

SUN CITY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
May 8, 2007

Meeting was called to order by the President, Ben Roloff at 10:00 a.m. Board Members Baldwin, Beeson, Bourne, Jaksich, Meyer, Miller, Patterson, Pearson, and Tomich were also present.

Agenda Adoption: Jan Meyer moved and Bob Tomich seconded that the agenda be adopted as presented. Motion passed unanimously.

Executive Session to follow: At the conclusion of the regular agenda, the board of directors will take a short recess and then reconvene into "executive session" to discuss legal strategy and discuss/affirm personnel recommendations of the executive director. The board will adjourn itself from there until 10:00 A.M. on June 12, 2007 without convening back to open session.

Beautification Committee (Sam Baldwin): Pride's benches have been delivered and were given to them for installation.

Ad Hoc Phone Book Committee (Sam Baldwin): First 68 pages need to be reviewed by August 1 and submitted to AT&T by August 15.

Environmental Committee (Walt Patterson): A representative from Mesa has joined the joint environmental committee. The air quality monitor at Coyote Lakes has strange anomalies as readings are higher at night than in the day. Air quality readings from Youngtown monitors are now public information. A post card has been designed for mailing to increase awareness of this committee. The committee is in communication with the owners of a new proposed mine. HB 2626 (increasing the boundary for selection of public members of the Mining District #1 Advisory Committee) was signed by the Governor. A forum on air quality was presented by the League of Women Voters on March 22. The committee continues to try to get the County in compliance with Federal air quality standards, especially dust from farming, mining, and small landscaping operations.

Membership Committee & Insurance (Dee Jaksich): Once TOPS is up and running we should have more accurate membership information. Encouraging results were obtained from 2nd notices of membership dues renewals that were sent out last month. SCHOA has a 3-year rate-guaranteed insurance policy that runs for one more year. Additional insurance information will be provided at the June meeting.

Transportation Committee (Gary Bourne): The Town Hall meeting in April was a great success with approximately 160 in attendance, 41 speaking. MAG is now discussing a commuter rail that will connect Wickenburg to the local rail downtown. G. Bourne spoke with the Sec. of State Jan Brewer regarding Grand Avenue. A Regional Transportation plan for next 20 years was approved, but the plan must be reviewed every 5 years (2009). SCHOA will represent Sun City, especially regarding Grand Avenue Crossings. (One crossing at 103rd in 2015 is not acceptable). Bill Pearson stated we got

90% of what we wanted on the Boswell striping, and it is working. It is believed other major arteries should be striped that way. Sheriff Joe Arpaio will be in Sun City to speak with the Posse about transportation issues. A second patrol officer has now been assigned to Sun City and is shared with Sun City West. Compliments were given to Gary and the Transportation Committee.

Planning & Elections Committee (Bob Tomich): The new budget and building usage and modifications will be discussed by the committee.

Public Relations Committee (Bill Pearson): Thanks to Annie Boone and Zack Colich for their articles in the newspapers. Unsigned letters full of lies have diminished yet the anonymous forum is continuing. Ten volunteers have indicated interest in joining the committee. A 4-faceted program has been planned for fall: (1) Publication of a 20-page full color magazine (2) Re-creation of our Web Site (3) Holding a major publicity event (4) Running a major membership/fund drive.

Joint Legislative Committee (Ben Roloff): HB 1330 has been approved by the house as strike-all bill allowing a homestead exemption of \$150,000 for liens brought on by homeowners associations for non payment of assessments. It is hoped that there are enough Senate votes to kill it.

Compliance Committee (Tom Beeson): (1) The old radio station on Coggins is falling apart. The roof leaks and windows are broken out. We don't have authority over commercial property but are hoping the fire department will be able to find code violations or the County can find code violations. (2) The public relations department at Del Webb was contacted regarding Federico's corner. Within 3 days it was cleaned up. (3) Committee members want assurance they are covered under SCHOA insurance.

Buyer Protection Program (Bob Tomich): The Westbrook Village Association inspects houses going up for sale to protect the buyer from non-compliance to CC&R's. Seller must correct violations or notify buyer of any violations. It was suggested that we could charge \$12 fee for this service. That fee would be a one-year membership in SCHOA for the new owner. **Tom Beeson moved and Dee Jaksich seconded that on an experimental basis the Compliance Committee inspect 10-20 randomly chosen homes currently on the market for compliance violations and report to Bob Tomich for analysis. Motion passed unanimously.**

Secretary's Report (Jan Meyer): **Gary Bourne moved and Bob Tomich seconded that the minutes from the April 10 meeting be approved as distributed and placed on file. Motion passed unanimously.**

Treasurer's Report (Dee Jaksich): We have spent more than budgeted for the first six months playing catch-up, but we anticipate a larger than normal income. Salary expenses are only slightly more than budgeted due to needed computer services. Expenses generally decline in summer. **Bill Pierson moved and Walt Patterson seconded that the April 30 financial report be approved. Motion passed unanimously.**

Committee Members Insurance: Directors and officers insurance must include committee members acting within the scope of their duties. **Jan Meyer moved Gary Bourne seconded that it be policy that each committee chair be given the**

responsibility of furnishing SCHOA's Executive Director with a continuously updated list of committee members to keep on file guaranteeing their coverage under our master insurance policy. Motion passed unanimously.

