

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

March 27, 2008

Freedom Hall @ 1:30 p.m.

Henderson, Nevada 89052

MINUTES

I. CALL TO ORDER

Mike Dixon, President, called meeting to order 1:30 P.M

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Mike Dixon	President
Roz Berman	Vice President/Treasurer
Elaine Berg	Secretary
Kay Dwyer	Director
Bob Berman	Director
Bob Frank	Director
Barry Friedman	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:

Tax Returns; Political Signs; Solicitation Signs; Rec. Center III; Painters for Villas; Indoor Swimming Pool; Fitness Ladies Room; Trumpets Working Group; Directors Duties; Election Committee; CAI; Editorial Content Committee; 2008 Campaign Elections; Channel 99; Pool Signs; Greening Rec. Center III.

V. PRESIDENT'S REPORT — Mike Dixon

President Mike Dixon reported on the following topics. Colonel Herb Blum, who championed the Veterans Memorial Plaque to be installed in the Anthem Center, passed away. The plaque will be a lasting tribute to Col. Blum. Amanda Cowley, the Attorney in the S&D Café Lawsuit, provided an up to date report which was read, and Mr. Dixon read a summary report on Ombudsman issues.

Mike Dixon called for a recess at 2:35 p.m. for fifteen (15) minutes.
Board meeting reconvened at 2:50 pm.

See Item XIV "A" on pg. 6 for Case IS-09-1801 item. Robert Frank had to leave his chair for a few minutes to take an emergency break due to a virus. The other directors knew from his long-term prior objections to the action that he was totally opposed to it and would vote NO.

But, the board action was rushed through by Mike Dixon, Roz Berman, Bob Berman, Elaine Berg, and Kay Dwyer before Frank could return to his seat. Note that particular item was the only agenda item where Frank was not present for the vote, and that Frank voted NO on other items on pages 7-8.

VI. ACCEPTANCE OF AGENDA

A. March 27, 2008 Board Meeting Agenda
[R01-032708] UPON motion duly made by Kay Dwyer, seconded by Roz Berman, and unanimously carried, the March 27, 2008 Board Meeting Agenda was accepted.

VII. APPROVAL OF MINUTES

A. February 28, 2008 Board of Directors Monthly Meeting
[R02-032708] UPON motion duly made by Barry Friedman, seconded by Elaine Berg, and unanimously carried six (6) to zero (0), the Board of Directors approved the February 28, 2008 Regular Board Meeting Minutes.

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-E) with one motion, accepting the recommendations as stated on the Agenda Item.

A. Community Standards Department

The Community Standards Department received 69 reports of possible violations; five were not resolved but are in the enforcement process.

B. Enforcement Department

As of 3/17/08, the Enforcement Department received, investigated, and processed 225 alleged violations. 145 cases are resolved, 42 cases are being fined, and 38 cases are being processed as required.

Past 30 days:

Over fifty properties with alleged violations were inspected. Approximately 70 letters were sent to property owners regarding alleged violations, hearings and/or fines to be imposed. Eight (8) Cases were brought to the Covenants Committee hearing panel at the March meeting. The panel determined seven of them are violations and fines will be imposed. Appeals to the BOD were filed on two cases. The BOD agreed with the Covenants Committee verdict. Therefore, the appeals were denied. Fines were posted to over forty accounts for unresolved violations.

C. Security Patrol:

Operational Statistics

Volunteers hours to date	140	Vacation Home Checks	498
Open Garage Doors	82	Vehicles - miles driven	6,366
911 Lights	2		
Parking Reminders	142		

D. ARC reported that of the 130 plans that were submitted, 124 were approved and 6 not approved.

E. Editorial Content Committee

The Editorial Content Committee continues to meet the first Friday of each month at 9:00 a.m. The meeting this month was predominately a discussion about the sequence of

activities for selecting a new member for the committee and the need for better directions for community members that become board candidates. The ECC did not receive any scripts from candidates prior to their appearances on Channel 99. Since the Election Committee did not have any guidelines concerning the steps to be taken by candidates; the ECC has asked that committee to develop workable guidelines for future candidates. These would include a time frame for submission of scripts to the Election Committee and then to the ECC for final approval. The development of precise procedures for candidates will greatly assist the ECC in its work and limit the time required of the hard working volunteers at Channel 99.

[R03-032708] UPON motion duly made by Bob Berman, seconded by Elaine Berg, and unanimously carried six (6) to zero (0), the Board of Directors accepted the Consent Agenda.

