

**BOARD OF DIRECTORS MEETING**

**Monday, March 17, 2014 @ 1:00 PM**

**Minutes**

Attendees: Bill Hansen, President  
Merlyn Carlson, Vice President  
Mike Trent, Secretary  
Susan Lewis, Treasurer

Dave Poling  
Al Gervenack  
Bob Gooltz  
Jim Swanson

Connie Scott, Executive Director

- |   |               |              |
|---|---------------|--------------|
| 1. Call to order, pledge to flag                        |               | Bill Hansen  |
| 2. Establish a quorum                                   |               | Bill Hansen  |
| 3. Welcome to PORA members, guests, and press           |               | Bill Hansen  |
| 4. Memoriam on past president, Phil Garner              |               | Bill Hansen  |
| 5. Minutes of February 18, 2014, were approved          |               | Bill Hansen  |
| 6. PORA membership July 31, 2013-                       | 12,231        |              |
| PORA membership for February 28, 2014 -                 | <u>12,177</u> |              |
| PORA membership in fiscal year - net loss               | (54)          |              |
| PORA membership one year ago February 28, 2013 -        | <u>12,069</u> |              |
| PORA membership one year ago – net gain                 | 108           |              |
| 7. Presidents report – no report                        |               | Bill Hansen  |
| 8. Executive Director's report – <b>report attached</b> |               | Connie Scott |

**A11 Other Activity**

9. Financial reports: **Report attached** Susan Lewis

**Motion by Merlyn Carlson:** to approve the Financial Report was seconded and passed unanimously.

**STANDING COMMITTEE REPORTS**

- |   |                |
|---|----------------|
| 10. <u>Bingo</u> - report attached                              | Mike Trent     |
| 11. <u>Governmental Affairs/Utility Rates</u> - report attached | Bill Hansen    |
| 12. <u>PORA Adult Learning</u> – report attached                | Dave Poling    |
| 13. <u>Luke Air Force Base</u> - report attached                | Mike Trent     |
| 14. <u>Marketing</u> – no report                                | Bob Gooltz     |
| 15. <u>Membership – Interim</u> - report attached               | Bill Hansen    |
| 16. <u>Northwest Valley Liaison</u> - report attached           | Al Gervenack   |
| 17. <u>Transportation &amp; Water</u> - report attached         | Merlyn Carlson |

NEW BUSINESS

18. Report on major change in 53 acre project: Bill Hansen
- a. Delay might encourage pursuit of federal low income, high density housing
  - b. Specific water problems PORA must resolve with EPCOR
    - a) Water pressure in parts of NW Quadrant at only 50-60% of average water pressure-disservice to these customers. What and when will EPCOR resolve this?
    - b) Will additional homes in 53 acres impact Sun City West existing pressure? (Assuming 150 homes?)
    - c) Long term, will additional 53 acres seriously impact our water supply?

19. Bell/ Grand Traffic Bridge project and potential detour route was discussed and tabled at this time. Bill Hansen

20. Status of M.O.U. on CC&R presented by PORA president/vice-President to the Rec. Centers Governing Board on February 18, 2014. Bill Hansen

**Motion** by Merlyn Carlson: PORA to ask the Rec Centers Governing Board to proceed with all due diligences in responding to our CC&R proposal of February 18, 2014, was seconded and passed unanimously.

21. PORA's position on lowering age overlay to 45. Bill Hansen
- Among issues being considered by the Rec Board Election Campaign and the Recreation Centers Long Range Planning Committee is the concept of lowering the overlay age to 45. During the election campaign it was generally concluded that the change would precipitate an increased demand for types of recreational activities while changing the homogeneous nature of our community. Following discussion, a motion was made by Susan Lewis, seconded by Bob Gooltz, that PORA continue to support its original position that the age overlay limit remain at age 55.

Two Directors expressed a concern that further information was needed and that perhaps the other two issues, Consolidation of CC&Rs, and Roof Top Assessment be considered by representatives of both boards.

