

# THE RIM GOLF CLUB

Community Association, Inc.

Annual Meeting Membership Minutes  
September 11, 2021, 3:00 P.M.

by ZOOM.com

President: Peter Kennedy  
Vice President: Anita Moseley  
Secretary: Jackie Myers  
Treasurer: Larry Sugarman  
Director: Robert Meyers

Community Manager: Steve Stephenson  
Assistant Manager: Amber Mitchell  
Members Present: (See Attached)

### **Call the meeting to order – Pete Kennedy**

Meeting called to order 3:00 p.m.

### **Certification of Quorum – Jackie Myers**

As specified in the CCRs, the required quorum of members to conduct this meeting is 25%. We have received 69.43% electronic participation plus an additional paper ballot to meet quorum requirement easily.

### **Affidavit of Meeting Notice**

Steve Stephenson informed the members that he has verified that the affidavit of meeting notice is in hand and that the proper procedure has been followed. The Affidavit was signed by Steve Stephenson. The Community Association meeting notice was mailed to each property owner on August 3, 2021, in accordance with the by-laws of the organization. Each property owner was informed how to participate in online voting.

### **Approval of 2020 Minutes**

Secretary Jackie Myers confirms that all in attendance have received a copy of last year's minutes and requests a motion to waive the reading of the minutes, and to approve the Minutes of 2020 Annual Meeting.

**Motion** was made by Larry Heitz and seconded by George Paczkowski to waive the reading of minutes of the 2020 annual meeting as presented. The motion carried by all in attendance.

## **Welcome and President's/Community overview – Pete Kennedy**

Welcome to the 2021 Annual Members Meeting. 2021 has been a year of transition for The Rim Golf Club Community Association. With LaRon Garrett retiring we were fortunate to have Steve Stephenson join the HOA management team as our new Community Manager. With almost three years 'experience on our security team, Steve knows our community and has made a quick transition.

This past year we marked several milestones with a record number of sixty (60) home and lot sales, completion of four of the six Valhalla Golf Villas by Integra Homes at The Rim, the successful introduction of the first Stay & Play units and many homes in preliminary design or construction. Our joint efforts with Integra Homes to promote our community are producing positive results for the community.

In August Arcis Golf LTD announced the successful purchase of The Rim and Chaparral Pines. We are still early in the transition but are encouraged by Arcis 'willingness to solicit feedback from members of both communities. Arcis 'corporate goal is to enhance the golf lifestyle experience for its members. We look forward to working with the Arcis team to help The Rim achieve its potential as the top golf community in the Southwest.

As we begin the budgeting process for 2021, the Community Association priorities include:

- Continue to support the health and safety of our members.
  - We encourage all members to get vaccinated and wear masks in the appropriate situations
  - Expanding security coverage in the evening and on Sundays
  - Implement AlertMedia Emergency Notification System
- Continue our successful firewise, erosion control and road resurfacing programs
- Continue to provide leadership and assistance from the Architectural Review Committee for members during preliminary design and construction.
- Finally, to manage the Community Association assets and financial resources in a responsible manner.

My thanks to the dedicated staff of the Community Association, RGCCA Board members, and volunteers on the Architectural Review Committee for all the work they do to make The Rim “a spectacular, elegant mountain golf community.” Thanks also to the RGCCA members for the appreciation they show to our staff. Best wishes, Peter Kennedy

## **ARC Report – Larry Sugarman**

- There are 15 homes under construction (up from 13 when we last spoke 4 weeks ago)
- There 14 homes are in the Pre-Design phase (up from 8)
- There are currently 2 homes/lots undergoing minor alterations and 5 completed. (4 weeks ago, it was 7)

## **Treasurer's Report – Larry Sugarman**

Financial Report	2020	2021	+/-
Cash in Bank	<u>\$1,154K</u>	<u>\$1,332K</u>	<u>+178K</u>
Net Income (YTD)	<u>-\$32K</u>	<u>\$71K</u>	<u>+103K</u>
A/R (YTD)	<u>\$48K</u>	<u>\$42.2K</u>	<u>-5.8K</u>
Reserves (YTD)	<u>\$891K</u>	<u>\$887K</u>	<u>-4K</u>
Gross Profit (YTD)	<u>\$556K</u>		
Budgeted	<u>\$507K</u>		<u>+49K</u>
Total Expenditures (YTD)	<u>\$485K</u>		
Budgeted	<u>\$597K</u>		<u>-111K</u>

## **Jackie Myers, Secretary announces the results of the Election of Directors**

The two Board Members reelected for 2022-2024 are **Pete Kennedy and Jackie Myers**. **Both** candidates received between 191 and 193 votes, with an additional 13 write-in votes, and 15 quorums only ballots. One write-in candidate received 7 votes. Jackie encouraged the members to nominate anyone who might be interested in a Board position in future elections, rather than relying on write-ins. new candidates are always welcome.

## **Open Forum**

Larry Heitz asked who was responsible for the Elk Fence, and Pete Kennedy responded by saying the the Club is responsible, under an agreement reached around 2008. At the time, the members were assessed for the construction of the elk fence, while the club owner would be responsible for its maintenance and removal of any elk inside the fence.

Discussion regarding the landscaping in front of the Clubhouse parking lot, the Board is looking forward to a meeting with Arcis to work jointly with them for beautification.

**Motion** to adjourn the Membership Meeting at 3:26 p.m. made by George Paczkowski and seconded by Larry Heitz. Motion carried by all members in attendance.