IX. MANAGER'S REPORT — Terry DaSilva, Community Manager

Terry DaSilva reported, by now most residents have received their ballot packets. I would like to remind everyone that you cannot Write-In the name of a person of your choice. Reason being, is that NRS116.31034, Section 5 a&b requires all candidates to sign a disclosure form confirming that they are members in good standing and these disclosure forms must be mailed to every resident. Write-In candidates cannot complete this requirement. Please remember, if you do write-in a name on the ballot, your ballot will be disqualified. Only mark the three boxes next to your choice of candidates. Any other marks on the ballot or even the Secret Ballot Envelope will disqualify your ballot.

Bruno, Facilities Manager, reported that the outdoor pool and spa are scheduled to reopen on April 7th following the installation of the permanent shade structures.

The Election coverage on Channel 99 has now become available on the Internet. Although in the past, space has kept us from achieving this, we have purchased enough web space to post the Meet the Candidate segments and all the Forums. The Communications Department is very excited to have this new web space, as it will allow us in the future to post all our great programming from Channel 99 on the Internet, for Residents who are not Cox Cable subscribers. You can view our election coverage now at www.suncityanthem99.com.

Mary Ann, Fitness Manager, reported that the entire Anthem Fitness Center will be closed on Thursday, April 3rd to replace the carpet in the locker rooms. No access to any part of the locker rooms will be permitted because of the potential safety hazards due to the layout of the new carpet, removal of old carpet and the odor that will be generated by the adhesive. No monitors will be scheduled to work at the Anthem Fitness Center on April 3rd. However, Independence Center will remain open and encourages members to try a group exercise class at Independence Center. Children's hours will now be from 10:00 am - noon outdoors and noon - 2:00 pm indoors.

X. INVESTMENT REPORT — Roz Berman, Treasurer

There were no investment transactions during the period from February 29, 2008 through March 27, 2008.

XI. FINANCIAL REPORT — Roz Berman, Treasurer

All questions that the Finance Committee raised to RMI regarding the unaudited December

2007 Financial Statements were adequately answered. Financial highlights of these 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 both the January and February 2008 financial statements.

NOTE: Barry Friedman left Board meeting.

XII. COMMITTEE REPORTS

A. Property and Grounds Committee

ACTION ITEMS:

1. Request approval to hold a joint workshop with Security to discuss safety issues on Anthem Parkway.

[R04-032708] UPON motion duly made by Bob Frank, seconded by Elaine Berg, and unanimously carried five (5) to zero (0), the Board of Directors approved to hold a joint workshop with Security to discuss safety issues on Anthem Parkway to be held April 11, 2008 at 9:30 a.m.

2. Request approval to spend up to \$4000 to produce and install "No Solicitation" signs at the entrances to all Anthem villages as well as to the five entrances to the entire Sun City Anthem residential.

[R05-032708] UPON motion duly made by Bob Frank, seconded by Elaine Berg, and unanimously carried five (5) to zero (0), the Board of Directors approved to spend up to \$4000 to produce and install "No Solicitation" signs at the entrances to all Anthem villages as well as to the five entrances to the entire Sun City Anthem residential.

3. Approve the painting of the duplex units in High Mountain and Point Pleasant by Freeman's Painting at the bid price of \$97,200.

[R06-032708] UPON motion duly made by Bob Frank, seconded by Elaine Berg, and unanimously carried five (5) to zero (0), the Board of Directors approved the painting of the duplex units in High Mountain (29 bldgs.) and Point Pleasant (16 bldgs.) by Freeman's Painting at the bid price of \$97,200 a total of forty five (45) buildings.

4. Approve the installation of new lighting poles/fixtures in the East parking lot to be done by Canyon Electric Company at the bid price of \$31,970.

[R07-032708] UPON motion duly made by Bob Frank, seconded by Elaine Berg, and unanimously carried five (5) to zero (0), the Board of Directors

approved the installation of new lighting poles/fixtures in the East parking lot to be done by Canyon Electric Company at the bid price of \$31,970.

5. Approve acceptance of the bid of Challenge Electric for \$3975 to install high pressure sodium lights under the walking track.
[R08-032708] UPON motion duly made by Bob Frank, seconded by Elaine Berg, and unanimously carried five (5) to zero (0), the Board of Directors approved acceptance of the bid of Challenge Electric for \$3975 to install high pressure sodium lights under the walking track.

B. Lifestyle Committee

ACTION ITEMS:

1. Lifestyle Committee recommends permission to the Las Vegas Philharmonic to supply buses on eight Saturdays per season, September through early May with the stipulation that there will be no advertisement outside of Sun City and that this be revisited in a timely manner for discussion on renewal. This will involve parking in our lot and there may be non-residents using the transportation.
[R09-032708] UPON motion duly made by Kay Dwyer, seconded by Elaine Berg, and unanimously carried five (5) to zero (0), the Board of Directors approved permission to the Las Vegas Philharmonic to supply buses on eight Saturdays per season, September through early May with the stipulation that there will be no advertisement outside of Sun City and that this be revisited in a timely manner for discussion on renewal. This will involve parking in our lot and there may be non-residents using the transportation.
2. Proposed Addition to Poster Policy Attached in Board Book.
[R10-032708] UPON motion duly made by Kay Dwyer, seconded by Elaine Berg, and unanimously carried five (5) to zero (0), the Board of Directors accepted the proposed addition to poster policy attached in Board Book.