Absent a "Call for the Question" on the original motion, and the intent to offer a substitute motion, the chair was obligated to rule that a substitute motion could be offered. At that point Jim Swanson moved, Dave Poling seconded, "To encourage the presidents and vice presidents of the two associations, together with two or four other board members, to sit down and try to thrash out these three issues that seem to overwhelm us", was seconded and passed unanimously.

22. Consensus on SB1062, Sunday, February 24<sup>th</sup>. The Arizona Republic had eight articles on its latest poll that shows 66% / 22% support for Governor Brewer's veto. Bill Hansen

23. Proposed bylaw change

Bill Hansen

Re: Requirements for election or appointment to PORA Board

(1) Amend ARTICLE III., SECTION 4- ELIGIBILITY by striking in line 27 & 28...~~"or appointment to"~~ and in line 28 & 29 striking...~~"in accordance with ARTICLE IV, SECTION 6 OF THESE BYLAWS"~~, and inserting in lieu thereof, "subject to the following exceptions":

1. A person who is serving in another publicly elective position, board, or office under a public jurisdiction.
2. A person who is a candidate for any other publicly elected board at the time of the pending PORA election.

(2) Amend ARTICLE III, SECTION 4- ELIGIBILITY, under SECTION B, by striking in line 31 "B" and inserting in lieu thereof "C" and renumbering that section following the new section "B" which reads as follows: "B. The prospective appointee shall meet the identical prerequisites established in ARTICLE III, SECTION 4- ELIGIBILITY, SECTION A, #1 & 2."

**Motion by:** David Poling to adopt the By-Law amendment was seconded and passed unanimously.

24. Discuss Business and Professional partnership with local vendors

Jim Swanson

Discuss Executive Director accumulated 66 days of unused vacation time from March 2010 to March 2014.

Susan Lewis

**Motion by:** Merlyn Carlson: to pay Connie Scott for 40 days of unused vacation she has accumulated for 2010 to 2013, was seconded and passed unanimously.

25. Discuss brochures for the electronic/shredding event.

Jim Swanson

26. Discuss selling PORA hats and visors for five dollars each.

Connie Scott

27. Discuss the Farmers Market.

Connie Scott

28. Next meeting April 21, 2014.

29. Comments from Board of Directors.

30. Comments from PORA members, press or visitors.

31. Adjournment at 3:15 p.m.

**Executive Session immediately following the regular board meeting to discuss Executive Directors' salary.**

By: Mike Trent  
Mike Trent, Secretary

Date: 4/21/14

PORA wishes to express its profound sympathy to the families of two former devoted servants of this organization, Phil Garner was President of PORA back in 1999 & 2000, while Chuck Reot filled a vacancy in Sept. of 2012 and served through 2014.

My remarks will be directed toward Phil Garner's two terms as President back in 1999 & 2000, which was the year I first acquired property in SCWest, but I did not know Phil personally. Ironically, my remarks are based on the PORA Roadrunner 8 page monthly bulletin which my Realtor gave to me upon the purchase of our home in SCWest.

We pay special tribute to Phil's service because it was at a trying for PORA as just a decade earlier, they had lost 4,000 members due to an unfortunate support of the Incorporation issue. But Phil & his PORA Board were struggling to maintain membership @ 16,000, while holding per person membership fees @ \$6.00.

Significant effort went into the early days of planning the El Mirage Road's new expansion. PORA was in the fore on pushing for its placement 600 east of the present alignment and gathered over 3,469 petitions supporting that position, with Phil submitting them to then Supervisor Brewer. She then managed the successful fight for the modern 4 lanes we know today on the eastern alignment. The noise abatement factor has become even more significant today with increased traffic on that route.

Also of special significance was the push PORA gave Del Webb Corporation whose interest in developing Corta Bella was wanning. Only 2 year prior PORA had joined with another SCW group in opposing high density, low income housing in that area, forcing Continental Homes to abandon the project. But with PORA push, Del Webb finally agreed to move forward with the Corta Belle you see today.

