

ANNUAL MEMBERSHIP MEETING
SUN CITY HOMEOWNERS ASSOCIATION
JANUARY 17, 2007

The meeting was reconvened from the October 27 recessed by President Ben Roloff at 9:30 a.m and was followed by the Pledge of Allegiance to the United States of America. Approximately 150 people were in attendance.

Introductions: President introduced Denny Nichols (President of RCSC), Norm Dickson (Treasurer of RCSC), Zach Colick, (Sun City Independent Correspondent), Annie Boone (Daily News Sun Correspondent), Dick Elton (former Board Member of RCSC, COA and SCHOA), and the Current Board of Directors of SCHOA.

Guest Speaker: Max Wilson, Maricopa County Supervisor. He indicated that his four areas of greatest concern were Air Quality (“Losing the Blue” program), Drug Problem (anti drug campaign), Fiscal Responsibility (reduce county tax rates), and Transportation (raise gas tax for funds needed for road improvements). He also supports the USA and those who serve it, Arizona, Maricopa County, Luke Air Force Base, SCHOA, the Prides, Sun Health, and the Maricopa County Sheriff and its volunteer Possee. He gave a special thanks to George Davis for his work on the Transportation Board to insure that the west side is appropriately represented.

Secretary’s Report: Minutes of the first part of the annual meeting held October 27, 2006 were summarized, and the secretary showed a notebook that is now available in the waiting area of the SCHOA office. The notebook contains recent minutes of the Board and the various committees plus the Bylaws and Articles of Incorporation.

Treasurer’s Report: The end of the year Balance Sheet is:

Cash Assets	\$18,203	Current liabilities	\$3,109
Investments	\$199,278		
Petty cash	\$100		
Fixed Assets	\$42,342	Unrestricted Net Assets	\$256,814
Total Assets.	\$259,923	Total Liability & Assets	\$259,923

Transportation Committee: Gary Bourne reported that one of the main concerns of Sun City is the effect of the widening of Grand Avenue to a 6-lane highway. SCHOA is strongly promoting overpasses (or underpasses) for 103rd and 107th Avenues due to the bisection of Sun City.

Sun City 50th Anniversary: Tom Beeson was elected president of the 50th Anniversary group and reported that SCHOA pledged \$2000 to assist in the start-up of the Committee, its incorporation, and its liability insurance. The committee is requesting your input and direction on February 14 from 2 – 4 p.m. in the Social Hall at Lakeview. The RCSC, Sheriff’s Possee, Visitor Center, Prides, SCHOA, and COA are all involved in the start-up.

President’s Report:

a. Where we were: We looked at the name and reorganized the by-laws giving equal parity to all Directors. We noted the problem of losing membership and have been examining the “Why”. An Operations Review Committee consisting of one Director and 3 SCHOA members was formed. It met and made recommendations. Six paid staff resigned—no one was fired, asked to resign, disciplined or reprimanded in any way. We know we can’t please all members, but we will listen and respond. It’s your association.

b. Where we are: From 25 applicants for Executive Director, Shirley Baker was hired because of her experience and education in property management. Bill Szentmiklosi was hired as a Compliance Officer, Deanne Szentmiklosi and Pat Rae as Assistance to the Executive Director, and Dennis Zinke as a contract computer specialist/advisor.

c. Where we are headed—to reach our goals:

- a. More membership
- b. Better communication with membership
- c. Better visibility in the community by being proactive
- d. Better vendor program
- e. Better member service
- f. Better working relationships with all community organizations

We are in the process of preparing a 16-page brochure outlining our CC&R's and our efforts at SCHOA.

Old Business:

Underage cases: Most cases are caused because people allow underaged guests to overstay the 90-day limit. The policy of referring them to the County for an age-overlay variance will be stopped as our CC&R's take precedence and can be enforced in a more timely and effective manner.

Legal Proceedings: By enforcing our rather simple CC&R's, all homeowners will benefit by (1) being able to live in the type of community we bought into and (2) preserving Sun City for the next generation.

CC&R's allow SCHOA a consensual lien at first cost of enforcement whether or not a suit is filed.

If litigation is necessary and a judgment of injunction and/or award of Enforcement Expenses is entered in favor of SCHOA and against the Owner(s), SCHOA can and will cause the Judgment to be recorded against the Owner's Lot.

SCHOA will consider any reasonable repayment plan offered by an Owner to resolve the Enforcement Expenses. On a debt of almost \$4000 SCHOA is currently accepting a \$100/month payment plan, and on another debt of about \$4200 SCHOA has reduced interest from 10% to 5% and delayed payment for two years.

It is the intent of SCHOA not to pursue foreclosure of the consensual lien and it will endeavor to recover the Enforcement Expenses via other methods as permitted by the Declaration and law. The Association, however, reserves the right to consider each situation on a case-by-case basis. No homeowner in Sun City has ever had property foreclosed, and SCHOA has no intention of being a homeowner—Compliance to the CC&R's is the goal.

E-Mail: SCHOA is using a group e-mail to share information with members. If you would like to be on this mailing list, give your address to the SCHOA office.

Board Vacancy: A vacancy exists on the Board. Let the SCHOA office staff or a current Director know if you are interested in serving on the Board.

Adjournment: At 10:55 a.m. Ken Fold moved and Jake Freisen seconded that the meeting be adjourned. No opposition was voiced.

Respectfully Submitted, Jan Meyer, Secretary