C. Finance Committee

ACTION ITEMS:

1. The Finance Committee recommends that the Board accept the 12-31-07 Financial Statements, pending the final audited statements which are due for completion in the second quarter 2008.
[R11-032708] UPON motion duly made by Roz Berman, seconded by Kay Dwyer, and unanimously carried five (5) to zero (0), the Board of Directors accepted the 12-31-07 Financial Statements, pending the final audited statements which are due for completion in the second quarter 2008.
2. The FC recommends approval of the Capital request *"Install New Light Poles in East Parking Lot"* for \$31,970.
3. The FC recommends approval of the Capital request *"Install New Light Fixtures Beneath Exterior of Walking Track"* for \$3,975.
4. The FC recommends approval of this Reserve request for *"Exterior Painting of Duplexes: High Mountain and Point Pleasant"* for \$97,200.
See item XII. A., all three (3) items approved during the Property and Grounds section.

5. The FC recommends that the Board increase the fine for late payment of the quarterly dues from \$10 to \$25, and also charge 18% interest on delinquent assessments.

[R12-032708] UPON motion duly made by Roz Berman, seconded by Kay Dwyer, and unanimously carried five (5) to zero (0), the Board of Directors approved to increase the fine for late payment of the quarterly dues from \$10 to \$25, and also charge 18% interest on delinquent assessments.

XIII. TRUMPET'S WORKING GROUP REPORT

The presentations by the three Trumpets finalists have been completed, and the Trumpets Working Group is now evaluating the applicants to determine which, if any, will be sent to the Board as a recommended tenant(s).

XIV. UNFINISHED BUSINESS

A. CC&R's Update— The Attorney reviewed the CC&Rs and By Laws for updates to conform to NRS116. These corrections can be voted on by the Board and do not require homeowner's approval. These corrections are merely to bring the CC&Rs and By Laws of the Association into conformity with current legislation.

[R13-032708] UPON motion duly made by Roz Berman, seconded by Elaine Berg, and carried four (4) to zero (0), Bob Frank and Barry Friedman not present, the Board of Directors accepted and approved the CC&Rs and By Laws updates to reflect conformity to NRS116. These changes are merely to bring the CC&Rs and By Laws of the Association into conformity with current legislation and thus can be voted on by the Board and do not require homeowner's approval.

B. Design Guidelines Amendments— Board will vote on whether to approve of the Design Guidelines' Amendments as presented in the board book with the index of the additions and change along with the paint schemes decision by the ARC.

[R14-032708] UPON AMENDED motion duly made by Elaine Berg, seconded by Bob Berman, and unanimously carried five (5) to zero (0), Barry Friedman not present, the Board of Directors accepted and approved the Design Guidelines' Amendments as presented in the board book with the index of the additions and changes.

[R15-032708] UPON AMENDED motion duly made by Roz Berman, seconded by Bob Berman, and unanimously carried five (5) to zero (0), the Board of Directors accepted and approved that the word "dame" on page 31, section M. be changed to "same" before it is published.

Comment: This same level of detailed due diligence was not performed on the CC&Rs and By-laws changes by the association attorney, John Leach.

C. CLEO Update - Bob Berman

The refurbishment committee has met with the Cleo Design Group to initiate the rest of the program which is the development of the specifications, work scopes, design drawings and to initiate discussions regarding project management questions. We are in the process now of establishing project scheduling, time requirements/sequences and procedure requirements in order to present to the Board a complete package that the Board can rely on. We expect the design specifications and drawing to be completed by April 18, 2008.

D. WASP System -Data entry of our assets into the WASP system has stalled because the system has reached capacity. Board will vote on purchasing an upgrade to the software for the WASP Inventory System to accommodate our inventory. The cost is approximately \$2,700.

[R16-032708] UPON motion duly made by Bob Frank, seconded by Elaine Berg, and unanimously carried five (5) to zero (0), the Board of Directors authorized RAH to purchase an upgrade to the software for the WASP Inventory System to accommodate our inventory. The cost is approximately \$2,700.

