

BOARD OF DIRECTOR'S MEETING
TOWN HALL MEETING
FEBRUARY 11, 2008 – 1:10 PM
MINUTES

Present:

Directors	Larry Woods – President	Dean Bauer – Public Relations
	Chuck Ullman – Vice-President	Dusty Bowenkamp – Visitors/Bingo
	Bill Hafeman – Secretary	Dr. Al Godley – Health & Environment
	Bruce Posey – Treasurer	Bob Jones – Traffic, Safety, Roads & Water
	Lou Annacone – Marketing	Dianne Wilson – Consumer Services

Mary R. Fullerton – Executive Director

Lu Gay - Parliamentarian

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| 1. Meeting called to order at 1:10 PM and a Pledge of Allegiance was given | Larry Woods |
| 2. Roll Call and Declaration of Quorum | Bill Hafeman |
| 3. Welcome to residents, guests and press | Larry Woods |
| 4. Correction of minutes of January 14, 2008 – no corrections | Bill Hafeman |

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

- a. Larry reviewed the many things we do at PORA. He spoke about getting all the facts in a case before we can take a position on the issue.
 - b. The Hazardous Waste Collection was very successful. There were 930 cars in line.
 - c. Emergency planning was very popular a few years ago and we are revisiting this issue to keep SCW safe.
 - d. Larry asked the Directors to give their year-end reports.*
- *All reports are available in PORA's front office.

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

Visitors Center

- a. Judi Sama was hired on August 07. She organized and categorized all materials
- b. A flat screen TV has been installed and the SCW Video is now on DVD. A computer has been installed for Volunteers and visitors to look up travel and entertainment.
- c. Things for the future are an updated DVD and postcards that promote SCW.

Consumer Services

Barbara Ashly and Connie Scott were hired at the end of Summer, 2007 and they have been updating the computerized contractor files. This cleanup took almost 6 months. In the future we are looking to obtain flat screen monitors and a new printer for Consumers.

Administration

- a. New phone system purchased in the spring of 2007

- b. The payroll process was outsourced last summer. Quick Books software is being used for payables/receivables.
- c. TOPS software, proved inadequate for our needs so we continue to research software and methods to improve this function to make it more efficient.
- d. We are improving accounting controls and have centralized Petty Cash and improved the approval process for accounts payable.
- e. An "Office Redesign" committee has been formed and we look forward to remodeling the front office at PORA for better efficiency. Interiors by Thomas has offered to donate labor for painting and Grand Builders has offered to donate manpower for the installation. Donations for the cost of the material will be greatly appreciated.
- f. Lunch 'n Learn will be held for Consumer Services volunteers on February 14, 2008.
- g. We will hold a Lunch 'n Learn for Membership volunteers in March 2008.

7. **Marketing**

Lou Annacone

PORA's residential, business/professional and Consumer Services and Visitors Center listings all showed healthy gains. In the Fall we launched a redesigned Business and Profession Consumer Services and VC Program that enjoys excellent results. We continue to provide value in PORA Membership through community leadership, services to members, merchants and fun program discounts.

8. **Financial Report**

Bruce Posey

See Financial Report in Pora's front office.

Bingo Report

Dusty Bowenkamp

The report for 2007 is as follows: 50 weeks played

- 1. number of players, 17,809,
- 2. incomes from all sales, \$246,105.00,
- 3. Prizes and Inducements, \$184,077.00,
- 4. Charitable Grants, \$19,500.00,
- 5. Contributions to PORA Expenses, \$10,669.00.

Bingo Operating Expenses: 4 weeks played in January, 2008.

- 1. number of players, 1613,
- 2. total card sales, \$26526.00,
- 3. total supply sales, \$167.00,
- 4. total prizes awarded, \$16,012.00,
- 5. Inducements paid out, \$1,000.00.
- 6. Total in checking account as of 1/28/08, \$10,148.00.

January was a very successful month. We are expecting a large bill in early February for supplies ordered at the end of January.

