

2005 Turnover/Annual Meeting Minutes

Friday, the 25th day of February, 2005
The Cimarron Center, Sun City Grand, Gila Room
1:00 p.m.

In Attendance for City Property Management Company:
Patty Garman
Denise Frazier

Recording Secretary:
Shannon Rowe

Call to Order

As stated in the Association Bylaws, the required quorum needed to be present in attendance or by proxy is ten percent (10%). There were ten (10) lots represented, establishing a quorum.

Meeting was called to order at 1:25 p.m.

Introduction and Opening Comments

Patty Garman welcomed all Homeowners and introduced City Property Management Company and the representatives present.

Patty certified the Affidavit of Mailing Notice and confirmed that the notice was mailed to the Membership on February 3, 2005.

Patty Garman then introduced Peter Wells and Andy Miracle from Sun City Condos Inc. Peter notified the homeowners that his company agreed to handle all the issues that have been brought to their attention and that they have signed a letter of completion. They also told homeowners that the red paint should be completed by the end of the day on February 25, 2005. They are also working on the roof leak and dry wall repair in the club house. They have 45 railings left to paint and will be contacting homeowners next week to set up appointments.

Association Responsibilities

Patty Garman explained the purpose of the Turnover/Annual Meeting and illustrated the Association Responsibilities in detail.

Management recommended that the initial Board act as the Architectural Committee at least for the first year.

Financial Review

Patty Garman gave the Financial Report in detail.

Nominations from the Floor

Patty Garman requested nominations from the floor.

There were no nominations from the floor.

A motion to close nominations was made. Motion was seconded and unanimously approved by the Membership present.

Bylaw amendment

Patty Garman explained to the Members that the Association Bylaws state the term for the Board of Directors is one (1) year or until their successors are elected and qualified. Management suggested that Article VIII, Section 8.3 be amended for the Board to serve staggered terms. 2 members would hold a 3 year term, 2 members would hold a 2 year term and 1 member would hold a 1 year term.

Patty Garman explained the amendment process and asked for volunteers to count and tally the ballots.

Doris Cooper, Jane Anderson and Kathreen Giannini volunteered to count and tally the ballots.

Patty Garman explained that after the 1st term served Board members would serve a 3 year term thereafter.

Election

The following Homeowners were interested in serving on the Board of Directors:

- ◆ Ted Albright
- ◆ Kenneth Greene
- ◆ David Baer
- ◆ Jerry Gutman
- ◆ Barb Becker
- ◆ Scott Lewis
- ◆ William Bernard
- ◆ Art Love
- ◆ John Ellis
- ◆ Sarah Myers
- ◆ Barry Fine
- ◆ Bob Rector

Patty explained the election process and asked for volunteers to count and tally the ballots.

Doris Cooper, Jane Anderson and Kathreen Giannini volunteered to count and tally the ballots.

Results of Bylaw amendment

The ballots were counted and tallied and the Association Bylaws were amended as follows:

Article VIII, Section 8.3 currently reads:

Term of Office. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Article VIII, Section 8.3 shall be amended as follows: (124 YES votes, 11 NO votes)

Term of Office. The officers of this Association shall be elected annually by the **Members** and **two members shall hold a three year term, two members shall hold a two year term and one member shall hold a one year term** unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Results of the Election

The ballots were counted and tallied and the following were elected to serve on the Board of Directors:

- 3 Year term – Art Love
- 3 Year term – Sarah Myers
- 2 Year term – Ted Albright
- 2 Year term – Kenneth Greene
- 1 Year term – John Ellis

Patty Garman informed the new Board that the first meeting would be an Organizational Meeting.

Open Discussion

The following topics were discussed:

- ✓ Landscaping
- ✓ Termites
- ✓ Closing of back vacant lot
- ✓ Where will meetings be held
- ✓ How many units are owner occupied
- ✓ How are water meters read
- ✓ Will La Solana and Sun City Grand Board meet together

Adjournment

There being no further business, motion was made and unanimously seconded by the Membership present to adjourn the 2005 Turnover/Annual Meeting.

Meeting adjourned at 4:00 p.m.

Respectively Submitted By:
Shannon Rowe
Recording Secretary