

1 **NONA TOBIN**
2 **2664 Olivia Heights Avenue**
3 **Henderson NV 89052**
4 **Phone: (702) 465-2199**
5 **nonatobin@gmail.com**
6 *Defendant-in Intervention/ Cross-Claimant*
7 *In Proper Person*

8 **DISTRICT COURT**
9 **CLARK COUNTY, NEVADA**

10 **JOEL A. STOKES and SANDRA F.**
11 **STOKES, as trustees of the JIMI JACK**
12 **IRREVOCABLE TRUST,**
13 **Plaintiffs,**

14 **vs.**

15 **BANK OF AMERICA, N.A.,**
16 **Defendant.**

17 **NATIONSTAR MORTGAGE, LLC,**
18 **Counter-Claimant,**

19 **Vs.**

20 **JIMI JACK IRREVOCABLE TRUST;**
21 **Counter-Defendant**

22 **NONA TOBIN, an individual, Trustee of**
23 **the GORDON B. HANSEN TRUST, dated**
24 **8/22/08**

25 **Cross-Claimant,**

26 **vs.**

27 **JOEL A. STOKES and SANDRA F.**
28 **STOKES, as trustees of the JIMI JACK**
IRREVOCABLE TRUST; SUN CITY
ANTHEM COMMUNITY
ASSOCIATION, INC., Yuen K. Lee, an
individual, d/b/a Manager, F. Bondurant,
LLC, and DOES 1-10 AND ROE
CORPORATIONS 1-10, inclusive
Cross-Defendant.

Case No.: A-15-720032-C

Consolidated with: A-16-730078-C

Department: XXXI

EXHIBITS TO
TOBIN'S REPLY IN SUPPORT OF
JOINDER TO NATIONSTAR
MORTGAGE, LLC'S MOTION FOR
SUMMARY JUDGMENT AND REPLY
IN SUPPORT OF TOBIN'S MOTION
FOR SUMMARY JUDGMENT

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EXHIBITS TABLE OF CONTENTS

Exhibit A

DECLARATION OF NONA TOBIN opposing Nationstar and Jimijack

Dated APRIL 14, 2019 with exhibits listed

- 1. 9/23/16 Tobin AFFD support MOI**
- 2. 1/11/17 order-Tobin to intervene**
- 3. NSM00190 Jimijack deed**
- 4. Lucas DISC**
- 5. Hansen DISC**
- 6. Op Homes DISC**
- 7. Yuen Lee/F. Bondurant DISC**
- 8. Tobin 3/28/17 deed**
- 9. 12/1/14 recorded NSM as BANA attorney-in-fact**
- 10. 3/8/19 NSM rescission of NSM as BANA 12/1/14**
- 11. 3/8/19 NSM as Well Fargo attorney-in-fact**
- 12. NSM00270-272 inapplicable attorney-in-fact**
- 13. 3/12/15 Wells Fargo itself did substitute trustee and reconveyance correctly for 2nd DOT**
- 14. 8/17/15 NSM recorded a fraudulent substitution of trustee for Western Thrift DOT**
- 15. NSM0258-0259 is NSM's copy of the note NSM 0260 are undated endorsements to 3rd parties**
- 16. 2011 Amicus curiae -M. MacDonald, Certified Mortgage Fraud Examiner**

1 **Exhibit 1**

2 **Certified Ombudsman's Compliance Record of Actions/Omissions**

- 3
- 4 **1. The 2/12/14 Notice of Sale was cancelled on 5/15/14.**
- 5
- 6 **2. The 5/15/14 Trustee sale was cancelled.**
- 7
- 8 **3. No 2nd notice of sale published the 8/15/14 sale date.**
- 9
- 10 **4. No foreclosure deed was ever submitted**

11 **Exhibit 2**

12 **Resident Transaction Report**

13

14

15

16 **SCA Ownership/Payment Record: Resident Transaction Report**

- 17
- 18 1. "08/27/2014 Collection Payment PIF-\$2,701.04"
- 19 2. Jimijack Irr Tst, was the 2nd owner
- 20 "09/25/2014 Account Setup Fee Resale \$225"
- 21 3. No record of Thomas Lucas/Opportunity Homes as an owner
- 22 4. No record of Yuen K. Lee/F. Bondurant LLC as an owner
- 23 5. No record that SCA foreclosed on the property
- 24 6. No Asset Enhancement Fee payments recorded from anyone on any date
- 25 7. No record of \$63,100 proceeds from the sale
- 26
- 27
- 28

1 **Exhibit 3**

2 **2012-2014 SCA BOARD AGENDAS**

3
4 **NO AGENDA ITEMS COMPLIANT WITH NRS 116.31083**

5
6 **Note:**

7 **Numbered list does not reference any specific agendas or items.**

8
9 **The list just enumerates the absence of any SCA Board notice to owners of that**
10 **any particular properties would be (or were) sold on any particular date**

