

Sun City Texas
Board of Directors Meeting
July 24, 2008
Sun City Ballroom
8:30 a.m.

Minutes

A meeting of the Board of Directors of the SUN CITY TEXAS COMMUNITY ASSOCIATION, INC., a non-profit corporation (“the Community Association”), was held in the Sun City Ballroom of the Community Association at 2 Texas Drive, Georgetown, Texas, 78633, on the 24th day of July 2008, at the hour of 8:30 a.m.

Present at the meeting were Erik Jacobson, Shannon Barksdale, Brent Baker, Byron Raynie and Stan Willbanks, all being members of the Board of Directors (the “Board”) of the Sun City Texas Community Association thereby establishing a quorum. Also present were: Jim Romine, CA Executive Director, Katie Sutton, Executive Assistant, Ann Dodson, Director of Finance, Tom Hackney, Director of Operations, various committee chairs and a resident audience. Mr. Jacobson presided.

Establish Quorum

Mr. Jacobson confirmed a quorum was present and called the meeting to order at 8:33 a.m.

Elections

(Tab 1)

Elections for the Board were held by ballot and the following were elected as officers of the Board: Brent Baker, President; Shannon Barksdale, Vice President; Stan Willbanks, Secretary and Erik Jacobson as Treasurer.

Resident comments were heard from the floor.

Reports

(Tab 2)

President’s Report was made by Erik Jacobson.

Executive Director’s Report- Jim Romine gave the CA Management Report and acknowledged Unanimous Consent items.

Governance Committee Reports

- Nominating – Chuck Graham

Audit Committee Member Elections

(Tab 3)

Motion was made to reappoint Erik Jacobson and Stan Willbanks to the Audit Committee.

1st Brent Baker

2nd Shannon Barksdale

The motion passed in a 4-0 vote, as Mr. Raynie abstained.

Financials**(Tab 4)**

Motion to approve the Community Association's Financials for May and June 2008 as presented.

1st Erik Jacobson

2nd Brent Baker

The motion was passed unanimously.

SCTTA Variance Request**(Tab 5)**

Motion to approve the Sun City Texas Tennis Association variance as requested:

It is requested that the CA Board grant a variance, prohibiting scheduling of tennis courts by all outside groups. The requested variance is to allow, on a one time trial basis, a Sun City USTA Mixed Doubles team to schedule their home matches on three SCTX courts on Sunday afternoons from 1:00-3:00PM during Sept. 2008 through Jan. 2009. SCTX courts would not be used when the team is playing away matches.

1st Stan Willbanks

2nd Shannon Barksdale

The motion passed in a 3-2 vote, with Mr. Baker and Mr. Raynie opposed.

2009 Budget Direction**(Tab 6)**

Motion was made to approve the Sun City Texas Community Association 2009 and beyond budget direction (listed below) from the Board to Finance Committee and staff to provide some broad guidelines for use in the upcoming budget cycle:

1. Work with staff and various committees and clubs to prepare an annual budget for calendar year 2009. Include all taxes as an expense including federal and margin taxes, but clearly show the net income before taxes and a net income after taxes (property taxes are not considered taxes for this request).
2. Prepare a similar budget (in terms of detail) for years 2010 and 2011. Virtually all of our amenities (with the exception of some common areas and walking trails) will be delivered by the Developer before end of year 2010. Therefore, we feel it is important to know what 2011 looks like with all of the amenities in place. We must plan now for the appropriate level of member dues in order to avoid surprises in future years. Consideration could be given to having Golf and HOA reserve studies completed at different times.
3. Include dollars in one of the out years for the next reserve study – recommend that the next reserve study be commenced upon completion of the Amenity Center.
4. Budget for 264 new home closings in 2009, then 275 in 2010, and 300 in 2011.
5. It is expected that current landscape and building maintenance levels will not be diminished.
6. Budget \$24,000 per year as an IT charge, payable to Del Webb Texas Limited Partnership, for IT support.
7. Golf should be budgeted for 3 full courses operating for a full year in 2009. All efforts should be made to drive outside play to supplement the revenue.