E. DFS Update- The Board will vote on the Quotes from Diversified Facilities Services to perform updates of the 2006 Reserve Studies without on-site visits. These updates should be completed by 8/31/08 so that they can be used for the development of the 2009 Budgets. The Quotes are:

Sun City Anthem Community Association \$6,500

[R17-032708] UPON motion duly made by Roz Berman, seconded by Kay Dwyer, and carried four (4) to one (1), Bob Frank opposing, the Board of Directors accepted and approved the quote for SCA Community Association from Diversified Facilities Services to perform updates of the 2006 Reserve Studies without on-site visits.

High Mesa	\$300
High Mountain (Mt. View)	\$300
Canyon Crest	\$300
<u>Club House</u>	<u>\$300</u>

[R18-032708] UPON motion duly made by Roz Berman, seconded by Kay Dwyer, and carried four (4) to one (1), Bob Frank opposing, the Board of Directors accepted and approved the quotes for each of the villa neighborhoods for Diversified Facilities Services to perform an updated 2006 reserve study without on-site visit. For each of the villa neighborhoods the quote is \$300.

Pinnacle \$400

[R19-032708] UPON motion duly made by Roz Berman, seconded by Kay Dwyer, and carried four (4) to one (1), Bob Frank opposing, the Board of Directors accepted and approved the quote for Pinnacle from Diversified Facilities Services to perform an updated 2006 reserve study without on-site visit. The quote is \$400.

NOTE: Barry Friedman returned to Board meeting.

E. Building 3— The Board will discuss the history and current circumstance of Recreation 3 development. Three options for decision will be considered; (1) proceed with the current design for the "greening" of the building of Recreation Center #3 and allow the \$1.375 million in cogen funds to be retained by Pulte; (2) do not allow Pulte to use the \$1.375 million; have Pulte redesign the building without "green" enhancements, and retain the \$1.375 million for the Association Reserve Fund; (3) continue to negotiate a better split of construction expenses so that we retain a portion of the \$1.375 million for the Association Reserve Fund.

[R20-032708] UPON motion duly made by Bob Berman, seconded by Elaine Berg, and carried five (5) to one (1), Bob Frank opposing, the Board of Directors

approved to proceed with the current design for the "greening" of the building of Recreation Center #3 and continue to negotiate a better split of construction cost.

XV. NEW BUSINESS

A. 2008 Assessments. The Board will revisit the budget for the Association's assessments for 2008 and determine whether an adjustment is appropriate.

[R21-032708] **UPON AMENDED** motion duly made by Roz Berman, seconded by Elaine Berg, and carried five (5) to one (1), Bob Frank opposing, the Board of Directors approved to adopt a change in the 2008 budget which will reduce the annual assessment for the Association by \$60 with a new coupon being mailed out in the fourth quarter. The Board will follow the required Administrative process towards ratification of the budget at the May 2, 2008 meeting.

B. CD's- Changes to our Governing Documents must be mailed to residents within 30 days of adoption. The Board will discuss the possibility of distributing these documents on CD with a letter stating that a hardcopy of the documents will be available upon request from the membership office, or whether a hardcopy should be mailed out, with a CD available in the office upon request.

[R22-032708] **UPON AMENDED** motion duly made by Bob Frank, seconded by Bob Berman, and unanimously carried, six (6) to six (0) the Board of Directors approved using CDs as the primary media to mail our governing documents and the people who are unable to use the CD, the office will assist in finding them a hard copy.

C. Board Letter to Correct Record -There has been a number of mailings, emails and statements made recently about Association policies and Finances that are incorrect. The Board will vote on whether to send out a mailing to residents to correct the misstatements.

[R23-032708] **UPON** motion duly made by Bob Berman, seconded by Kay Dwyer, and carried five (5) to one (1), Bob Frank opposing, the Board of Directors approved to send out a mailing to residents to correct the misstatements regarding mailings, e-mails and statements made recently about Association policies and Finances that are incorrect.

D. Political Signs- The Board will discuss the issue of multiple political signs on a lot within the Association and clarify interpretations of the CC&Rs and Design Guidelines on this matter. Mike Dixon stated the Board cannot modify the Design Guidelines and can only be modified at the initiation of the ARC committee. The Board cannot contradict the Design Guidelines they can only enforce the Governing Documents. The Board will enforce the Design Guidelines which is the rule the Board must enforce.

Prepared submitted letter from unit owner is attached to the minutes.

- o Lee Gordon submitted his comments on the building of Recreation Center III and greening.
- o Norman McCullough submitted his comments on painting of the duplex units.
- o Donna Dickey submitted her comments regarding political signs
- o Kay Frank submitted a guide from Nevada Department of Justice, Office of the Attorney General, A GUIDE TO NON-PROFITS be added to the minutes and website.

XVI. ADJOURNMENT

Motion to adjourn meeting by Kay Dwyer and seconded by Bob Berman at 4:35 P.M.

Respectfully Submitted By:

Lenora Franco, Administration Assistant

Approved By:

Elaine Berg, Secretary