

# Sun City Mesquite, NV

## Board of Directors Meeting

### July 14, 2020



# **Key Objective # 1 - Safety**

**Develop and implement safe amenity operating protocols for Resident users and Staff members.**

# Key Results # 1 – Safety

## 1. Social Distancing & Sanitizing

- A. Stress continual awareness by Staff & Homeowners of Distancing - Signage
- B. Face Coverings required for Staff & Residents per Gov directive



## 2. Phased re-openings of Facilities driven by NV Governor Guidelines

- A. Established Resident capacity & time limits for all activities
- B. Online or phone reservations required for all activities
- C. Flexibility to use add'l activity time if next session capacity available
- D. 15 min sanitizing sessions required for compliance at end of each activity session
- E. Resident wipe-down following use in Fitness Area mandatory

## 3. Compliance Documentation required by NV Governor & Implemented by HOA

- A. Detailed daily documentation maintained by activity for compliance to capacity limits
- B. Critical to track Resident contact with each other by activity if future tracing necessary should an infection occur – Very Important

## **Key Objective # 2 - Efficiency**

**Operate the Pioneer Center in an efficient manner which includes expense savings and Staff furloughs as necessary to minimize costs.**

# Key Results # 2 - Efficiency

1. Furloughed nine (9) Staff beginning of Phase 1
2. Turned off propane to all swimming pools and spas
3. Reduced hours of operations from 6 am – 8 pm to 8 am - 5 pm
4. Allowed time for renovation without disruption or interference of people in Pioneer Center
5. Enabled Staff to sanitize facilities in preparation of reopening.
6. Allowed Staff to assist with the resurfacing and painting of the Pickleball & Tennis courts



# Key Objective # 3 – Facilities

**Utilize the Pioneer Center closure time to accelerate the interior and exterior refurbishment.**



# Key Results # 3 – Facilities

- 1. Facility Items Completed as of June 30, 2020**
  - A. Interior & Exterior Painting**
  - B. Staff Office addition & renovation**
  - C. Cabinet work, new TV's at Coffee Bar & above Fireplace**
  - D. Video Monitors in Conf Room & at Concierge Desk for Center Info Display**
  - E. Wall mirrors for add'l workout areas & light in Fitness Room**
  
- 2. Add'l Renovation Items scheduled**
  - A. Conversion from Propane to Natural Gas**
  - B. Carpeting mid-July**
  - C. Fitness Mats & Equipment mid-August and new layout of Fitness Room**
  - D. Furniture Arrival in August**
  - E. Re-model Celebration Party & Ribbon Cutting**