9. **Governmental Affairs**

Bill Hafeman

The Joint Government Affairs Committee with Sun City was instrumental in getting HB 2626 passed. This bill increases the area where a community member of the Mining District Recommendation Board could reside. Now they can reside within 3 miles instead of the previous one mile, and previously membership was for homeowners only.

The Joint Government Affairs Committee meets annually at a breakfast with Senators

and Representatives from Districts Four and Nine to present Legislation that will be requested for the pending session.

In April 2007, the Joint Committee Chairmen, Ben Roloff from Sun City and I testified at a hearing on SB 1360. The bill passed the Senate 27-1. This bill would have nullified our CC&Rs restricting parking in our residential areas. Our objections to this bill were heard and the bill was defeated 5-4. This bill has been reintroduced in 2008. The first committee the bill is assigned to is Senator Harpers' Governmental Committee. Senator Harper has told me that he does not intend to hear the bill.

If you are in favor of a tax roll back, sign the Initiatives on the counter of PORA's front office.

10. **Planning and Zoning**

Bill Hafeman

Several noteworthy events in 2007: PORA and the SCW Rec Centers reviewed the auction of 53.7 acres contiguous to SCW with County officials. There were no bidders. The price was too high. PORA will represent SCW if and when the acreage is developed.

In February, 2007, The Ryerson Corporation notified PORA that they sold all of their holdings in SCW.

New Dawn Assisted Living responded to my July, 2007 request for an update on their construction on the Northwest corner of Stardust Blvd and Beardsley. *New Dawn* has postponed the construction to the beginning of the third quarter of 2008.

In November of 2007, it was learned that Peoria wanted to amend their General Planning Use Map to include 318 acres on the North side of Deer Valley Rd. They would designate 178 acres as Regional Commercial. I formulated a petition and it went to the Peoria Planning & Zoning Commission and then to the City Council. They unanimously approved our zoning change request to designate 80 acres contiguous to SCW and Corte Bella as Medium Density Residential and not Regional Commercial.

Planning and Zoning most recent event is the erection of the first billboard sign in our community. We have had several resident meetings to address this unwelcome development. PORA has been cautioned by their legal counsel not to promote picketing and boycotting of Dr. Justo or the Billboard advertisers. However, PORA's restrictions are not applicable to residents whose right to picket and promote boycotting are protected by the Bill of Rights. PORA is actively pursuing enactment of legislation to restrict signage in age restricted communities for the future.

11. **Health and Environment**

Dr. Al Godley

A bill is being drafted to empower the state to have more stringent standards than the EPA's for environmental pollution. Discussions continue to authorize an

epidemiological investigation by the Dept of Health of the 3 fold increase of Valley Fever in the SC & SCW zip codes and the repetitive spikes of the Pm10 monitors in the valley at 6:00 am and 10 PM.

There is much opposition to the proposed SFBNRR distribution center in Wittman, AZ because of the increase of Traffic and anticipated increase in environmental pollution.

Collection of Hazardous waste was completed in SCW on Saturday, February 9, 2008. It is planned to have this event repeated annually.

The Environmental & Health Committee also plans to promote curbside recycling.

12. **Traffic, Roads and Safety Committee Report** Bob Jones
Many activities discussed, including parking sign installations, striping, discussion of traffic stop lights, schedules of work to be done. Most maintenance projects will be delayed due to county budget restrictions. A list of projects to be available in 2 months.

13. **Water Committee Report** Bob Jones
Tom Cook made a presentation into his investigation on the use of artificial grass in SCW especially as it applies to Condos. It is estimated that our 70 condo associations use 50 million gallons of water/year. 75% is used for lawns. He cited reasons for conversion and recommendations for cost cutting. Estimated cost per conversion per condo is \$7,333. Financing is a major dilemma. He presented some areas of possible assistance. Jack Kurrle reported on fugitive water. He places a written notice at residences where he also marks the site with a leak flag.

The Insurance that is offered by sister company of Arizona-American Water Co. for water line protection came up again. The average cost to repair a water line that would be covered by this insurance is probably around \$1,300.

