



Minutes for PORA

Quarterly OPEN Board of Directors Meeting

September 18, 2023 @ 1:30 PM

A Quorum was established. Board Members present: Ralph Johnson, President & Treasurer; David Hunter, Vice-President; Bob Senelly, Secretary; Board Members Bud Meador, Kate King, Rosemary Dougherty & Darwin Nelson

Ralph Johnson called the Meeting to order @ 1:30 PM

1. **Sun City West Residents were welcomed by Ralph Johnson, of which there were (4). In addition, Jennifer Jimenez of the Independent News was present.**
2. **Ralph Johnson introduced each PORA Board member to the audience.**
3. **Committee Reports:**
 - Bud Meador, Chair, PORA Government Relations** – Bud outlined the EPCOR/Loop 303 Wastewater Treatment issue & EPCOR's planned rate increases. The Residential Utilities Commission Office (RUCO) & Sun City Homeowners Association (SCHOA) have also been involved in the discussions. Bud invited Sun City West residents, particularly those on fixed incomes, to sign a petition at PORA voicing their opinions re: proposed rate increases. Bud then went on to describe a tent encampment he observed close to the El Mirage Rd & Bell Rd intersection. Bud notified the Maricopa County Sheriff's Office (MCSO). MCSO representatives arrived with trucks & other equipment, disbanding the encampment & loading the encampment debris for disposal. Bud opined that due to Federal government decisions to ship illegal aliens North, we may expect to see more homeless encampment attempts. Board Member Kate King added that services are available to the homeless through local agencies by calling Dana Emberlin (sp?) @ (602)483-3249. Lastly, Bud pointed out that he is now a member of the Maricopa County Planning Commission dealing with Westward expansion to Wickenburg through the year 2050.
 - Kate King, Chair, PORA Transportation Committee** – Kate discussed services provided by Northwest Valley Connect & the recent passage of AZ Proposition 400 which would call for a ½ cent tax increase for Maricopa County to be placed on the upcoming Ballot to fund local transportation. i.e., shuttle services for Sun City, Sun City West & Surprise residents. Kate also described a recent Maricopa County Department of Public Health Grant to develop a **Coalition Meeting to develop a Coordinated Emergency Response Plan for Medically Frail Individuals in the Northwest Valley**. (See attached) The initial Coalition Meeting was held on September 14, 2023. Anyone interested in obtaining additional information about the Coalition may contact Jennifer Drago at jdrago@benevilla.org or 602-321-7831. The Grant runs from June 1, 2023 to May 1, 2024.
 - David Hunter, Chair, PORA Water Committee** – David began his report by discussing his research re: "Mega Farms in Arizona". (See attached) David pointed that, although there are NO Federal regulations prohibiting foreign investment in or acquisition of US land for agricultural purposes, it is apparent that many wells have been dug on now foreign owned US land, producing huge amounts OUR water to irrigate tens of thousands of acres of feed crops. These crops are then harvested & shipped overseas to feed foreign livestock. David lastly discussed his discovery of "fugitive water" as it has become known, i.e., water leaking from a broken source. The source in this case is located behind the medical offices on Granite Valley Rd &, specifically, behind Building "C". This previously undiscovered leak may have been leaking for 12 months or more, as evidenced by the overgrowth of trees & shrubs immediately around the leak. The amount of water lost is immeasurable. EPCOR fixed the leak immediately upon discovery. Actual responsibility for the leak is yet to be determined.

Minutes for PORA

Board of Directors Closed Meeting

June 29, 2023 @ 1:20 PM

A Quorum was established. Board Members present: Ralph Johnson, President & Treasurer; David Hunter, Vice-President; Bob Senelly, Secretary; Board Members Rosemary Dougherty, Darwin Nelson. Board Members Absent: Kate King & Bud Meador.

Ralph Johnson called the Meeting to order @ 1:20 PM

Minutes of the previous Meeting were Approved following a Motion to Approve by Rosemary Dougherty, Seconded by Darwin Nelson.

