

SUN CITY HOMEOWNERS ASSOCIATION

Board of Directors Meeting

June 12, 2007

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

**Agenda Adoption: Jan Meyer moved and Gary Bourne seconded that the agenda be adopted as presented. Motion passed unanimously.**

**Secretary's Report: Bill Pearson moved Tom Beeson seconded that the minutes from the May 8 meeting be approved as distributed and placed on file. Motion passed unanimously.**

**Treasurer's Report: Jan Meyer moved and Walt Patterson seconded that the May Financial report be approved as distributed. Motion passed unanimously.**

**Referral to Committees:**

**Elder Affairs: Bill Pearson moved and Gary Bourne seconded that SCHOA invite the AZ Attorney General "Elder Affairs" Program to work with us. Tom Beeson moved and Bob Tomich seconded that we refer the issue to the Planning & Elections Committee. Motion passed unanimously.**

**Media Maintenance: Bill Pearson moved and Ralph Miller seconded that we request Maricopa County provide us with information on their long-range plan for median maintenance in Sun City—particularly the 38 acres of grass. Walt Patterson moved and Bob Tomich seconded that this issue be referred to the Transportation Committee. Motion passed unanimously.**

**CAI Membership: Jan Meyer moved and Doug Kelsey seconded that we investigate membership in the Community Association Institute (CAI). Walt Patterson moved and Ralph Miller seconded that this issue be referred to Planning & Elections Committee. Motion passed unanimously.**

**Sun City Signs: Bill Pearson moved and Gary Bourne seconded that an ad hoc committee be formed to investigate Sun City signage and report to the board with recommendations. Motion passed unanimously.**

**Board Member Rotation: Jan Meyer moved and Gary Bourne seconded that the board member rotation schedule adopted at the meeting of March 13, 2007 be rescinded to allow current board members to fulfill their entire three year terms. Motion passed 9-1.**

**Office Hours: Bob Tomich moved and Gary Bourne seconded that the SCHOA office close at 1:00 P.M. during July & August Motion defeated unanimously.** After a lengthy discussion, a consensus was reached that additional staff already approved for hiring should be able to maintain office hours, while freeing other staff to complete compliance paperwork, set up TOPS, update the vendor referral program, and follow-up on the membership program.

Off-Site Computer Backup: **Bill Pearson moved and Doug Kelsey seconded that SCHOA contract with Carbonite to back up computer data off-site for a price of \$50/year. Motion passed unanimously.**

*Complete Minutes of Committee Meetings are kept as part of the Board secretary's files, files of the Executive Director, and are available for review in the SCHOA notebooks available in the office.*

Beautification Committee (Baldwin): Goals of committee are improvement of signs, road shoulders and medians.

Ad Hoc Telephone Committee (Baldwin): Except for Pages 11-53 which need verification by organizations, the project has been completed and should be sent to ATT&T the first week in August.

Compliance Committee (Beeson): At the May 22 meeting, six people requested variances. Five were denied. On the variance which was approved, a barn of appropriate style, location, and structure will be built and non-compliant structures will be removed. **Tom Beeson moved and Bob Tomich seconded that an ad hoc Design Review Committee be formed to advise the Board of Directors as to the practicality of establishing a design review system. Motion passed unanimously.** In May, 247 new violations were reported and 733 inspections were completed. Positive feedback by phone or card is regularly given to violators who come into compliance. Progress reports on the non-compliance issues are given to those making complaints as time allows.

Public Relations Committee (Pearson): Meetings were held May 23 and June 6. Work continues on the brochure and open house, and Jan & Lou Sniderman are working on the Web site. Next meeting is June 20 at 9:30 a.m. at the SCHOA office.

Membership Committee (Roloff for Jaksich): Last month's new members and renewals exceeded those of May for last year.

Planning & Elections (Tomich): **Jan Meyer moved and Walt Patterson seconded that elections for members only be held the week of November 5-9 during open house week. Motion passed unanimously.**

**Sam Baldwin moved and Tom Beeson seconded that the remodeling project for the compliance offices and kitchen area be completed by Chambers Construction (painting, retexturing, temporary carpet) for a price not to exceed \$1500. Motion passed unanimously.**

Minutes of the May 15 & 29 meetings of the Planning & Elections are attached and included in SCHOA notebook available in office and include such topics as collection procedures, election planning, nonmember complaints, open house, buyer protection program, Westmarc membership CAI, orientation for board candidates, annual staff recognition, town meeting for Phase I.

Joint Environmental Committee (Patterson): Topics discussed at the May 8 meeting included post cards, HB2626 signed by Governor, new permit requests, Coyote Lakes air quality monitors, and cooperation with other groups.

Transportation Committee (Bourne): Grand Avenue and rail issues were the main topics. Meetings will continue through summer on the third Tuesday at 10:00 a.m.

Joint Gov't Affairs Committee (Roloff): A report will be forthcoming after the June 25 meeting.

Miscellaneous Announcements:

Gordon Leathers, owner of a home in non-compliance for years, has assured our president, Ben Roloff, in a phone call today that the property will be in full compliance by Monday.

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

Mildred Selinsky: In response to her concern, she was informed that complaints to SCHOA generally can remain anonymous because of our unusual status of being a voluntary membership HOA. If a violation can't be felt, touched, smelled, or seen, complainant must keep log and would therefore be identified. If a case goes to court, complainant would be identified.

Joel Thomas: Indicated concern that committees interact. He doesn't understand why people complain about SCHOA in the newspaper. He believes that the original idea of Sun City goals may be out-of-date and that we should contact ASU to find out what boomers want. He was surprised that vendors buy their way into our program, but he was informed that they are checked out before addition to the program. He believes a certificate of compliance for members/sellers would be helpful.

Regular Order of Business: **Tomich moved and Patterson seconded that we return to the regular order of business Motion passed unanimously.**

The board of directors recessed at 11:45 and reconvened into Executive Session to discuss legal strategy and personnel issues.

Next Meeting: Tuesday, September 11, 2007, 10:00 a.m. at the SCHOA office.

Respectfully submitted,

Jan Meyer, Secretary