - SC Palm Desert admittance

E. Accept the proposed revisions to the PB Club Bylaws

F. Accept the Tuesday Night Putters Club event on 3/10/24 Ft. Paid 2 Party

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

XVIII. ADJOURNMENT

The next Board of Directors Meeting is scheduled for February 26, 2024.

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