

Sun City Texas
Board of Directors Meeting
September 25, 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 25th day of September 2008, at the hour of 8:30 a.m.

Present at the meeting were Brent Baker, Shannon Barksdale, Molly Grantges , 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, Ann Dodson, Director of Finance, Katie Sutton, Executive Assistant, various committee chairs and a resident audience. Mr. Baker presided.

Establish Quorum

Mr. Baker confirmed a quorum was present and called the meeting to order at 8:30 a.m.

Resident comments were heard from the floor.

Reports

(Tab 1)

President’s Report was made by Brent Baker.

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

Governance Committee Reports

- Assisted Living Task Force – Mert Darling
- Finance Committee – Ira Dolich

Financials

(Tab 2)

Motion to approve the Community Association’s Financials for July and August 2008 as presented.

1st Brent Baker

2nd Stan Willbanks

The motion was passed unanimously.

CA Cash Balances & Operating Account

(Tab 4)

Motion was made to amend the Investment Policy by deleting the sentence:

“A designated minimum required balance for the general operating fund will be established in an amount sufficient to avoid incurring fees by the depository.”

And substituting the following:

“The general operating fund will be established at one or more financial institutions with the safety of capital being the overriding objective. As such, the balances in each operating account shall at no time, except in emergency situations, exceed the insurance protection limits of the Federal Deposit Insurance Corporation or similar state or federal insurance entity. For the purpose of this policy, each operating account shall mean all accounts opened under the CA taxpayer ID, which would include all chartered club and neighborhood accounts.”

1st Byron Raynie

2nd Brent Baker

The motion failed in a 1 to 4 vote with Mr. Baker, Mr. Barksdale, Mr. Willbanks, and Mrs. Grantges opposed.

CA Cash Balances & Operating Account (Tab 4)

Motion was made to send the Investment Policy and amendment proposals to the Finance Committee for further review and analysis related to fees, staffing, Chartered Clubs and any possible improvements.

1st Brent Baker

2nd Shannon Barksdale

The motion was passed unanimously.

New Outside Realtor Procedures (Tab 5)

Motion was made to approve the New Outside Realtor Procedures as presented.

1st Brent Baker

2nd Stan Willbanks

The motion passed in a 4-1 vote with Mr. Raynie opposed.

Reservation & Rental of Facilities Policy (Tab 6)

Motion was made to approve the Reservation & Rental of Facilities Policy as presented.

1st Brent Baker

2nd Byron Raynie

The motion was passed unanimously.

Pace of Play Policy (Tab 7)

Deferred until the November Board Workshop and/or Meeting.

Space for Theatre Club Set Construction (Tab 8)

The motion was made to send the proposal of providing onsite, external and temporary space at the Oaks for Theatre Club usage to build sets to the Property & Grounds Committee for their review and formal proposal to the Board.

1st Brent Baker

2nd Shannon Barksdale

The motion was passed unanimously.

Legacy Hills Greens Renovations (Tab 9)

Motion was made to approve the replacement of the Legacy Hills Golf Course greens as presented.

1st Brent Baker
2nd Stan Willbanks

The motion was amended to approve the Golf Committee's request of their proposal to study the cost replacing the greens at Legacy Hills Golf Course.

1st Brent Baker
2nd Stan Willbanks

The motion was unanimously.

No action was taken on the original motion.

Adjournment

The motion was made to adjourn the Board Meeting at 9:56 a.m.

1st Stan Willbanks
2nd Byron Raynie

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 November 20, 2008. The Board Workshops will be held on October 8, 2008 and November 9, 2008 in the Social Center Ballroom at 1:00 p.m.

Presented by Secretary, _____

Approved this _____ day of _____, 2008

Brent Baker, President