Phil & Randy Fuller were also involved on the early planning on the Fitzpatrick Ranch land as a part of SCWest. It involved complex coordination with the Rec Board on sometime contentious terms.

This, but a fraction of what Phil did, but at least for some of his efforts there are living monuments of the success of his devoted efforts. It proves once more that one person can make a difference and Phil did. He was truly a devoted public servant, who was committed to improving

the services and benefits PORA could bring to the residents of SCWest. May his high level of commitment frame for us today an example for us to follow in his foot steps so that we will diligently devote his high level of commitment to public service as he did in his former role in PORA as a Director and President. Likewise, may his wife and family know how PORA views Phil as one of its exemplary leaders.

Executive Director's Report March, 2014

Administration

- The Vendor Expo was a huge success, in spite of the rain. Approximately 800 to 900 people attended the Expo. Our table recruited fifteen new members and seven renewal members. The income from the event was \$17,657. The expenses are currently being calculated by Marketing. We should have a response from the vendor survey by our next scheduled Blueprint meeting. The Rec. Centers alerted us of tape damage to the sealer on the wood floor of the Social Hall. This floor is being rescreened and resealed this summer so we are all lucky in that regard. We used the same tape as last year, but this year we used a floor roller to apply the tape. We are unsure if that would have caused the damage.
- The Farmers Market was not well attended by vendors. We have placed this issue on the agenda for discussion. We did recruit six new members and two renewal members.
- We received the first installment of \$5,740.00 for the Sun City West phone book. Another \$5,740.00 is due at the end of this month and also at the end of April.
- The Legislative Forum went well. All representatives attended except for Senator Burges; she was ill. There will be a Legislative Forum in Sun City on March 28<sup>th</sup> sponsored by SCHOA.
- Joe Ducey, from Channel 15 News visited Consumer Services to interview Janie Fallon and a volunteer. His questions were in regard to scams. He wanted to know the means by which Consumer Services heard about and how they handled scams. Joe told Janie that he would notify us when the segment is aired.
- We received the new Sun Cities map for distribution. We should receive a check for the maps within the next couple of months from Marcoa Publishing.
- We are experiencing a problem with losing the Wi-Fi in our classrooms. George Hoover and Lynn Greene are gathering the information needed to resolve the problem, if it can be resolved with little expense. There are various reasons why the loss of the Wi-Fi is occurring: The residential router that was installed in the rear area of the building and the capacity of students using the Wi-Fi. We are consulting with an outside firm to get recommendations. I should have a report at our next Blueprint meeting.

CC&Rs

- The CC&R Department is swamped with weed complaints. They received 116 new issues for February; compared to 56 new issues last month.
- The department made 161 field visits in February.

Membership

- Front office had 1,607 calls and walk-ins in February. In this fiscal period, 10,498 people have visited PORA, excluding classes and the Visitors Center.
- We received \$809.00 in donations for the month of February.
- The responsibility of adding or deleting residents to the Sun City West phone book is done by volunteers in the front office. We have forms to fill out if a resident would like to be added or deleted to next year's book.

### **Consumer Services**

- Consumer Services logged 1,033 calls and walk-ins in February.
- The department received 30 compliments on vendors and has no unresolved complaints.
- A volunteer in Consumer Services thumbed through the 2014 Sun City West phone book to verify that a vendor advertising that they were “listed with PORA”, was actually listed. There were approximately 15 vendors that were not listed with PORA, but their advertisement displayed that they were. We gave the list to Todd Brown of Sun Cities Publishing. Todd will contact those vendors and bring the advertisement to their attention.

### **Visitors Center**

- There were 1,615 visitors through the Visitors Center in February; 524 were from out of state.
- 93 Homes were sold in February.
- Robbie Combes and Coleen Coble set up a table at a Boomers annual meeting, on February 12<sup>th</sup>, to share PORA and Adult Learning information.
- To-date the income collected for the realtor room rental is \$6,830.

