

SUN CITY HOMEOWNERS ASSOCIATION
Board of Directors Meeting
September 11, 2007

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

Agenda Adoption: **Bill Pearson moved that the agenda be adopted as presented. Motion seconded and passed unanimously.**

Secretary's Report: **Walter Patterson moved that the minutes from the June 12, 2007 meeting be approved as distributed and placed on file. Motion seconded and passed unanimously.**

Treasurer's Report: **Jan Meyer moved that the distributed August Financial Report be received and filed for audit. Motion seconded and passed unanimously.**

The proposed budget will be sent to the Planning Committee for review before the next Board meeting. All directors are encouraged to attend the meeting, date to be announced.

President's Report:

The Presidents Report (attached to the Study Session Minutes) was completed.

It was noted that a 2001 Board Policy states that financial issues under \$750 may be handled by the staff without Board approval. Do we want to continue this?

Bill Pearson, Publicity Chairman, was asked to acknowledge the donation from the Abeile Trust.

Bylaws:

Changes to standing committees should be added to the bylaws.

Election procedures may want to be addressed if the number of candidates is the same as or less than the number of openings.

Meeting date may want to be changed to allow time for financial reports and the executive director's report to be current.

Committee Reports: *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 and conference rooms.*

Planning & Elections—Meyer for Tomich

An amended Employment Handbook was distributed to Board Members and will be brought to the Board next month for approval/rejection.

Tom Beeson moved that SCHOA separate itself as soon as possible from the Sun City HOA Foundation, and that we no longer solicit and receive donations, handle mail, and do bookkeeping and office services for them, and that we encourage them to change their name to avoid confusion. Motion seconded.

Gary Bourne moved that the above motion be tabled until our next regularly scheduled Board meeting October 9. Motion seconded and passed 6-3.

Membership--Jaksich Pending issues were described on a memo distributed to Board Members and will be addressed at future meeting.

Ad Hoc Telephone Committee—Roloff for Baldwin: Current Phone Book Information is complete and the company is satisfied. Sun Cities Taxpayers Association was notified of their disassociation with the Phone Book.

Compliance—Beeson: Legal issues will be presented in executive session. 647 inspections were made last month, and 45 cases are at Ekmark & Ekmark.

Transportation—Bourne: Grand Avenue, Light Rail vs Commuter Rail, and Median improvement were explained as per written minutes.

Joint Environmental Committee—Patterson: This committee was not part of a recent news article claiming deaths due to mining operation pollution.

Joint Gov't Affairs—Roloff' CAI membership, contract for a lobbyist, and Legislative breakfasts are current issues.

Public Relations—Pearson: _meetings have been held this summer. The SCHOA magazine is currently at the graphic artist and will be given to the printer by October 1. Two-week distribution period will starting October 21. The Web site will be launched during the open house week. **The public relations committee was asked to put membership applications at the Visitor's Center.**

Appoint AD Hoc Committee Chair to Review Deed Restrictions and Procedures of Enforcement.
Bill Pearson moved that Jan Meyer chair the AD Hoc Committee to Review Deed Restrictions and Procedures of Enforcement. Motion seconded and passed unanimously.

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

Joel Thomas: He expressed his concern about air quality in Sun City and thanked SCHOA for the work it is doing.

Regular Order of Business: **Beeson moved that we return to the regular order of business Motion seconded and 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, October 9, 2007, 10:00 a.m. at the SCHOA office.

Submitted by Jan Meyer, Secretary