

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
August 28, 2008
Freedom Hall @ 1:30 p.m.
Henderson, Nevada 89052

AGENDA

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL/ESTABLISH QUORUM**
Board of Directors:
- | | |
|----------------|----------------|
| Roz Berman | President |
| Carl Weinstein | Vice President |
| Shirley Cheri | Treasurer |
| Roger Cooper | Secretary |
| Mike Dixon | Director |
| Bob Frank | Director |
| Barry Friedman | Director |
- Management:
- | | |
|---------------|-------------------------------|
| Terry DaSilva | Community Association Manager |
| Caren Carrero | Assistant Association Manager |
| Lenora Franco | Administrative Assistant |
- IV. PRESIDENT’S REPORT – Roz Berman**
- V. MEMBER COMMENT PERIOD** *(2 minutes per person and sharing not permitted)*
- VI. ACCEPTANCE OF AGENDA**
August 28, 2008
- VII. APPROVAL OF MINUTES**
July 24, 2008
- VIII. CONSENT AGENDA**
Unless an item is pulled for discussion, the Board of Directors may take action on all consent Agenda Items (VIII-A through VIII-F) with one motion, accepting the recommendations as stated on the Agenda Item.

A. Community Standards Department

Community Standards reported there were 70 reported possible violations. 64 were resolved; the remaining 6 are in the enforcement process.

B. Enforcement Department

Year to date report:

As of August 18, 2008, the Enforcement Department received, investigated, and processed 670 alleged violations. 594 cases are resolved, 38 cases are being fined, and there are 38 open cases.

Past 30 days:

194 Properties were inspected, approximately 140 letters were sent, and 13 cases were presented to the Covenants Committee Hearing Panel where fines were imposed as appropriate. One appeal of fines was presented to the Board of Directors.

C. Security Patrol: Operational Statistics for the month of July, 2008.

Volunteers for month	134	Vacation Home Checks	1045
Open Garage Doors	78	Vehicles - miles driven	5393
911 Lights	13		
Parking Reminders	143		

D. Community Service Club: Operational Statistics for Year-To-Date 2008.

Calls Received	898	Other Assistance	94
Home Maintenance Provided	239	Monthly Support Groups	6
Equipment Provided	241	Support Group Attendance	768
Transportation Provided	66		

E. Architectural Review Committee

ARC reported there were 107 plans submitted. 101 were approved and 6 not approved.

ACTION ITEM: Revise Design Guidelines regarding Campaign or Proclamation Signs – Section III.L.6.

Campaign or Proclamation Signs – Local, including Sun City Anthem Association, State and Federal Elections: *Campaign or Proclamation signs for local (including Sun City Anthem Association elections), state and federal elections are permitted within Sun City Anthem. They must be placed within the property of the homeowner advocating the signage. Signs shall be limited to not larger than 24" by 36" and may be double-sided. The overall height from finish grade may not exceed four feet and only one sign per candidate shall be allowed. There may be one or more candidates names included on a sign. Sun City Anthem, local and state signs shall not be placed sooner than 30 days prior to the election and must be removed within 5 working days after the election. Federal signs must be removed within 60 days after the election.*

F. Properties & Grounds Committee

The P&G Committee recommends that the Board approve Celeste Bove and Marge Pierzchala for membership on the P&G Committee.

IX. MANAGER’S REPORT – Terry DaSilva, Community Manager

X. INVESTMENT REPORT – Shirley Cheri (Action May Be Taken)

No transactions to report for this month.

XI. FINANCIAL REPORT – Shirley Cheri (Action May Be Taken)

All questions that the Finance Committee raised to RMI regarding the unaudited June 2008 Financial Statements were adequately answered. Financial highlights of the second quarter statements, summarizing the financials and providing comments that include financial performance as compared to the budgets, will be presented at the Board meeting. After the Board meeting, the following unaudited reports will be available on the community website: the Balance Sheet for the Association and for each Neighborhood; the consolidated Statement of Revenue and Expenses for the Association; the Statements of Revenue and Expenses for each Association Department and for each Neighborhood; the Accounts Receivable Aging by Village; the slides presented at the Board meeting; and the highlights narratives from each respective RMI department manager. The complete set of unaudited Financial Statements will be available in the Board Book for any resident to review if they request to see the Board Book in the Administration Office.