8. Work with staff to appropriately budget for the Energy Management expenditures.
9. Work with staff to identify, as best as possible, the timing of common area turnover to the association.
10. Work closely with Developer to identify timing of turnover of the remaining amenities that will come on-line in 2009 through 2011.
 1st Erik Jacobson
 2nd Stan Willbanks

The motion was amended to include the two following stipulations:

1. Staff to provide specific information and costs related to karst management
2. Budget monies for the future 3rd traffic lane to be installed at the entry of Sun City at Williams Drive and Del Webb Blvd

1st Brent Baker
 2nd Stan Willbanks

The motion to amend was passed unanimously.

Following the approval of the stated amendment, the original motion was passed in a 4-1 vote, as Mr. Raynie opposed.

Food & Beverage Committee Dissolution (Tab 7)

Motion was made to dissolve the Food & Beverage Committee as their chartered tasks have been completed, and gratitude extended to all committee members.

1st Erik Jacobson
 2nd Shannon Barksdale

The motion was passed unanimously.

Policy & Procedures for Committees (Tab 8)

Motion was made to approve the procedure on the Election of Officers for Committee's of Sun City Texas Community Association as presented.

1st Byron Raynie
 2nd Erik Jacobson

The motion failed in a 2-3 vote with Mr. Baker, Mr. Barksdale and Mr. Willbanks opposed.

Policy & Procedures for Committees (Tab 8)

Motion was made to give guidance to the SPC to reword section 4.18 of the Bylaws to state: "The officers of the Committee shall be elected at least annually".

1st Stan Willbanks
 2nd Brent Baker

The motion was passed unanimously.

Emergency Management Committee (Tab 9)

Motion was made to accept Byron Raynie's amended charter for the Emergency Management Committee and approve as presented.

1st Byron Raynie

2nd Stan Willbanks

The motion was passed unanimously.

Emergency Management Committee (Tab 9)

Motion was made that a permanent committee be created as recommended in the Emergency Management Steering Committee's report to the Board dated May 8, 2008, as amended, and the Board disband the COPs Committee with the expectation that it will be integrated as a sub-committee under the new committee. Further move that the members of the current EMSC and Don Cormier of COPs be appointed to the new committee until the Nominating Committee can bring its recommendations of membership to the Board for approval.

1st Stan Willbanks

2nd Brent Baker

The motion was passed unanimously.

Code of Business Policy (Tab 10)

Motion was made to accept the Code of Conduct and Business Practices for CA Officials as presented.

1st Erik Jacobson

2nd Shannon Barksdale

The motion was passed in a 4-1 vote, as Mr. Raynie opposed.

Privacy Policy (Tab 11)

Motion was made to accept the Privacy Policy as presented.

1st Erik Jacobson

2nd Shannon Barksdale

The motion was passed unanimously.

Fiber Optics (Not an agenda item)

Motion was made that the Board appoint Byron Raynie, Gene Facey, Rufus Barnes, Dave Dobbins and Stan Willbanks as a Fiber Optics Negotiating Team to explore options and negotiate with the Developer to resolve differences with the CA on this issue.

1st Stan Willbanks

2nd Brent Baker

The motion was passed unanimously.

Adjournment

The motion was made to adjourn the Board Meeting at 10:47 a.m.

1st Stan Willbanks

2nd Shannon Barksdale

The motion was passed unanimously.

Date of Next Board Meeting:

The next meeting of the Sun City Texas Community Association Board of Directors will be held on September 25, 2008. The Board Workshops will be held on August 14, 2008 and September 11, 2008 in the Social Center Ballroom at 1:00 p.m.

Presented by Secretary, _____

Approved this _____ day of _____, 2008

Brent Baker, President