

The Anne Report: Article X requires a Membership vote on projects over \$750,000.

RCSC board approves updated long-range capital plan

By Jeff Grant, DAILY NEWS-SUN | Posted: Thursday, May 28, 2015 11:39 pm

SUN CITY, Ariz. – The specific elements may not be spelled out yet, but the Recreation Centers of Sun City is now formally working with specific dollar figures for a number of its large-scale, long-range capital projects, including completely rebuilding Mountain View Center, except for the players storage area, and sweeping renovation of Lakeview Center.

The \$9.5 million Mountain View project is slated for 2020; the Lakeview work in 2022 is pegged at \$8.4 million. The budget authorizes costs for the projects but does not spell out specifics, other than the general scope of the work.

The projects are part of an updated long-range capital-improvements plan and budget approved by the RCSC Board of Directors at its monthly business meeting Thursday at Sundial Center.

RCSC officials see the projects as vital to keeping Sun City competitive with other active-adult communities by offering residents and visitors state-of-the-art amenities while keeping each of venues unique in some way. For example, the recently renovated Marinette Center has an indoor pickle ball complex.

“We’ve got a lot of competition. We’re 55 years old. We have to continue to upgrade or modernize our facilities,” board member Rich Hoffer told an audience during the panel’s April 13 board-member exchange.

Mountain View, Sun City’s southernmost recreation and activity center, opened in 1967. Lakeview began operations three years later.

The list, supported through RCSC’s Preservation and Improvement Fund (PIF), also includes: Replacement of the Lakes East Golf Course irrigation system at a cost of \$1,520,000 in 2016; Replacement of the irrigation system, pump stations and reconstruction of irrigation lakes at the Willowcreek and Willowbrook golf courses; and reconstruction of greens at Willowcreek; total cost -



Mountain View Center

The Recreation Centers of Sun City’s Mountain View Center is seen May 16. The center is slated for complete renovation and demolition of all but the players storage building in 2020 under the latest RCSC long-range capital budget. (Jeff Grant/Daily News-Sun)

\$6,800,145; scheduled for 2017

Replacement of the pro shop and addition of a golf-cart storage facility at South Golf Course; total cost \$1.6 million; scheduled for 2017

Payoff of the lease of the community's solar-energy system; total \$4,574,697, in 2019

In addition to the above listed projects, RCSC will replace a golf-maintenance building in each of the years starting in 2017 and ending in 2020 – a total of 4 years altogether. Each building will cost

\$750,000.

Projects funded through the PIF must cost at least \$300,000; be approved by the RCSC Board of Directors, and have a depreciable life of at least 15 years.

The fund, which is supported by a one-time fee on the sales or transfer of housing units within Sun City, carried a balance of \$5,340,000 on April 30, according to board Treasurer Michael Kennedy. Added to that was \$717,000 in Preservation and Improvement Fees collected during the month, according to RCSC Gen. Manager Jan Ek.

Year-to-date PIF intake is \$2,363,100, which is \$920,000 over budget for the year noted.

“Again, a reminder that we intentionally budget PIF income very conservatively to assure we have the cash on hand for any planned project as we remain debt-free,” she told the audience Thursday.

The board approved the long-range plan and budget by a vote of 6-2.

Directors Ida Eisert and Carol Lawry opposed resolution, which was supported by president Dan Schroader, Kennedy, Hoffer, Peter Lee, David Wieland and Jim Brasher.

Vice President Ron Jesse was absent.

Prior to the vote, Eisert tried unsuccessfully to amend the resolution to remove reconstruction of the Willowcreek greens from the project list and require the board to investigate expanding, remodeling, and renovating the current buildings at Mountain View Center as an alternative to the demolition and rebuilding.

“It's owed to the interest of the members of the corporation and as a standard of care to do all we can as directors to protect assets diligently,” she explained.

With Lawry the only other director supporting the motion, it failed by a vote of 5-2 with Wieland abstaining.

“I wish the changes would have been discussed at a previous work session,” he said, echoing comments by Eisert.

Hoffer agreed with Eisert that the Willowcreek greens reconstruction did not need to be done in 2017.

“I do believe that they have life and don’t need to be done at this point in time,” he said.

However, he added that an amendment should be brought forth at a future work session not a full voting session.

Following the meeting, some audience members renewed calls for RCSC to reactivate its long-range planning committee on a full-time basis to encourage more public participation through the panel members who are residents.

“It’s inherent in the history of our organization since the 1990s. For some reason, the board is resistant to reopen it, and that’s not a good thing,” said Greg Eisert, a former LRP committee member and current government-affairs committee chairman with the Sun City Homeowners Association (SCHOA).

Former RCSC director Bill Pearson agreed, noting the plan has been changed three times in the past 5 months.

“Is that guys just throwing darts at a board, or is it people who are actually making plans?” he said.

Directors noted however, during the May board-member exchange that the community has ample opportunity to speak. They explained the plan is developed in conjunction with management and in workshops. And once a blueprint is arrived at, the board will schedule meetings to gather input, and, if necessary, make changes or refine the plan.

One resident spoke at the sparsely attended session Thursday.

Don Shordjie, member of Sun City Players Community Theater, a charter club, and performance and production community theater, hailed the Mountain View plan, noting the organization regularly puts on plays at the center but added the venue lacks good seating and other amenities.

“I’m very pleased to see this is a possibility. We have an opportunity to put in a real performing-arts theater,” he said.

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