### **Marketing**

- The Marketing Department sent a survey to the vendors, via email, to get feed-back on their participation and their evaluation of the event.
- The department income through February, 2014, was \$103,854. Last year the total income for the same time period was \$73,197. These figures do not include the Adult Learning Catalog or Vendor Expo incomes.

### **PORA Adult Learning**

- See attached report by Coleen Coble and Tamie Jones.
- A full report will be given by Director Poling.

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PORA Financials  
February 2014

The numbers below reflect year to date totals from July 1 – February 28, 2014. Below is a snapshot of the *top* sources of income, total expense and net income vs. 2014 numbers.

<u>Source</u>	<u>2014 Actual Income</u>	<u>2013 Actual Income</u>	<u>% Increase/Decrease</u>
<i>Revenue:</i>			
Bingo	\$152,303	\$159,132	- 4.3%
Membership	\$ 95,046	\$ 91,879	+ 3.5%
Business Services	\$ 75,746	\$ 62,520	+21.2%
Adult Learning	\$ 33,345	\$ 24,814	+34.4%
Total Revenue	\$444,267	\$486,071	- 8.6%

The Total Revenue reflects the revenue stream from all sources. Above are the top 4 sources only. The negative variance reflected above is a direct result of losing the phone book income of \$62,500; that being said, PORA is having a good year in Membership, Business Services and Adult Learning.

	<u>2014 Actual Expense</u>	<u>2013 Actual Expense</u>	<u>% Increase/Decrease</u>
Total Expense	\$406,694	\$386,500	+ 5.2%
Net Income	\$37,573	\$99,570	

YTD numbers reflect PORA is operating within the planned budget with a positive variance in income of \$18,935 and under expense budget by \$32,066.

Cash Assets:

BMO Harris Operating Account	\$ 69,926.85	
BMO Harris Money Market Sav's	54,153.62	
Mutual of Omaha Sav's	35,230.73	
BMO Harris CD's (3)	142,041.90	
US Bank CD	30,180.10	
Mutual of Omaha CD	88,574.51	
BMO Harris Bingo Account	23,203.96	
Mutual of Omaha CD's (2)	100,000.00	
Total Cash Assets	\$ 543,311.67	2012 Cash Assets \$ 516,244.00



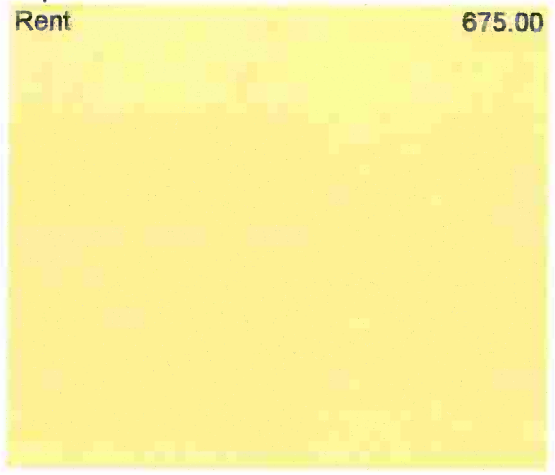
#9

### Bingo Report February-14

Number of Weeks Played 3  
Number of Players 1178 Avg: ~ 393  
**Total in Checking Account as of: 1/31/2014 \$ 18,414.96**

**Income: 16698.00**  
Total Card Sales 16530.00  
Total Supply Sales 168.00

**Expenses: 11909.00**  
Total Prizes Awarded 10504.00  
Inducements Paid Out 730.00  
Other Expenses  
Rent 675.00



**Total in Checking Account as of: 2/28/2014 \$23,203.96**

Respectfully Submitted,

Mike Trent, Director  
Bingo Proceeds Coordinator

GOVERNMENTAL AFFAIRS REPORT

Item # 10

The traditional Legislative Public Forum was held at PORA Headquarters on Friday, February 28, 2014. While a respectable crowd was present, probably 50 to 60, our hopes for an overflow-crowd were dashed-no matter that Sun City has trouble drawing a dozen.