- 11
- 12 **1. No notice of any BOD action to authorize the**
 - 13 **posting 2763 White Sage for sale**
 - 14
 - 15 **2. No notice of any hearing for the owner**
 - 16
 - 17 **3. No opportunity for the owner to request an open hearing**
 - 18 **4. No notice that the sale was scheduled for March 7, 2014**
 - 19 **5. No notice that the sale was scheduled for August 15, 2014**
 - 20 **6. No notice that 2763 White Sage was foreclosed by SCA**
 - 21 **7. No financial report accounting for the \$63,100**
 - 22 **8. No delinquency report published as required by Bylaws**
 - 23 **3.21(F)(V)**
 - 24 **9. No notice to all SCA owners when SCA scheduled any**
 - 25 **property for sale**
 - 26
 - 27 **10. No notice to SCA owners when any SCA property was**
 - 28 **sold.**

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Exhibit 4

**SCA BOARD ACTIONS RELATED TO FORECLOSURE
AND WRITE-OFF OF DEBT**

**Quoted excerpts of all SCA BOARD MINUTES from 9/27/12-
12/31/14 containing any reference to foreclosure or write off of debt**

Compiled by Nona Tobin from the SCA website.

**SCA would not disclose any minutes in discovery despite the fact that
minutes are available to members without restriction.**

Exhibit 5

**BOD APPROVED THE SALE IN SECRET VIOLATING NRS
116.31083 / NRS 116.31085**

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- 1. SCA disclosed no minutes of any BOD action to authorize this sale or any of the 12 (or more) SCA foreclosures in 2014.
- 2. SCA response to Tobin ROGGs stated minutes were in SCA000644 – through SCA000654, but SCA disclosures only went up to SCA000643.
- 3. SCA 000315 reports BOD approval, “Approved 12/5 R05 120513” to sell 2763 White Sage on March 7, 2014 , but
 - a. motion R05 is a vote on the Reserve Study, not on a sale.
 - b. The only published Notice of Sale was posted on 2/12/14.
 - c. Jean Capillupo signed the approval 2/27/14,
- 4. 12/5/13 President Report states “*we took action to foreclose on five properties*” that were unidentified
- 5. SCA000406 “*Association Foreclosure Sale Approval*” “*all twelve properties attached*”, signed on 1/9/14, but
 - a. no list of properties was attached
 - b. no action item was on any agenda to authorize posting any property for sale at all, let alone 12 properties identified by address
 - c. no sale date for any property was in any BOD minutes

Exhibit 6

Relevant NRS provisions from chapters 38, 111, 116, 116A, 205, 240

1 **Exhibit 7**

2
3 **Table of Authorities**

- 4 **1. Table of Authorities compiled by Nona**
5 **Tobin**
- 6
7 **2. SCA bylaws 3.20/3.18 prohibiting**
8 **delegation of certain duties**
- 9
10 **3. SCA bylaws 3.21(f)(v) requiring quarterly**
11 **delinquency report**
- 12
13 **4. Analysis of NRS 116 requirements for valid**
14 **BOD action in compliant meetings**
- 15
16 **5. SCA bylaws 3.15A permissible**
17 **topics/actions in closed BOD meetings**
- 18
19 **6. SCA BOD Resolution Establishing the**
20 **Governing Documents Enforcement Policy**
21 **& Process**
- 22
23 **7. SCA CC&Rs XVI Dispute Resolution and**
24 **Limitation on Litigation**
- 25
26 **8. SCA CC&Rs 7.4 Compliance and**
27 **Enforcement**
- 28
9. Assemblyman Conklin summary of AB 284
(2011) 2011 Legislative Digest of AB 284
changes to NRS 107 and NRS 205

1
2 **Exhibit 8**

3
4 **SCA Response to Tobin ROGGs**

5 SCA "outsourced" collections and enforcement in violation of

6
7 SCA bylaws 3.20 and 3.18 (b)(i)

8
9 SCA does not account for or control the money collected in

10 violation of SCA bylaws 3.20 and 3.18 (e)(g)

11
12
13
14 **Exhibit 9**

15
16 **SCA Response to Tobin RFDs**

17 SCA has no record the property was foreclosed or accounting of the
18 funds collected.

19 "Minutes (SCA000644-SCA000654)" referenced were not disclosed

20
21 Exhibit

1 **Exhibit 10**

2
3 **ALL RRFS/SCA PROOFS OF SERVICE**

4 No SCA Proofs of Service were authenticated.

5
6 RRFS' proofs in response to Tobin Subpoena were authenticated
7
8 as complete.

