

KAY FRANK

Board Candidate, Sun City Anthem Community Association, Inc.
2374 Sandstone Cliffs Drive, Henderson, NV 89044

April 16, 2010

DELIVERED BY EMAIL, HAND & CERTIFIED US MAIL/RRR

To: SCA CAI Board of Directors

Attn: President Jack Troia, Vice President Rosalyn Berman, Treasurer Dan Forgeron, Secretary Roger Cooper, Director Ann Small, and Director Carl Weinstein.

Attn: RMI Community Manager Caren Carrero
2450 Hampton Road, Henderson, NV 89052

References: 1. Emergency SCA Board Meeting on April 14, 2010
2. NRS 116.31175, NRS 116.311, NRS 116.31034, NRS 116.31107, and NRS 116.31105
3. NAC 116.400, NAC 116.405, NAC 116.480 and NAC 116.486.

This is to notify you that:

1. I am hereby exercising my rights as a board candidate to submit a revised 2-sided campaign flyer for inclusion in the second ballot mailing. This will replace all previous versions and be used to replace the corrupted version that was distributed to all homeowners in the Ballot Box mailing received on April 12, 2010.

In this regard, I consulted on April 15, 2010 with the Real Estate Division Compliance Section to verify that I am entitled to receive this type of fair action for this extended campaign. I also confirm that I have complied with the writing content and quality specified in NRS 116.31175.

2. In addition, I am requesting inclusion within the second ballot mailing my candidate information statement. It is being submitted on a separate page as allowed under NRS 116.31034.12, NRS 31175.6, NRS 116.31175.7 & NRS 116.31175.9.

If you have any questions you can reach me on my cell phone at 702-280-2780. I am aware that this request may be somewhat inconvenient for the staff, and that is regrettable. But, the entire redo of the ballot process is highly inconvenient to candidates, and our need to fairly communicate with SCA members requires that we receive the top priority support.

Sincerely,

(SIGNED)

Louise Kay Frank

2010 Candidate for the SCA Board of Directors

Attached: (1) Revised Flyer for Kay Frank and (2) Kay Frank Candidate Information Statement

KAY FRANK

Board Candidate for the Sun City Anthem Community Association, Inc.
2374 Sandstone Cliffs Drive, Henderson, NV 89044
April 16, 2010

Dear Sun City Anthem Homeowners:

Nevada Law (NRS116.31175) authorizes board candidates to provide a page of independent opinions about our community governance, and to have them distributed at association expense along with the ballot packages. This page contains my short list of high priority actions items for your consideration.

1. **Implement Honorable & Respectful Board Behavior.** For over 2 years, SCA's "Unity Party" directors have mismanaged our community. For example, Unity Party Directors have:
(1) Sole-sourced contracts on large agreements and **wasted** hundreds of thousands of dollars.
(2) Secretly financed the campaigns of **favored board candidates** (valued at over **\$1,000 each**).
(3) Diverted attention from board failures by unfairly attacking the reputations of ethical, independent candidates and ethical community members.
(4) Exploited conflicts of interest with Unity-sponsored directors to gain **unfair, special treatment** for Unity members. Two board members are running for re-election this year. If either one is found to have accepted more than \$100 in cash or services benefits from other directors in the past, they could be charged with violating Nevada Statutes.
2. **Stop False Claims of Legal Opinions & Eliminate Special Perks For Board Friends.** For many years, board presidents have covered up misconduct by falsely claiming to have legal opinions to support their poor decisions. I am committed to working to replace the association attorney we have been saddled with since Del Webb picked him in the late 1990's. And, I pledge to work to ensure the board never repeats its recent statute violations when it secretly granted early voting perks to Unity Party friends--without offering the same option to all other SCA owners.
3. **Clean Up Our Contracting Mess and Fully Implement Competitive Purchasing.** No more Tirzo restaurant lease fiascos! No more purchasing disasters like the Independence Center shade structure, and no sole-sourced contracts over \$25,000. Contrary to what the boards told us for years, we must compete our contracts every time we can. In addition, I am confident our beautiful restaurant facility, with its fully-equipped catering kitchen, can be operated using a SCA "break-even" goal with a new vendor. By recruiting our best membership experience, we can get the food, services, and prices we want, and avoid having to subsidize the operator.

