

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