

**BOARD OF DIRECTOR'S MEETING**

**MAY 12, 2008 – 1:00PM**

**MINUTES**

Present: Larry Woods – President Lu Gay  
Chuck Ullman – Vice-President Dr. Al Godley  
Dusty Bowenkamp – Secretary Bill Hafeman  
Lou Annacone – Treasurer Pat Leopard  
Dean Bauer Gene Whitaker  
Dianne Wilson

Mary R. Fullerton – Executive Director

Absent: Dusty Bowenkamp

1. Meeting called to order at 1pm. Pledge of Allegiance given. Larry Woods
2. Roll call and declaration of quorum. Larry Woods
3. Welcome to resident, guests and press. Larry Woods
4. Minutes of March 10, 2008 approved with no corrections. Larry Woods

5. **President's Report** Larry Woods

Workshop portfolios issued: By-Laws, Lu Gay; Government Affairs, Bill Hafeman; Planning & Zoning, Bill Hafeman; Community Standards, Chuck Ullman; Community Relations, Pat Leopard; Membership, Lou Annacone; Health & Environment, Al Godley; Conservation, Gene Whitaker.

Issues have been cleared to make the Quiet Zone a reality. There is still construction to be done. This was not a PORA project, however, PORA assisted with the gathering of funds. The project was started by a group of residents from Sun City Grand. It should be noted that Gary Bozak, a Sun City West resident was instrumental in the project completion.

6. **Executive Director's Report** Mary Fullerton

Office Redesign: Grand Building is submitting the permit and we continue to work with them regarding cabinets, colors and final design.

Outsourcing of the accounting functions to Colby Management has begun - Accounts Payable/Accounts Receivable, Membership accounting and Payroll.

Training of two new Marketing Coordinators has begun with the immediate goal of compiling a single list of business advertisers to facilitate single renewal notices.

Consumer Services had 903 Calls and Walk-ins; 16 New Listings; 833 Number of Vendors.

Visitor Center counts for April: Local 673; In-state 113; Out-of-State 310, Foreign 77.

Visitors Center Coordinator met with Ginger Welch and Howard Allnut of the Sun City West Golf Council to discuss how PORA can help to promote golf in Sun City West. The result is a kiosk devoted to golf.

Newcomers Orientation, April 17th, at Rec Center: PORA representatives attending: Judi Sama, Lou Annacone, Gene Whitaker and Mary Fullerton. One of our better efforts with a great display.

Visitors Center Lunch ‘n Learn on April 24, was a huge success with Judi doing a fantastic job engaging the volunteers in a question and answer presentation for which they received a token gift for each correct answer. All questions involved what the volunteers need to know to successfully inform visitors about Sun City West and the Valley in general.

A 3-minute virtual tour from Rec Center website is available for viewing via the large screen TV in Visitors Center.

Visitors Center summer hours in effect: Closed Sundays until October 1, 2008.

7. **Financial Report**

**Lou Annacone**

After a long search the decision was made to hire Colby Management – an accounting firm. A formal financial report is postponed this month due to transition timing. Future financial information will be included in Board report the month following.

8. **Bingo**

**Mary Fullerton**

April numbers up from March, but continue slightly weaker than same period last year - possibly due to the economy. We need to continue advertising in PORA newsletter to keep the numbers up.

9. **Membership & Marketing**

**Lou Annacone**

Continue with 60% of SCW households as PORA members. Diamondback discount program (PORA Partners for Fun) very successful. Two new Marketing Coordinators (MC's) in training. You will see a change in your invoicing for the month of June with your annual membership return address. The

return address will be PORA, c/o Colby Mgmt and their address. PORA staff is still able to process payment by cash, check, or credit card when paying in person at office. This change was effective May 1, 2008.

10. **Government Affairs**

**Bill Hafeman**

HB 2156, the Railroad Projects Review Bill, passed in the House on 3-24-08, and the Senate on 4-29-08, now awaiting action by Governor.

Jack Lunsford, CEO of Westmarc, said the governor wants an initiative for a 1% sales tax increase to raise 41.5 billion dollars for transportation needs. Time is of the essence for its promulgation as a Concurrent Resolution needs to be drafted and passed before end of Legislative Session or by July 3<sup>rd</sup> if it's a Citizens Initiative.

Spoke to Representative Tom Boone, House Majority Leader about HB 2220, State Equalization Property Tax Repeal. I suggested a Legislative Concurrent Resolution to repeal the State Property Tax, which he said he would look into.

11. **Planning & Zoning**

**Bill Hafeman**

Granite Crest Homes has completed homes in Phase I. There are still spec homes in Phase II and Phase III with a program offering upgrades. Development is 82.3% sold out.

Ground preparation has begun at 14420 Granite Valley Drive for two story, 40,000 sq. ft. office building. The building will be leased to an Ambulatory Surgery Center and an Orthopedic Medical Center.

Planning & Zoning is not involved in weed violations on residential lots (which is under jurisdiction of CC&R enforcement), but PORA does notify owners of commercial properties not properly maintained. Non-Compliance by a commercial owner can be remedied only through Maricopa County, as PORA has no jurisdiction over commercial properties.

12. **Health & Environment**

**Al Godley**

HB2809 was withdrawn for lack of support. This bill would have removed cost as a factor in the process of changing limits on pollutants.

The Joint Environmental Task Force (Sun City and Sun City West) discussed efforts in passing HB 2156: seeking help from Trent Franks office; cancer rate vs. exposure time, etc. The committee believes a lobbyist would help in their efforts.

There were 60,000 cases of Valley Fever reported for the State of Arizona in January and February. A

full report is in the front office.

13. **Traffic & Safety & Roads**  
No written report available.

14. **Water**  
No written report available.

15. **Community Standards (formerly CC&R's)** **Chuck Ullman**

Total complaints/plan reviews for last month: 119. Completed complaints/Plan reviews: 82. Open complaints: 37.

16. **Lifelong Learning** **Chuck Ullman**

Fall Semester is being compiled. The schedule and books will be out in August. Classes will start in October.

17. **Recycling** **Gene Whitaker**

A second e-mail survey concentrating on curbside pick-up is being analyzed, and results should be available within two weeks.

Currently the Kiwanis and Lions Clubs of Sun City West receive revenues from drop-off recycling, which is used for their charities. These clubs are concerned about losing revenue with curb side pick-up. It was emphasized that curb side pick-up is still in the study stage. It was decided that all involved parties should meet in October to determine status of the feasibility of a curbside recycling in Sun City West.

18. **New Business**

MOTION: Lou Annacone made the motion to ratify the Unanimous Written Consent whereby the Board approved the hiring of Colby Management to handle all of PORA's accounting off-site, which became effective April 1, 2008. The motion was seconded by Al Godley and passed unanimously 10/0.

MOTION: Chuck Ullman made a motion to approve the expenditures and donations for the front office redesign up to \$35,000. The motion was seconded by Lou Annacone and passed unanimously 10/0.

19. Next PORA Board of Director's Meeting – June 9<sup>th</sup>, 2008 – 1 PM  
20. Adjournment at 2:00pm.