During this campaign, I had to be critical of past directors that led to making some bold estimates about future improvements. I trust you will see that I have the experience, ethics and drive to back up my commitments. And, I hope you will agree **NOW is the time to vote for truly independent candidates** who will serve the best interests of SCA homeowners. I am **number 2** on your ballot.

Very Sincerely Yours,

(SIGNED)

Kay Frank



ELECT

**KAY
FRANK**

To SCA Board of Directors

I am Kay Frank—your TRULY Independent candidate and #2 on your ballot.

All 6 of the 2010 board candidates offer impressive resumes, attractive personalities, and polished public speaking skills. But, 3 candidates are sponsored by SCA's "unity" political party. I reject the campaign financing and policy controls used by the Unity Party to manipulate our community.

For example, SCA unity party leaders (including SCA board members) selected the candidates and financed the campaigns of the 7 directors elected to the past 2 boards.

Our community is under the direction of just a few political party leaders and I believe our huge, 12,000-resident community with its \$8 Mil. budget must have fresh, independent leadership to be successful in future year.

I passionately believe that this great community would be best served if it elected independent directors who owe nothing to SCA's political clique. So, I urge you to vote today and in the future for independent candidates.

If elected, I will emphasize making major improvements in:

- 1. Complying with all Nevada Statutes—especially competitive procurement laws***
- 2. Implementing more effective auditing programs***
- 3. Fairly enforcing community rules and quickly resolving member disputes with the board***
- 4. Effectively administering the community management contractor***
- 5. Improving our lifestyle with respectful treatment of all members***
- 6. Seeking resident positions on such matters as Trumpets lease policies.***

Contact: KayFrank@cox.net (See Qualifications On The Other Side)

ELECT

KAY FRANK

To Sun City Anthem Board of Directors



Kay & Grandsons Luke & Max

Business Leader -- Former IRS Auditor Non-Profit Board Member

- **Government:** (1) National Archives (Top Secret Clearance) assignment to the White House/National Security Council under two administrations, (2) Program Manager supervising 65 employees under a \$6,000,000 government labor services contract; (3) IRS Tax Auditor, (4) USAF Accounts Control Manager in Germany for Non-appropriated funds; and (5) US Army military inventory control Manager in Germany.
- **Business:** (1) Board positions with Northern California Tri-City American Cancer Society (ACS), Tri-County ACS, and State ACS Boards. Area Volunteer Director for Calif. ACS--coordinated the work of 650 ACS volunteers at 12 bay-area sites. Received ACS Lifetime Achievement Award. (2) IRS Volunteer Income Tax Assistance for low income citizens. Volunteer positions with American Association of University Women (AAUW). President—of AAUW Chapter. Registrar for International Federation of University Women. President of NATO Officers' Wives Club in Germany. Served in leadership positions with many other groups.
- **SCA:** Women's Club—President. Board Member for 3 years; SCA Business Development Club--Founder and Treasurer. Participated in SCA Current Events, Party Bridge and Sewing/Quilting clubs.
- **Personal:** BA in Social Studies & Business (Suma Cum Laude), IRS Tax Auditor Course and National Archives records management course. Married 44 years to Bob Frank. Kay and Bob have a married daughter with 3 young boys. They have lived in SCA for 5 years with their Shetland Sheepdog, Cassie.
- **Solutions-Oriented:** Committed to working with the SCA Board to (1) Comply with NV HOA competitive contracting laws, (2) implement good audit practices, (3) fairly enforce our agreements, (4) better manage the support contract, and (5) expand our unique lifestyle opportunities.

(See Other Side For More Information)

Factual data related to Sun City Anthem Association has been reviewed by Editorial Content Committee.