1. Committee Reports:

- a. **David Hunter, Building Committee & Water Committee Chair** – presented a Safety & Landscaping proposal/bid involving the demolition & refurbishment of the front of the PORA Headquarters Building's hardscape. It has been previously noted that the current condition of the front landscape has, not only aesthetic concerns but more importantly, safety concerns for PORA visitors, employees & volunteers, i.e., uneven terrain, loose pavers, inoperative sprinkler heads, etc. VP Hunter presented a Landscape Proposal submitted by Ray Martinez/Good People Services which projects the Project costs & revenue sources through year 2027. Bob Senelly Motioned to accept the Proposal/Capital Improvement Budget Seconded by Rosemary Dougherty. Following discussion, the Motion carried. It was noted that PORA Board approval of Toyota of Surprise as a PORA Sponsor was granted, thus will cover the Capital Improvement expenditure.
- b. **Ralph Johnson, PORA Board President & Treasurer** – Presented detailed Gallery Income Statements & Balance Sheets. Following discussion & acceptance of these Reports Ralph Johnson proposed that Gallery Manager Peggy Sue Kruger be awarded a \$1,000.00 bonus for her Gallery management efforts. Rosemary Dougherty so Motioned Seconded by VP Hunter; Following discussion Motioned Carried. In addition, President & Treasurer Johnson presented a document to the Board, outlining proposed new pay rates for PORA paid employees. Rosemary Dougherty Motioned to approve the new pay rates Seconded by VP Hunter. It was decided that pay rate increases will be discussed by each Board Member Liaison with their respective employee section.

2. Old Business:

President/Treasurer Johnson stated that there had been no response to the Board's Proposal of May 25, 2023 wherein Award Realty was offered approximately 350-375 sq.ft. of space within the PORA building in exchange for the sum of \$5,000.00 per month. The Board no longer considers the Proposal viable. There was an extensive discussion of the Mrs. Telford matter, including President Johnson's presentation of the findings of his investigation of the matter. The Board decided that the matter, while unfortunate for all concerned, is closed.

3. New Business:

Nomination/Election of PORA Board Officers for 2023-2024 - the following Board Members were nominated & elected to serve the PORA Board for 2023-2024:

Ralph Johnson, President & Treasurer
David Hunter, Vice President
Bob Senelly, Secretary

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Ralph Johnson, Dave Hunter, Kate King and Darwin Nelson were present.

Bud Meador and Rosemary Dougherty were absent. Bud attended via telephone.

Voted to accept Merlin Carlson as interim Board member until June 30th.

Dawn E. explained issues with the Educational Program. Namely sign-up, instructors and advertising. Possible help from Rec Center.

✓ Excellent results from the Vendor Expo. Yea for Maureen. Survey results.... *Board approved a \$1000 bonus.*

Kate reported on Transportation happenings. Sun City autonomous transport pilot project.

Prop 400 is essential.

Emergency Response Plan; reverse 911 calls.

Bud reported that the Sun City West modification to the EPCOR wastewater consolidation proposal has been submitted to the ACC but no news on timing of the hearing.

Show wastewater exhibits.

Dave reviewed Fugitive Water offenders and frustration with them. EPCOR presented a powerpoint presentation about their districts and SCW piping, volumes, and pressures. Rec Center golf courses are good with water allotments. Need county help for regulations.

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Darwin Nelson, Chair, Education & Vendor Committee - Darwin stated that the Education Committee & Vendor Committee are quite functional, citing Maureen's success with the Vendor Program & Dawn's success with the Educational Services Program.

Ralph Johnson, PORA President – Emphasized the many historical contributions made to Sun City West by discussing the brochures currently in distribution, citing those community contributions.

There being no further business to discuss & no questions from the residents in attendance, Ralph Johnson adjourned the meeting at 2:40 PM. The next scheduled OPEN meeting of the PORA Board of Directors is Monday December 18, 2023, at 1:30 PM.

Respectfully submitted,

Bob Senelly, Secretary, PORA Board of Directors

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There being no further business to discuss, Ralph Johnson adjourned the meeting 2 :45 PM. The Board unanimously decided that there would be no Board meeting during the months of July and August 2023 unless critical Board business were to dictate otherwise.

Respectfully submitted,

Bob Senelly, PORA Board of Directors Secretary

