

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
EMERGENCY BOARD OF DIRECTORS MEETING

May 12, 2008

Delaware Room @ 1:00 p.m.

Anthem Center

Henderson, Nevada 89052

MINUTES

Comments: Note the change in SCA directors from the original approval vote on 27March08.

This vote was to approve the corrections to the serious errors in the original version prepared and distributed to all SCA members by association attorney, John Leach in April 2008.

The RMI Community Managers once again failed to review the accuracy and completeness of the revised governing documents.

I. CALL TO ORDER

Mike Dixon, President, called meeting to order 1:00 P.M.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Mike Dixon

President

Roz Berman

Vice President/Treasurer

Secretary

Bob Frank

Director

Barry Friedman

Director

Shirley Cheri

Director

Roger Cooper

Director

Carl Weinstein

Director

Management:

Terry DaSilva

Community Association Manager

Caren Carrero

Assistant Association Manager

Lenora Franco

Administrative Assistant

IV. MEMBER COMMENT PERIOD

The following topics were addressed:

Renters; Political Signs; CC&R; Violations; Attorney Leach

V. PRESIDENT'S REPORT — Mike Dixon

A. CC&R's Status

[R01-051208]

UPON AMENDED motion duly made by Roz Berman, seconded by Carl Weinstein, and carried 5-1, Bob Frank voted no, the Board of Directors approved the third (3rd) version of the amended and restated CC&R to include the amendments that were previously approved but inadvertently omitted from the prior version of the CC&R that were recorded.

[R02-051208] UPON AMENDED motion duly made by Roz Berman, seconded by Barry Friedman, and carried 5-1, Bob Frank opposed, the Board of Directors approved the third (3rd) amended and restated By-Laws to include the previously approved amendments that were inadvertently omitted from the prior version of the By-Laws approved and recorded.

Prepared submitted letter from unit owners are attached to the minutes.

- o Tim Stebbins comments were on motions that were passed to make certain changes to the CC&R's and By-Laws at the March 27, 2008 board meeting.

VI. ADJOURNMENT

Mike Dixon adjourned the meeting at 1:34 P.M.

Respectfully Submitted By:

Lenora Franco, Administrative Assistant

Approved By:

Roger Cooper, Secretary

Comments: Emergency Board Meeting, May 12, 2008

My name is Tim Stebbins, homeowner, 2106 Alyssa Jade Drive, Arroyo Vista Village.

At the March 27, 2008 board meeting a motion was passed to make certain changes to our CC&Rs and Bylaws. This was an improper action because it violates several sections of Nevada Law and thus is invalid.

The law requires that changes in our CC&Rs must be approved by a majority of SCA homeowners.

The law states, in part,

"The executive board may not act on behalf of the association to amend the declaration" (the declaration is the CC&Rs)

You are likely aware that the Nevada Legislature provided a one time exception to the applicable laws allowing the board alone to adopt changes in governing documents in order to make them consistent with NRS116. That exception expired on October 1, 2000.

That was several years ago, that exception has been removed from the law and today all changes to our governing documents for whatever reason must be approved by the homeowners as the law specifies. The law provides for no exceptions.

I request this board remedy that error made on March 27⁶.

I suggest this could be by a board motion to nullify that previous improper action. Or, if the changes involved are important enough to warrant the time, effort and expense of a homeowners vote, the board can instruct the CAM to present the matter to the homeowners in the proper format for approval.

Thank you,

Per NRS116.3108.7(e) I request that the substance of these remarks be included in the Minutes for this meeting and since these remarks are submitted in writing I further request that a copy be included with the Minutes for this meeting.