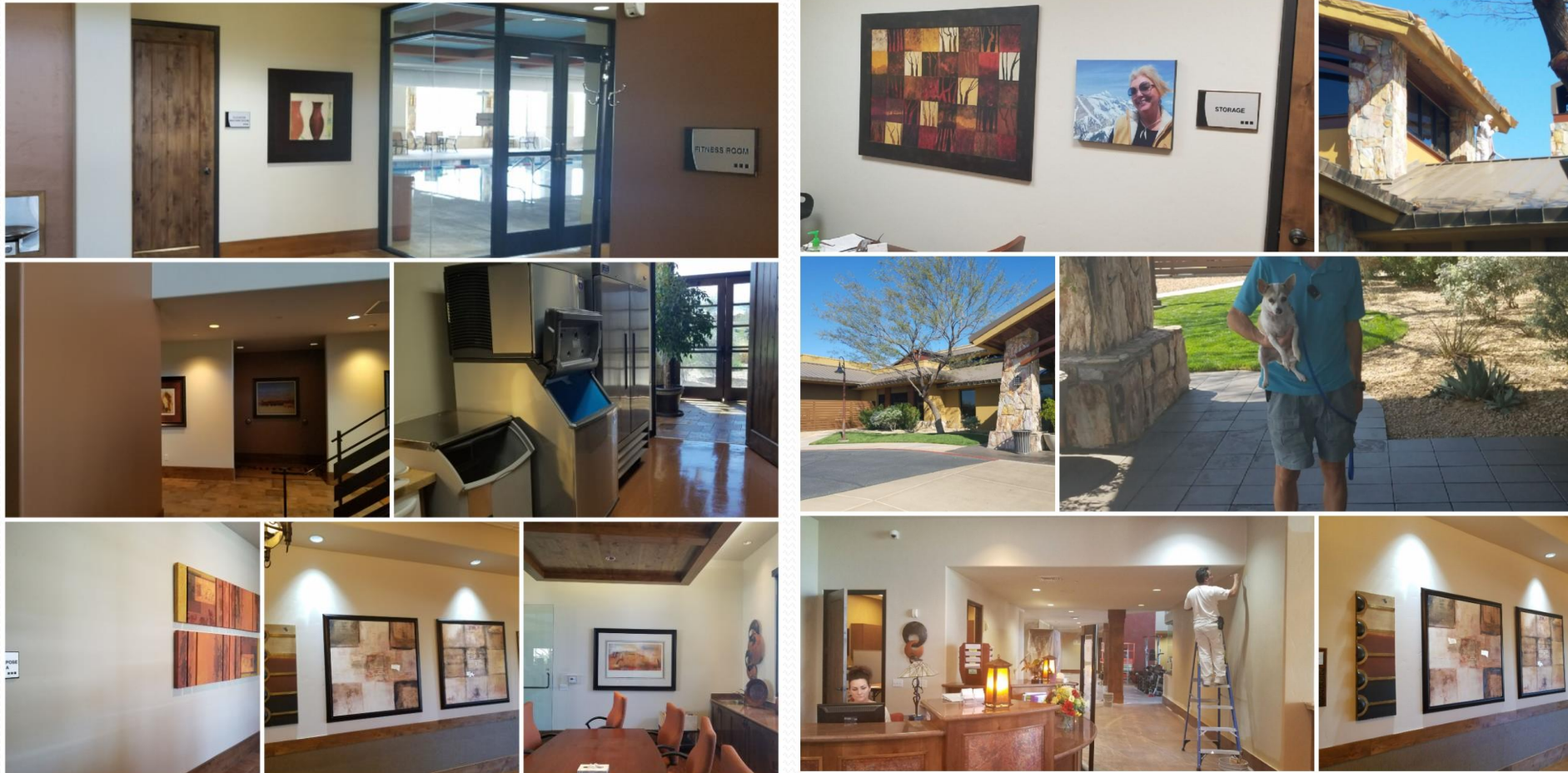


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# Key Results # 3 – Facilities

Utilize the Pioneer Center closure time to accelerate the interior and exterior refurbishment.





# Key Objective # 4 – Asset Preservation

**Target to meet or exceed our budgeted reserve contributions for the year.**

- **Maintain current contributions to reserves & continue our plan for the future**
  - ✓ **As of May 2020 - SCM at 81% - AMM - 90% & BI at 95%**
  - ✓ **2020 Budget - SCM at 87% - AMM - 96% & BI at 95%**
  - ✓ **Industry Std: % Reserve exceeding 70% is financially healthy**

# **Key Objective # 5 – 2020 Budget Mgmt**

**Closely manage the 2020 operating funds to cover the potential assessment revenue lost from fewer new home closings and the additional unbudgeted expenses related to COVID.**

# Key Results # 5 – 2020 Budget Mgmt

## 1. Potential budget concerns/decisions

- A. As with all financial decisions, the Board will evaluate the use of any funds from Covid Shutdown at year-end only after the completion of the annual audit which will occur in 2021
- B. All decisions will be based on the fiscally prudent analysis of the entire year and the future of the HOA.

## 2. Capture Add'l Ongoing Costs for Covid-19 Safety & Compliance – for example

- A. Sanitizing Products, signs, masks and gloves
- B. Add'l staffing
- C. Additional workman's comp insurance
- D. Increase in utilities and cleaning company costs
- E. Unexpected expenses

**Note:** Capturing these Add'l Covid-19 Costs are not only essential for 2020 Operations & Budget Mgmt, they are also essential in our preparation of the 2021 Budget & beyond