Below are the draft minutes from a recent Board meeting. Please note that these are not official until approved by the Board at their next regular meeting. They are provided here in draft form to provide timely information to the SCOV community.

1. **Call to Order: 9:00 AM**
   Meeting of the Board of Directors of SUN CITY ORO VALLEY COMMUNITY ASSOCIATION, INC. (hereafter “Association”), an Arizona corporation, was held via zoom, on Thursday, December 10, 2020. Present at the meeting were: Board Members: Joy Huxtable, Howard Schulz, Lou Gard, Chris Ludwig, Jim Mitchell, Ronna Heinig, Terry McFadden; General Manager: Mark Wade; Assistant General Manager: Robin Coulter and Recording Secretary: Coco Sullivan.

2. **Town of Oro Valley Report – Josh Nicolson – Council Member, also attending Constituent Services Coordinator Jessica Hynd.**
   - The future of the Rancho Vistoso Golf Course has been discussed in Executive Sessions so details are restricted. There was discussion regarding conservation funding, purchase by a third party, and requesting grant money, but there is a disparity between the appraisal and market value. More to come.
   - Prior to COVID, at Council meetings audience members were using a “blue card” to ask to speak. As a result of COVID adjusted meeting, residents can ask questions through the zoom meetings. However, Council cannot answer questions during zoom meetings, but will refer audience member to someone who can help.
   - The Oro Valley Marketplace Christmas tree is up and lit. All other Town celebrations will be virtual.
   - To avoid contact with COVID, staff is working from home.

3. **Call to audience - none**

4. **Minutes, Approval of November 12, 2020 Board Meeting minutes**
   - Motion to approve the November 12, 2020 Board Meeting minutes (Mitchell/Ludwig)
   - Motion passed unanimously

5. **General Manager’s report – Mark Wade**
   - Watergater update-13,465,000 gallons more water was used over the previous year due to a hotter than normal year, the golf greens renovation, new grass, and low to no rain. Since install there were four months (March, June, August and October) we paid less than the previous year for a total of $22,750.86 due to the install of the Watergater. The Watergater company’s share of savings for the first year is 50% or $11,375.43. The cost of the device is $18,897. The shared savings of the first year is applied to the purchase price leaving $7,521.57 to be paid should we choose to purchase the device.
   - Motion to purchase the Watergater for $18,897 ($7,521.57 from Contingency Fund plus the “applied to purchase” shared savings amount of $11,375.43). (Heinig/Gard).
   - Motion passed 6-1 (McFadden abstained)

   Kiva Patio and picnic area asphalt cart parking – A bid was submitted that would provide 30 additional parking spaces at <$8,000. The Board felt it would be better to wait until the Activity Center renovation project had been fully considered. Decision was tabled.

   COVID update – cases are increasing, positivity percentage is rising, number of deaths has increased, and hospital visits are increasing. Pima County is trying to develop a program for large communities similar to ours for a vaccination clinic. CVS and Walgreens have been contacted to provide a vaccination program similar to the flu clinic last fall.
6. Financial report – Randy Trenary
   The November 2020 Financial Report can be found online about the third week in December.

7. Staff Departmental Report – No report this month

8. Committee/Task Force Reports: Nominating Committee – Peg Bushong, Chair
   Peg Bushong reported there are three candidates, John Balaco, Mike LaBarbera and Allan Mashburn, for the two open board positions, each would serve a three-year term. A member in good standing can still become a candidate through petition signed by members in good standing representing 25 lots. The petition may be obtained from Robin Coulter in the administration office. The petition is due by Noon on December 31.

9. Consent Agenda
   a. ARC Development Standards - Appendix F
   b. ARC Committee Member – Fred Black
   c. Solar Committee Charter
   d. Solar Committee Membership – Tim Kelley (Chair), Dale Foster, Brent Beamer, Sharon Miller; Terry McFadden (Board Liaison), Randy Trenary (Staff Liaison)
   e. Aquatics & Fitness Committee add member Salvadore Hernandez

      Motion to approve Consent Agenda items: ARC Development Standards Appendix F; ARC Committee Member – Fred Black; Solar Committee Charter; Solar Committee Membership – Tim Kelley (Chair), Dale Foster, Brent Beamer, Sharon Miller; Terry McFadden (Board Liaison), Randy Trenary (Staff Liaison); Aquatics & Fitness Committee add member Salvadore Hernandez (Gard/Schulz),

      Motion passed unanimously

10. Unfinished Business
    a. Revise Board Policy ARC-006

      Motion to approve board policy ARC-006.001 - Home Expansion and Patio Covers with the following changes: 1c shall read: Homes that have ONLY flat roofs shall only have flat roof expansions with the exception for patio covers. 4d shall become 5. 4d i. shall become a. 4d ii. shall become b. 4d iii. shall become c. 4e shall become 6. 4f shall become 7.

      (Ludwig/McFadden)

      Motion passed 6-1 (Gard recused himself)

    b. Flags & Signs

      Motion to send to the Membership in the March 23, 2021 vote the proposed flag and sign changes to the Master Declaration as outlined in the December 10, 2020 Board packet. Should the initiative be passed by the Membership, the proposed changes to the Development Standards listed in the December 10, 2020 Board packet shall take effect the date of the Membership vote (March 23, 2021) (Schulz/Heinig).

      Motion passed unanimously

      Motion to sunset the Flags & Signs Task Force (Heinig/Mitchell)

      Motion passed unanimously

11. New Business
    a. Proposed Policy FIN-007 changes to Capital Funds Definition

      Motion to approve proposed changed to policy FIN-007.004 - Capital Fund (Schulz/Heinig)

      Motion passed unanimously

    b. Update to Board on Finance & Budget Committee’s Capital Monies Work Plan

      Proposed document wording is in the planning stages and represents a working plan and should be updated for projects and their funding.

      The Committee plans to update the Board on their Five-Year Capital Expenditure Plan at the January 14 Board Study Session.
c. Review and Approve SCOV Employee Handbook Revisions
   The Emergency Paid Sick Leave Act is a law that needed to be added to SCOV Employee Handbook.
   Motion to approve the addition of the Emergency Paid Sick Leave Act to the SCOV Employee Handbook (Huxtable/Heinig)
   Motion passed unanimously

d. Election Committee Charter revision-Robin Coulter
   Motion to approve the Election Committee Charter revision (Schulz/Gard)
   Motion passed unanimously

e. Marijuana – consider adding to smoking policy in Homeowners Handbook
   Motion to add smoking marijuana is prohibited on all common areas in SCOV to the Homeowner Handbook (Ludwig/Mitchell)
   Motion passed unanimously

f. Discuss the future of the Lions Head Fountain
   Maintenance time and cost, and power used to operate the fountain 24/7 is considerable.
   Motion to table discussion pending an opinion from the Properties Committee, and comments or ideas for the future of the fountain from a small task force of community members (Huxtable/McFadden)
   Motion passed unanimously

12. Adjournment 11:40
    Motion to adjourn (Mitchell/Schulz)
    Motion passed unanimously

Submitted by: ________________________________
   Coco Sullivan, Recording Secretary

Approved by: ________________________________
   Chris Ludwig, Secretary