14. **CC&R'S** Chuck Ullman

A summary of the CC& R activity for 2007 is that a total of 650 complaints were filed. Sixteen (16) carried over to 2008 and one case was referred to legal counsel and this case was filed with the court. This case was settled in favor of PORA prior to the hearing. A second case was referred to legal counsel and indications show that this case will also be settled prior to the court filing.

Walls & Fences are the most prevalent violations in SCW.

January, 2008 there has been a total of 73 complaints and plan reviews. Field visits to residences- 103, homeowners visits to office – 47, phone discussions – 73. Typical complaints- parking, landscaping and wall.

15. **Lifelong Learning** Chuck Ullman

PORA Lifelong Learning started with the Fall 2004 session having 4 classes and 93 participants.

2007 – Spring session had 26 classes with 227 participants
2007 – Fall session had 40 classes with 249 participants
Registration is now in progress for the Spring 2008 session

16. **Consumer Services**

Dianne Wilson

End of Year report – 2007

Calls & Walk-ins SCW-7454, SCG- 1644, CB 123, Other 135 Total 9356

New Listings-326

Compliments – 226

Complaints- 76

Vendors deleted – 797

Number of vendors listed – 910

Categories of records of vendors – 2431

2008

Calls & Walk-ins SCW-766, SCG 181, CB-16 Other 24 Total: 987

New Listings – 18

Compliments – 17

Complaints – 4

Vendors deleted – 65

Vendors re-instated – 5

Number of vendors listed – 895

Categories of records of vendors – 2420

17. **Visitors Center**

Dusty Bowenkamp

In January the number of Visitors and volunteers increased over 50%. They held an Author Signing in January. They are working on a regular schedule for volunteers so the Visitors Center can achieve and maintain some consistency.

The Center mailed out over 233 packets as a result of requests and they showed the DVD over 50 times. They are having printed some postcards with the Visitors Center's new photos. The cost is \$.0475 each. They invite the visitors to fill one out and the Visitors Center staff mails it for them. Interesting to see where they all go.

Volunteers are filling out “Skill Inventory” sheets, so that we can utilize their skills more fully.

18. **New Business**

Bruce Posey

Bruce Posey made a motion to make a By-law change to the Duties and Responsibilities of Board of Directors as it relates to Vacancies, Article IV, Section 8 – Vacancies.

A. *Vacancies occurring on the Board of Directors shall be filed in a timely manner by the affirmative vote of a majority of the remaining Directors of the Board. This action need not be exercised if the period of time remaining in the vacated term is less*

than three months, unless the number of remaining Directors would be less than 51% of the authorized Board complement.

- B. *Appointed Directors shall hold office until the next regular election, at which time the appointed Director(s) may run for any regular open Director position.*

Motion seconded by Bob Jones. The vote was 9/0 effective immediately.

19. **Call to Public**

George Emmet quoted the By-laws of PORA that state what he believes to be evidence that PORA can participate in action to picket and boycott regardless of the attorney's advice. He then requested that the following resolution be read into the minutes.

Resolution

“Be it hereby resolved that the PORA Board of Directors, acting under the organizations' bylaws, deploras and condemns the inappropriate, unwelcome and degrading introduction of off-site advertising billboards into Sun City West and support residents' right to orderly protest against their presence.

Advertising billboards in an urban setting are a particularly gross and pernicious form of graffiti. They enhance nothing and subtract value from every business and residence within and well beyond their visual field of influence.”

Mr. Emmet continued “We know from their own statement and a published interview with Dr. Justo that at least two companies are actively canvassing for billboard sites in Sun City West. This resolution, if passed, will be well publicized and perhaps have some effect on the conscience of others considering billboards on their property. If it is not passed, that will also be well publicized, and will certainly have an opposite effect on the conscience of others considering billboards on their property.”

Larry Woods said he will bring this resolution to the attention of the Board and consider all the facts pertinent to this billboard situation and let George know what the Board decides.

Several members of the audience gave their support to Mr. Emmet.

20. **Adjournment:** The meeting was adjourned at 2:30 PM

The next Board Meeting will be held at the PORA Office on March 10 at 1:00 PM

Submitted by Bill Hafeman

*all reports are available in the PORA front office

As recorded by Gbicego