

SUN CITY HOMEOWNERS ASSOCIATION  
Board of Directors Meeting  
January 22, 2008

Meeting was called to order by the President Bob Tomich at 10:10 a.m. Board members Ball, Baldwin, Beeson, Bourne, Jaksich, Meyer, Pearson, Patterson, Roloff were also present. .

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

**Moved and seconded that the following Chairmen recommended by the president be appointed:**

<b>Charter Amendments &amp; By-Laws</b>	<b>Jim Ball</b>
<b>Water, Environmental and Consumer Protection</b>	<b>Walt Patterson</b>
<b>Compliance</b>	<b>Tom Beeson</b>
<b>Membership</b>	<b>Dee Jaksich &amp; Jan Meyer</b>
<b>Public Relations</b>	<b>Bill Pearson</b>
<b>Government Affairs</b>	<b>Sam Baldwin</b>
<b>Planning and Elections</b>	<b>Ben Roloff</b>
<b>Transportation</b>	<b>Gary Bourne</b>

**Motion passed unanimously.**

Executive Director's Report: Distributed to board members. Annual meeting of SCHOA is tomorrow, January 23 at 9 a.m. at the Lakeview Recreation Center. Greene Case: Friday morning the landscaper completed the clean up, and \$450 will be added to his judgment. Executive Directors of PORA, SCHOA and Sun City Grand are working together to share ideas on office issues. SCHOA is selling tickets for the West Valley Symphony. We also sell calendars for the Visitors Center. The Compliance Fund set up in 2007 will show up in the January report. Income for dues in December was approximately 25% under budget.

Violations: There were 657 inspections in December and 259 new violations. Relevant pages of the annual compliance report will be put on the web site. The pilot program of home re-sale inspections will be done on homes that go on the market. Bill Szentmiklosi will meet with a panel from the planning commission of Maricopa County regarding an age violation and granting of a temporary use permit. It was noted that in 2006 there were only about 1000 violations.

Secretary's report: **It was moved and seconded that the minutes from the December 11 Board meetings be approved as submitted and distributed. Motion passed unanimously.**

Treasurer's Report: Treasurer's report not given due to absence of the treasurer.

Policy for compliance. Moved and seconded that the policies indicated on the report from the officers held December 17 be accepted. Motion withdrawn. **Moved and seconded to refer the report back to the committee. Motion passed unanimously.** Specific areas of concern were: unclear mention of ARS, administrative fees, absence of appeals process and the compliance committee's role and the Boards of Director's role in appeals. The number of days allowed between letters is a minimum, and it usually is longer.

**It was moved and seconded that the proposed Amended & Restated Board Resolution regarding CC&R Clarifications be given to the newspapers today, be posted on the web site, be distributed at the annual meeting, and be sent to members via blast e-mail, TO OBTAIN HOMEOWNER INPUT BEFORE CONSIDERING ADOPTION. Motion passed unanimously.** SCHOA May enforce (does not have to) the CC&R's. Filing/Processing fees for recording these clarifications as a resolution will be \$3000 to \$4000.

**Moved and seconded that the Attorney General's Office be allowed to meet here twice a week to meet with homeowners. Motion passed unanimously.**

It was moved and seconded that Code of Conduct and Oath of Office presented be accepted. Motion defeated by a majority vote.

A Board policy book needs to be created.

**It was moved and seconded that we suspend the rules to hear from SCHOA members. Motion passed unanimously**

Roy Burrell expressed his frustration in getting a debris box 30' long removed from the neighborhood. Compliance officers are following policy in waiting 90 days from the time of the complaint to enforce compliance. It is noted that the box is being used for the debris of construction for several homes in the area.

In response to a member's inquiry, it should be noted that the entire Board is present during an executive session to discuss legal and personal issues.

**It was moved and seconded that we return to the regular order of business Motion passed unanimously.**

**It was moved and seconded that the meeting be adjourned at 11:35. Motion passed unanimously.**

Submitted by Jan Meyer