9
10 There are no proofs that any notices Tobin disputed were sent.
11
12

13 **Exhibit 11**

14
15 **RELEVANT RRFS/SCA PROOFS OF SERVICE**

16
17 Only SCA or RRFS Proofs of Service of Notices to the property
18
19 (2763 White Sage Drive) or to owner's address of record (2664
20
21 Olivia Heights Ave)

22
23 No proofs for any notices Tobin disputed. Tobin did not dispute
24
25 2/12/14 NOS was sent. Tobin claimed no second NOS was
26
27 published after the notice of
28
3/7/14 sale was canceled.

1
2
3 **Exhibit 12**

4
5 **CLAIMS AGAINST NATIONSTAR**

- 6
7 **1. BANA and NSM obstructed five sales at FMV**
- 8
9 **2. BANA took possession without foreclosing in 2013**
- 10
11 **3. Blocked HOA from being paid \$3,055 in June 2013**
- 12
13 **4. NSM refused to ID beneficiary**
- 14
15 **5. BANA and NSM recorded false claims against title**
- 16
17 **6. NSM and BHHS concealed inculpatory evidence**
(Equator file)
- 18
19 **7. NSM let the HOA sell for \$63,100**
20 **when \$358,800 offer was pending**
21 **lender approval**
- 22
23 **8. NSM faked two powers of attorney**
- 24
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27
28

1 Dated this 17th day of April, 2019.

2 

3
4

NONA TOBIN
5 **2664 Olivia Heights Avenue**
6 **Henderson NV 89052**
7 **Phone: (702) 465-2199**
8 **nonatobin@gmail.com**

9 *Defendant-in Intervention/ Cross-Claimant*
10 *In Proper Person*

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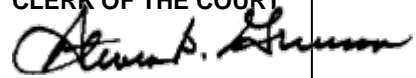
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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2019 and pursuant to NRCP 5(b), I served via the Clark County electronic filing system a true and correct copy of the foregoing NONA TOBIN'S SECOND SUPPLEMENTAL DISCLOSURE OF WITNESSES AND PRODUCTION OF DUCUMENTS, addressed to:

- Michael R. Mushkin & Associates
- L. Joe Coppedge joe@mushlaw.com
- Karen L. Foley karen@mushlaw.com
- Michael R. Mushkin michael@mushlaw.com
- Lipson Neilson P.C.**
- Susana Nutt snutt@lipsonneilson.com
- Renee Rittenhouse rrittenhouse@lipsonneilson.com
- Kaleb Anderson kanderson@lipsonneilson.com
- David Ochoa dochoa@lipsonneilson.com
- Ashley Scott-Johnson ascott-johnson@lipsonneilson.com
- Medrala Law Firm, PLLC
- Jakub P Medrala jmedrala@medralaw.com
- Shuchi Patel spatel@medralaw.com
- Office admin@medralaw.com
- Hong & Hong APLC**
- Joseph Y. Hong, Esq. vosuphonglaw@gmail.com
- Pro Se
- Nona Tobin nonatobin@gmail.com
- Michael Kelley mkelley@wrightlegal.net
- NVEfile nvefile@wrightlegal.net





1 **RPLY**
2 NONA TOBIN
3 2664 Olivia Heights Avenue
4 Henderson NV 89052
5 Phone: (702) 465-2199
6 nonatobin@gmail.com
7 *Defendant-in Intervention/ Cross-Claimant*
8 *In Proper Person*

9
10 **DISTRICT COURT**
11 **CLARK COUNTY, NEVADA**

12 JOEL A. STOKES and SANDRA F.
13 STOKES, as trustees of the JIMI JACK
14 IRREVOCABLE TRUST,

15 Plaintiffs,

16 vs.

17 BANK OF AMERICA, N.A.,

18 Defendant.

19 _____
20 NATIONSTAR MORTGAGE, LLC,

21 Counter-Claimant,

22 vs.

23 JIMI JACK IRREVOCABLE TRUST;

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25 _____
26 NONA TOBIN, an individual, Trustee of the
27 GORDON B. HANSEN TRUST, dated
28 8/22/08

29 Cross-Claimant,

30 vs.

31 JOEL A. STOKES and SANDRA F.
32 STOKES, as trustees of the JIMI JACK
33 IRREVOCABLE TRUST; SUN CITY
34 ANTHEM COMMUNITY ASSOCIATION,

Case No.: A-15-720032-C
Consolidated with: A-16-730078-C
Department: XXXI

**TOBIN'S REPLY IN SUPPORT OF
JOINER TO NATIONSTAR
MORTGAGE, LLC'S MOTION FOR
SUMMARY JUDGMENT AND REPLY
IN SUPPORT OF TOBIN'S MOTION
FOR SUMMARY JUDGMENT**

Hearing Date: May 7, 2019
Hearing Time: 9:30 a.m.