The Finance Committee is currently reviewing the July 2008 financial statements.

XII. COMMITTEE REPORTS

A. Property and Grounds Committee (Action May Be Taken)

NO ACTION ITEMS:

B. Lifestyle Committee (Action May Be Taken)

NO ACTION ITEMS:

C. Finance Committee (Action May Be Taken)

ACTION ITEMS:

1. The Board is requested to direct the Finance Committee to continue the Chartered Club financial reviews on a three-year cycle, with scheduling of the reviews to be determined by the Finance Committee.
2. The Finance Committee recommends that the Board accept the June financials (Version 2 as prepared by RMI Accounting).
3. The Finance Committee recommends that the Board approve installation of an Independence Center Courtyard Shade Structure for \$29,086.
4. The Finance Committee recommends that the Board approve purchase by Facilities of the leased Security Patrol Truck for \$5,902.
5. The Finance Committee recommends that the Board approve the purchase of Components for Anthem Center Smoke Control System for \$26,300.
6. The Finance Committee recommends that the Board approve the purchase of Drapery for Channel 99 Studio for \$2,300.
7. The Finance Committee recommends that the Board approve the purchase of Refrigerator for Independence Center for \$2,700.

8. The Finance Committee recommends that the Board approve the following eight expenditures from the Reserve Fund:

1- Labor for reupholstering lower gallery lounge chairs	\$5,604
2- Fabric for lower gallery lounge chairs	\$3,246
3- Fabric for reupholstering lower gallery card chairs	\$2,097
4- New Lounge chairs for lower west gallery	\$4,566
5- Fabric for Emerson & Franklin room chairs	\$3,291
6- Chairs for Emerson & Franklin card room	\$16,417
7- Custom tables for lower gallery west	\$6,600
8- Wallpaper for Emerson & Franklin Rooms	\$2,077

D. Election Committee (Action May Be Taken)

Significant changes in the calendar are noted below.

- Closing date for Board candidate registration is Friday, January 30, 2009 at 4:00 p.m.
- Candidates must submit draft of campaign flyers electronically for Editorial Content Committee review February 16, 2009 by 4:00 p.m.
- All Ballots Must Be Received by Tuesday, April 28 by 4:00 p.m.
- Special Board of Directors meeting, Thursday, April 30 at 3:00 p.m.
- Candidates must remove yard signs Friday, May 1 by 4:00 p.m.

ACTION ITEMS:

1. Approve 2009 Election Calendar.

E. Plans & Processes Committee (Action May Be Taken)

NO ACTION ITEMS:

F. Government Affairs Advisory Committee (Action May Be Taken)

NO ACTION ITEMS:

G. Editorial Content Committee (Action May Be Taken)

NO ACTION ITEMS:

XIII. TRUMPETS RESTRAURANT (Action May Be Taken)

1. Discuss whether the restaurant, bar and catering should be a private operation or open to the public.
2. Discuss whether the restaurant, bar and catering should be managed through a management Company for a fee or leased/contracted to a restaurant operator.

XIV. REFURBISHMENT PROJECT MANAGEMENT TEAM UPDATE

The project is on schedule and within budget. We are approaching the final stages to completion of the refurbishment project. Numerous projects are completed and several more will be completed by the end of August with only a handful of items left to be done in September and October, due to longer manufacturing time needed on these items.

XV. CC&RS & BY –LAWS AD-HOC WORKGROUP

Community information regarding the Public Outreach efforts for the Work Group has been established.

XVI. UNFINISHED BUSINESS (Action May Be Taken)

A. Common Area Construction Defects

The law firm of Feinberg Grant Mayfield Kaneda & Litt coordinated an inspection of the common areas and has made a demand for repairs to Del Webb/Pulte on June 23, 2008. No litigation has been filed or is contemplated at this time. Del Webb was expected to respond to the repair demand on or before August 23, 2008. An Attorney from the law firm will be present at the Board meeting to discuss the case and answer your questions.