All Legislators were present except Sen. Burges. Each made their traditional 5 minute pitch on their concerns but the issue which really caught fire was a bill associated with the local Fire Dept, H.B. # 2152 by Farnsworth. It zero's in on the attempt by the SCW Fire District to annex the Island Peoria, totally surrounded by the City of Peoria.

Under cuurent law, SCW Fire District must only gain the petition approval of 51% in the proposed area they are attempting to grab, and then it becomes reality. This bill would qualify that process by requiring a city proving the fire & emergency services presently to consent to the annexation.

That gets right at the heart of the question because SCW Fire District would not provide any services under the present "Call" arrangement but take the taxable base of the Peoria Island for its fiscal benefit. However, to avoid the restriction of this bill-which hasn't passed yet, SCWest District is working through some approach to annex small parcels of the Island area wherever they can get a 51 % signature approval. Highly questionable practice which is bringing contempt on our district as a result of this questionable practice.

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Sen. Murphy was the only legislator who expressed opposition to the Farnsworth bill while Rep. Gray professed strong support for it.

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It was rewarding to hear Rep. Lovas propose his legislation that would allow terminally ill patient to use unapproved drugs. Disappointing that S.B. 1467, prohibiting a tax on leased Solar Equipment is stalled but so is H.B. 2595 that proposes to tax them.

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SHOA will conduct their public Forum at their building on Fri. 3/28 @ 9am. in Sun City.

**PORA Adult Learning Board Report**

Through March 14, 2014 Adult Learning has rung up several records. Our unaudited results reflect 675 students enrolled. They have signed up for a total of 1232 classes and accounted for \$19,200.

In 2013 we achieved. Below you will see the progress made since 2011 Spring Semester. We have almost completed our course roster for our summer sessions and will be printing our flyer very soon. We will be offering approximately 35 courses, a nearly 100% increase over last summer.

Dave Poling

<u>YEAR</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
<u>STUDENTS</u>	<u>210</u>	327	420	675
<u>CLASSES</u>	<u>309</u>	<u>812</u>	1,100	1,232
<u>REVENUE</u>	<u>4,300</u>	<u>10,863</u>	<u>13,215</u>	<u>19,200</u>
<u># COURSES OFFERED</u>	<u>23</u>	<u>62</u>	<u>86</u>	<u>117</u>

March 17, 2014

## Luke Air Force Base Report

I attended two F-35 related events at Luke AFB last week. The first was on Monday to watch the arrival of the first F-35 assigned to Luke - picture attached that I got from an Air Force Association e-newsletter.

The second event was on Friday to attend the F-35 Unveiling Ceremony that was held in a flight line hanger. The Ceremony was very well done in a true military manner. The hanger was full of a variety of military and civilian people for the hour long event. The F-35 was parked to the rear of a stage area and seating was provided for all attendees. There were several speakers - Brigadier Rothstein (56 Wing Commander) was first and Governor Brewer was last. All speakers were very positive with their remarks in regard to the future of the F-35 and Luke AFB..

Mike Trent

MEMBERSHIP REPORT #14

The 2/'14 membership stats reveal the following numbers:

REGULAR MEMBERS

Only 82.7% of the member notices renewed  
Created a loss of 2,094  
New member gain nearly off set it @ 1,956  
Reducing Net Members (Regular) by 138 or 1.1%  
Leaving Regular Membership @ 11,940, down from 12,078

ASSOCIATE MEMBERS

Only 66.8% of billed renewed  
Creating a loss of 62 associate members  
Offset by New Associate Members of 112  
Resulting in a Net GAIN of 64  
Places Associate Membership @ 237, up from 187

COMBINED MEMBERSHIP

Slid from 12,265 to 12,177  
Or<loss>of 74 total members, or a decline of (.6%)

I held an extensive discussion with our I.T. Staffer, Lynn. He is about 99% complete in transposing numbers from Colby onto PORA format. Once this is complete, Lynn, Connie, Linda & I will convene to assess the statistical foundation for our PORA Membership Program. Lynn continues to feel that there are serious flaws in the Colby program which do not give us an accurate picture of where we're winning or losing on the membership program. For instance, late renewals are interrupted as "New" members. This skeweres the attempted analysis to the otherwise invaluable foundation that statistic provides for programing decisions.