Administrative Fee for Noncompliance: Currently second violation notice letters announce a \$50 fee if a third letter is necessary, and third letters announce an additional \$128 legal fee if a fourth letter (from our attorney) is needed. **Bob Tomich moved and Walt Patterson seconded that the \$50 administrative fee assessed at the issuance of a 3rd letter by SCHOA for a non-compliance violation be changed to \$100. Motion passed unanimously.**

Re-evaluate Compliance Letters: Changes have been made this year in the letters, but not from the Compliance Committee decisions nor from SCHOA Board decisions. The Board has approved the process but now it should perhaps review the individual letters and procedures. **Bob Tomich moved and Tom Beeson seconded that written policies, letters, and forms be sent to an Ad Hoc Compliance Committee and the Planning Committee. With their reports available the Board will reaffirm or amend all of SCHOA's non-compliance letters, timelines and administrative costs associated. Motion passed unanimously.**

Variance Approvals: Compliance Committee members need to go out and see the properties. If the compliance committee makes a recommendation, the board of appeals within the compliance committee listens to requested variances. Only the Board of Appeals recommends that cases be brought to the full Board. This should be in policy Board. For purposes of continuity, the Executive Director (not the President) should represent us at trial if possible.

Westmarc Membership Dues Payment: This is a west valley association of businesses, governments, and organizations to coordinate and facilitate the influence of western Maricopa County on public policy issues. SCHOA has been a member since its inception in 1990, and Doug Kelsey is currently representing us. The bill for annual dues of \$850 has arrived. We do not have information at this time on the effectiveness of this organization and its financial status. **Dee Jaksich moved and Gary Bourne seconded that we table discussion of this issue and delay membership renewal payment until more information is forthcoming. Motion passed unanimously.**

Surviving Spouse Under Age 55 Variance: **Walt Patterson moved and Gary Bourne seconded that we adopt the Resolution stating: As a married couple when one spouse is deceased the remaining spouse may live in the home if he/she is under 55 years of age. The variance would revert back to the 55+ age restriction if the remaining spouse remarries and then one person living in the home MUST be 55 years of age. Motion passed unanimously.**

El Rancho Estates: Bill Szentmiklosi had an informal meeting with some of the residents of El Rancho Estates, and several owners have now come into compliance. Three noncompliant issues in that area were closed out last week, and two this week.

SCHOA Representation at Trial: **Dee Jaksich moved and Walt Patterson seconded that the Executive Director and a Compliance Officer be the SCHOA representatives or witnesses at trials, and the President be backup since the officers**

change more often than the Executive Director. An early complainant should also testify. Motion passed unanimously.

Suspend Rules: Tom Beeson moved and Ralph Miller seconded that we suspend the rules to hear from SCHOA members. Motion passed unanimously

Joel Thomas, SCHOA member, expressed concern about toxic elements in AstroTurf. Beautification Committee and Sam Balwin will investigate. He informed us that GASP and Arizona Clean Air Now are two citizen organizations working on air quality issues.

Jan Sniderman, Web Site Manager, asked which committee might be addressing recycling (Bob Tomich, Planning Committee). She wondered about the feasibility of an open air tram running between recreation centers as was done in the past. Another concern is the lack of transportation at off hours when SCAT doesn't run, especially when needed for medical reasons.

Marge Murphy, SCHOA member, stated that since 40th anniversary, SCAT goes to hospital and picks people up at night. She indicated they are in need of financial donations to continue their services and wondered if the recreation centers would accept some responsibility.

Miles Sagen, Compliance Committee member said that committee members are checking the file and visiting properties. He questions the efficiency and effectiveness of a very large committee compared to one with a few very committed members. Most compliance issues should be handled by the committee and not brought to the Board. Thanks were given to Miles Sagen for being so responsible.

Return to Regular Order of Business: Walt Patterson moved and Sam Baldwin seconded that we return to the regular order of business Motion passed unanimously.

Recess: At 11:35 Walt Patterson moved and Bob Tomich seconded that the Board of Directors recess and reconvene into Executive Session to discuss legal strategy and approve personnel recommendations of the Executive Director. Motion passed unanimously.

Next Board of Directors meeting is June 12, 2007, 10:00 A.M.

Respectfully submitted,

Jan Meyer, Secretary