B. 2008 Reserve Studies

The Board of Directors hired Diversified Facility Services (DFS) to prepare the 2008 Reserve Studies. The 2008 Reserve Studies are an update of the 2006 Reserve Studies without physical inspection. The 2006 Reserve Studies were performed by DFS and included physical inspection of the assets. The 2008 Reserve Studies were done in connection with a Board policy of obtaining reserve studies every 2 years. Under this policy the next reserve study will include a physical inventory of assets by the reserve specialists.

ACTION ITEMS:

1. Accept the work performed by the Task Group and the following six (6) 2008 Reserve Studies:

Sun City Anthem dated August 1, 2008

Neighborhood Villas all four (4) are dated August 4, 2008

High Mesa

High Mountain

Canyon Crest

Clubhouse

Pinnacle dated August 4, 2008

C. Request for a reimbursement for \$28,782.20 for legal services performed by Mr. Robert C. Maddox and Associates:

Bob Frank is asking the Board to authorize a reimbursement to him for the \$28,782.20 for legal services performed to date by Mr. Robert C. Maddox and Associates. The Board requested that Bob Frank provide more information regarding the relationship between his attorneys, the insurance company and Sun City Anthem liability.

D. Code of Conduct

ACTION ITEM:

Revise Rules & Regulations to remove section IV.A – Members Code of Conduct and rescind the Resolution Establishing the Governing Documents Enforcement Policy and Process for Code of Conduct Complaints (R26-022808).

XVII. NEW BUSINESS (Action May Be Taken)

A. 2007 Excess Income Resolution

Excess of membership income over membership expenses for the year ended December 31, 2007, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604. A certain portion of the amounts collected by the Association shall be set aside for future major repairs and replacements and allocated to capital components as provided by the guidelines established by Revenue Rulings 75-371, 75-370 and 74-563. Such

amounts shall be invested in accordance with the Investment Policy Protocol adopted by the Board of Directors on April 26, 2007.

ACTION ITEMS:

1. Approve the Resolution of the Board of Directors regarding excess income applied to following year's assessments and transfers to Reserve Fund as recommended by Hilburn and Lein, Inc.

B. Fourth Quarter 2008 Assessment

Based on the first six months review of the financial performance for the Association, the Board will discuss whether any additional adjustment, beyond the \$60.00 adjustment for the subtraction of the Recreation Center 3 monies, is appropriate.

C. Veteran's Plaque-Funded by SCA

There are approximately 300 plus veterans currently residing in Anthem and a plan was proposed to collect \$10.00 from each one to fund a memorial plaque. The SCA Veterans special interest group is planning a Veterans Day program on November 11, 2008 and would like to unveil the memorial plaque on this day.

ACTION ITEM:

The Association will fund the purchase of the Veteran's Memorial Plaque in an amount not to exceed \$5,000.

D. Adjustment to Rules & Regulations for the Swimming Pools

ACTION ITEM:

Adjust the guidelines so that eighteen year olds that are using the swimming pools should be considered as adults instead of children.

XVIII. ADJOURNMENT

XIX. EXECUTIVE SESSION COMMENCED AT 9:00 A.M. IN THE CONFERENCE ROOM AT THE ANTHEM CENTER

The meeting NOTICE is distributed according to [NRS 116.31083 Section 2\(c\)](#). At the beginning of every Executive Board of Directors meeting, there is a Member Comment Period. During this period, the Board will respond to member's comments. The Board of Directors will not take action on comments or requests made during the Comment Period. Agendas for every Executive Board of Directors meeting are available four business days prior to the meeting from the Administrative Office in Anthem Center and at the Association's website, www.sca-hoa.org. The agenda is also posted four business days prior to every Executive Board of Directors meeting on the community bulletin board in Anthem Center. Copies of the minutes from any Executive Board of Directors meetings are available from the Administrative Office after approval by the Board of Directors. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office hours are 8:00 a.m. to 4:30 p.m., Monday-Friday. The telephone number for obtaining an agenda is 614-5805.