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In-Progress

I. Analyze Existing Membership Program

A. Any smart/successful business-person knows your Accounting Program has two fundamental purposes;

1. to accurately report-Expenses so you can control them  
to accurately report-Income so you can determine its origin  
from this data you make judgments
2. to evaluate your marketing strategy, its strength & weakness

B. Overhaul the renewal system for Higher Net returns

1. revise material in renewal notices
  - drop rate in '09 & '10 @ 20-21%
  - drop rate in '11 @ 12%
  - Slipping drop rate in '12 @ 15.6%
  - '13 @ 16.1%
  - '14 @ 17.3% thus far
2. revise process for Internal Volunteer Processing
  - a. record actual numbers @ each reason
  - b. review 90-150 day overdue process?

To: President Hanson

cc: PORA Board Members

Subject: Monthly Report

Date: 03.17.14

Please accept the following summary of activities and updates for the month of February/March.

- TORCH Alumni Action Group, February 18, 2014
  - Attended as panel member with President Hanson and VP Carlson
    - My comments are available should you care to review.
- Attended Rec. Center regular Governing Board Meeting, February 27, 2014
  - 53 acre task force
    - Kay Williams, Marion Mosley, Jim Young, 2 members owners
  - I have handouts should you care to review.
- PORA Expo March 1, 2014
  - Worked to PORA table at the entrance to the Expo
- Volunteer award luncheon, March 14, 2014
  - My prize ticket was drawn, I ask for another ticket to be drawn for prize to go to one of our volunteers.
- Continue to monitor Solar legislation
  - Committee on Elections
    - HB2407, (SB1467 & HB2595) Hearing, March 18, 2014
      - Property tax on leased roof top systems
- 35<sup>th</sup> anniversary of the Sheriff's Posse of Sun City West
  - Plan to attend and represent PORA, March 29<sup>th</sup>, 2014, 10 to 2
- Notified the SB1334 is reconsidered after failing 02.27.14
  - unknown hearing date

Answer questions

#16

PORA Roads, Safety & Traffic Committee

Report for PORA Board Meeting March 17, 2014

- Slurry Project on selected streets now completed
- ADOT reported work will begin on Loop 303 from Grand to Happy Valley Rd. this year
  - Also reported work will begin on interchanges located at Grand and El Mirage
  - Assembling of noise readings now in progress which will allow work to begin on Sound wall this year as well.
- ADOT also reported the Grand & Bell Road modification still in study phase.
- Concern expressed of the difficulty of MCSO deputies finding time to police SCW traffic.
- Grants have been applied to provide an electronic speed monitor/monitors to be used in SCW
- MCDOT will conduct traffic signal study of Heritage Dr. & 151<sup>st</sup> Ave and a study for stop sign on 147<sup>th</sup> & Greystone Drive.

PORA Water Committee

Report for PORA Board Meeting March 17, 2014

- Continued updating AMR automatic meter replacement program
- Continued updating main line by replacing butterfly valves with gate valves
- SCW not involved in a multi-district rate increase for water and/or waste
- EPCOR cannot provide answers to water availability and pressure needs on proposed 53 acres located end of Deer Valley Rd. , until a developer submits engineer plans. However first an affirmative referendum must be ratified by the residents of SCW which will outline density, CC&R's & age overlay.
- Discussed several issue's regarding state requirements: First, a developer must show 100 years assured water supply and second must provide for ground water recharge equivalent to water withdrawal.