Minutes of the Special Membership Hearing of March 19, 2018.

Directors present: Jim Hunter (President); Lloyd Maple (Vice President); Joe Janos (Treasurer); Ritchie Miller (Secretary); and Directors Greg Eisert, Art Jenkins, Jim Powell, and Pam Schwartz.

Directors absent: Rick Gray, Steve Puck

President Hunter called the meeting to order at 9:07 am. The Pledge of Allegiance was recited.

President Hunter declared that a quorum of 31 members was in attendance and that each had received the attached document showing proposed changes to our Articles of Incorporation.

President Hunter explained to the meeting attendees that the purpose of this meeting is to hear any input from the members and answer any questions the members may have about the proposed amendments to our Articles of Incorporation. He also explained the specific process to amend the Articles as enumerated in the Articles themselves.

Each of the three changes were reviewed and explained by President Hunter.

Questions from the audience included:

Is “homeowner” defined by registered ownership with the county? Yes.

Renters will still have access to SCHOA services but will not have voting rights? Yes, they will be able to pay a fee to access all SCHOA services.

Renters have at times been involved in compliance issues. Will that continue? Yes. It has always been the homeowner’s responsibility, but renters will still be allowed to be involved just as they have been in the past.

How big a deal is changing the fiscal year? What will it cost the association? The effort is a stub year tax return and may cost in the neighborhood of $1000. It really does make sense for SCHOA.

I assume that with these changes, there will be more bylaws changes coming? Yes, it is currently being addressed.

Do you also need 31 members to change the bylaws? No. That requires a 2/3rds vote by the Board of Directors.

You will also bring the bylaws changes to the people? Yes, absolutely.
Has anyone looked into a CC&R's update so that it doesn't require half the people to change them and cost a quarter million dollars? We are looking into it, haven't sought a legal opinion yet. The CC&R's have served us well for a long time, but it appears that it is time to bring them up-to-date.

You may wish to tell us why this is such a big deal and so difficult, as many may not understand the process. Yes, it did take 2.5 years back in the 90's, there are 56 sub-divisions, 486 condo associations that must be addressed. The time has probably come to try to get some areas of the CC&R's updated to reflect today's reality.

Thank you all for coming in this morning and we will keep you updated on what is happening.

Motion to adjourn at 9:29 am made by Pam Schwartz, seconded by Art Jenkins, and the motion carried.

Ritchie Miller, Secretary
ARTICLES OF AMENDMENT TO THE
ARTICLES OF INCORPORATION OF THE
SUN CITY HOME OWNERS ASSOCIATION
An Arizona non-profit corporation

Pursuant to the provision of Section 510-11006 Arizona Revised Statues, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation.

FIRST: The name of the corporation is Sun City Home Owners Association (SCHOA).

SECOND: ARTICLE VI, Section (1). Membership

Replace: Any person either owning a home or residing in a home in Sun City, Arizona may become a Member of this Corporation.

With: Any person owning a home in Sun City, Arizona, may become a member of this Corporation.

THIRD: ARTICLE VI, Section (5). Membership

Replace: The By-Laws of the Corporation shall prescribe the qualifications of Members, the mode of election and the terms of admission to membership, provided that the voting rights of all active Members shall have equal rights and privileges and be subject to equal responsibilities.

With: The By-Laws of the Corporation shall prescribe the qualifications of Members, the mode of election and the terms of admission to membership.

FOURTH: ARTICLE VII, Section (4). Fiscal Year:

Replace: The fiscal year of the Corporation shall end annually on October 31.

With: The fiscal year of the Corporation shall end annually on December 31.

FIFTH: The power to amend the Articles of Incorporation is vested in the Board of Directors, all of whom voted unanimously to adopt these amendments to the Articles of Incorporation of the SCHOA as Amended and Restated December 16, 1993, and further amended on May 29, 2007.

DATED as of this 27th day of February, 2018.

By: James Hunter
SUN CITY HOME OWNERS ASSOCIATION, INC.

Attest: Ritchie Miller, Secretary

James Hunter, President