

anthem

community council

Meeting of the Board of Directors
August 25, 2021, 6:30 p.m.
Open Session
Anthem Civic Building

MEETING MINUTES

Members Present:

Bob McKenzie, Chair
Darrin Francom, Vice Chair
Carolynn Hiron, Secretary
Doug Sutherland, Treasurer
Barb Patterson, Director
Chilesa Ready, Director
Gina Richard, Director

Members Absent:

Others Present:

Kristi Northcutt, Sr. Dir. Community Relations
Paul Conley, Sr. Director Finance
Scott Newell, Dir of Programs & Aquatics
Mark Sahl, Legal Counsel
Lindsay Roll, Executive Assistant

CALL TO ORDER

Chairman Bob McKenzie called the meeting to order at 6:30 p.m. and recognized those in attendance.

ESTABLISH QUORUM

Chairman McKenzie established a quorum with seven Board Members present.

ADOPT AGENDA

Treasurer Sutherland made a motion to adopt the agenda. Secretary Hiron seconded. Voting took place; the motion passed unanimously.

APPROVAL OF MINUTES

Vice Chair Francom made a motion to approve the Aug 25, 2021, and September 13, 2021, Board Meeting minutes. Treasurer Sutherland seconded. Voting took place; the motion passed unanimously.

ANNOUNCEMENTS

Counsel Mark Sahl addressed tennis players in attendance at the meeting reiterating that no further action will be taken on the repurposing of tennis court #1. Resident comments pertaining to anything other than the budget will be given 30 minutes total during Open Discussion time.

STAFF REPORTS/FINANCIALS

i. Executive

Chairman McKenzie advised that the Board is still engaged in its search for an Executive Director and is anticipating that the search will conclude in approximately six to eight weeks.

ii. Programs

Director of Programs & Aquatics Scott Newell reported that a new program called "Teen Sports Sampler", as well as a new aquatics program for synchronized swimming, and music and art programs, will all start in the fall. The Community Center has expanded fitness programs with more classes throughout the day. Parents Night Out was a success with 30 kids.

iii. Operations

Sr. Director of Operations DeMichele was absent for this meeting but the full Operations report is posted to the Anthem website. Overseeding is taking place, lots of brown grass in common areas, visit the site to see.

iv. Financials

Sr. Director of Finance Conley spoke on status of accounts. Full disclosure financial statements are posted at *OnlineAtAnthem.com* as part of the documents supporting the open meeting. Staff is working to put together an asset sale, details to follow.

v. Community Relations

Sr. Director of Community Relations Northcutt announced that the Facilities Master Planning packets are complete and posted to the website for residents to begin submitting projects. Sept 10 is the Representative Town Hall featuring Theresa Pinto via Zoom. GO Green will be held Oct 9. Autumnfest will be held Oct. 23-24, and the vendor call is open until Sept 24. Please check the website for more details. Also, a reminder that MCSO/Daisy Mountain Fire will hold training on Sept. 21, 23, and 24 on Softball #3, #4, with use of a helicopter; residents are advised to stay clear of these areas during these times. Advanced communications will be posted on the website.

Director Richard moved to accept the Staff Reports and Financials as presented. Vice Chair Francom seconded. Voting took place; the motion passed unanimously.

COMMITTEE REPORTS

A. Facilities Master Planning Committee (FMPC)

Committee Chair Sutherland reviewed the last meeting, thanked Ms. Northcutt for her help. The committee approved the packet and timeline at the last meeting. Committee will be accepting proposals till end of Jan, 2022. The Committee will be represented at Autumnfest to answer questions.

B. Finance Committee

Committee Chair Sutherland has nothing to report as this months' meeting is after the Board Meeting.

C. Amenities Access Sub-Committee

Director Richard gave an overview of the purpose of the Committee to address access and amenity use by non-residents. Ms. Richard addressed the issues with Pickleball court availability, and reminded that people using the court must be one resident per court as well as informed that the courts will be monitored more regularly now by Community Center staff.

Director Ready moved to accept the FMPC and Finance Committee reports. Director Patterson seconded. Voting took place; the motion passed unanimously.

CLOSED SESSION REPORT

ACC Legal Counsel Mr. Sahl nothing to report.

OPEN DISCUSSION

Chairman thanks the residents for their involvement with their community.

Jason Richard: Pickleball asks why the community center is using the free courts rather than the reserved for programs. Mr. Richard recommend that the ACC go back to reserve courts for free with only anthem residents.

Samantha Gramolini: Tennis – asks board to reconsider and turnover decision

Mary Skordinsky: Tennis – You can stop a project anytime you want. Get a better understanding of the Timing of play

Helen Gwynn: Tennis – Disappointed in the decision to repurpose court #1, and suggests moving multicourt to someplace else, and consider turning over decision.

Jeff Sikes, USTA Regional Marketing: Tennis – Not a resident, but board voted to allow to speak. USTA would like to work with Anthem to host bigger tennis events.

**Open Session Minutes
September 22, 2021**

Sue Natale: Tennis – Feels that the board is ignoring the tennis community. Asking the board to make a motion tonight to stop the repurpose.

Fred Natale: Tennis – recently got an email from a board member who said “if the tennis folks have some ideas I encourage them to submit to the FMP”. Asks the board to halt the construction and have the ACC submit to the repurpose to the FMP.

Krishna Jandhyala: Tennis – Asks the board to reconsider, feels there was not enough due diligence. Concerned that the noise will be distracting from the multipurpose court programming.

Carol Torkko: Tennis – New River Resident, pays drill fees as a non-resident. Feels board didn’t consider the tennis community when making the decision.

Richard Meyers: Tennis - asks board to reconsider and turnover decision.

CONSENT AGENDA/APPROVAL

There were no consent agenda items.

NEW BUSINESS

A. 2022 Budget

Director of Finance Conley gave an overview of the proposed published budget. Included in this budget presented it a variation of the reserve contribution from the reserve study and that is based on projections on where the reserve balance will be at the end of 2022 if we also contribute the amount suggested we will be \$400K over the reserve study, which is an accumulation over the last 3 years. Mr. Conley also mentioned that the enhancement revenues come from ¼% of the sale price of the home and with the market what it has been we have seen a big increase in those funds. Mr. Conley asks the board if we should keep doing what we have done, or do we move it to the method of keeping some of the enhancement funds in the operating budget to cover overhead caused by the amenities built thru the enhancement fund? Lastly, Mr. Conley noted that a reserve study should be done every 3-5 years as it is recommended by legal and our CP. It is not in the proposed 2022 budget right now, as we are just hitting our 3 years since last preformed, and would need direction whether we add it to 2022 or move the expense to 2023. Assessments have been at \$68.50 since 2014. The ACC is starting to see a steady increase on these overheads and doing nothing right now to cover those expenses. Mr. Conley brings attention to the options for the need to do so a smaller increase now, or a larger later. Mr. Conley is proposing a conservative lowering of reserve funding to what the study suggests.

Discussion with the board ensued, where Mr. Conley explained the difference between capital improvements vs. operating funds. Vice Chair Francom acknowledged that as it stands and just look at the revenues vs the expenses, we will be spending \$1M more than we bring in as we are covering it with surplus from past years.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 7:52 p.m.

Respectfully Submitted,

 *Carolynn Hiron*

02/10/22

Carolynn Hiron, Secretary
On Behalf of the Anthem Community Council Board of Directors