Hearing Requested:
April 25, 2019 with pre-trial conference

1 INC., Yuen K. Lee, an individual, d/b/a
2 Manager, F. Bondurant, LLC, and DOES 1-
3 10 AND ROE CORPORATIONS 1-10,
4 inclusive

5
6 Cross-Defendant.

7 COMES NOW, NONA TOBIN, an Individual, Defendant-in Intervention/ Cross-
8 Claimant, appearing henceforth in proper person, hereby submits the following Reply In
9 Support Of Joinder To Nationstar Mortgage, LLC's Motion For Summary Judgment And
10 Reply In Support Of Tobin's Motion For Summary Judgment. This reply is based on all
11 papers and pleadings on record herein, and any oral arguments the court may consider at the
12 time of hearing on this matter.

13 Tobin petitions the court to suspend entering its order of MSJ against Tobin to allow
14 the Court to consider all the evidence and not unfairly prevent Tobin's case from being hear
15 on its merits.

16
17 Tobin also petitions the court to hear this matter in conjunction with the April 25,
18 2019 pre-trial conference as Tobin is out of the country from May 2 through May 9, 2019, in
19 order not to delay the May 28, 2019 trial or require an appeal.

20
21
22 Dated this 17th of April, 2019.

23
24 

25 NONA TOBIN
26 2664 Olivia Heights Avenue
27 Henderson NV 89052
28 Phone: (702) 465-2199
nonatobin@gmail.com
*Defendant-in Intervention/ Cross-Claimant
In Proper Person*

1
2 **MEMORANDUM OF POINTS AND AUTHORITIES**

3 **I. INTRODUCTION**

4 The April 23, 2019 hearing was scheduled to address all pending motions to determine
5 whether, pursuant to the standards of Rule 56(c), quiet title can be granted without trial and/or
6 without foreclosure to one or two of the three parties who are seeking to quiet title in their
7 favor:

- 8
- 9 • Plaintiff Jimijack - the party in possession who succeeded the purchaser
 - 10 • Counter-claimant Tobin – who succeeded deceased owner at the time of the sale.
 - 11 • Nationstar (NSM) – that succeeded BANA and now claims to own the Deed of Trust
- 12

13 Sun City Anthem has no financial interest in the title or in the outcome of the dispute
14 between Jimijack, Tobin and NSM., but SCA’s MSJ forces the title dispute to be solely
15 between two parties that Tobin alleges have no admissible evidence to support their claims of
16 ownership.
17

18 Further, Tobin alleges that a serious fraud will be enabled if the court does not hear
19 Tobin’s case against NSM and Jimijack.

20 Tobin enters this reply despite the uncertainty about her status as a Pro Se to prevent
21 Jimijack or Nationstar to demonstrate how NSM gaming the system.
22

23 **II. WEIGHT AND ADMISSIBILITY OF THE EVIDENCE**

24 Tobin petitions the Court to rule on admissibility and weigh the evidence of all parties
25 according to the same standard.

26 Tobin’s evidence was ruled inadmissible although it had never been challenged by SCA
27 on the many previous occasions she has included it in pleadings.
28

A party waives an affirmative defense where the "party fails to raise the

1 affirmative defense in any pleadings or any other papers filed with the court,
2 including its answer, pretrial statement, or post-trial brief." City of Boulder City
3 v. Boulder Excavating, Inc., 124 Nev. 749, 755 n.12, 191 P.3d 1175, 1179 n.12
4 (2008) -(quoting Resources Group)
5

6 This document seeks to convince the Court that the evaluation of admissible evidence
7 will result in a decision to quiet title in Tobin's favor on the grounds that:

8 1. The sale was unauthorized, unnecessary, unfair and improperly-noticed and
9 violated Tobin's due process rights, as defined in NRS 116 and SCA's governing documents.
10

11 2. Judicial notice is requested: Exhibit 7 is a Table of Authorities compiled by
12 Tobin to provide the Court and the parties a full articulation of legal framework Tobin alleges
13 are binding on the parties, many of which were violated, but that were not presented for the
14 Court to make a determination of whether SCA or NSM were entitled to summary judgment
15 against Tobin as a matter of law.
16

17 3. SCA rejected BANA's 5/9/13 tender of the nine months of assessments
18 delinquent as of April 30, 2013 was sufficient to void the total sale, not just the sub-priority
19 piece.
20

21 4. Tobin's evidence, the Ombudsman Compliance Screen, authenticated herein, is
22 admissible evidence that the sale was not compliant with NRS 116 as there was no valid notice
23 of sale in effect when the sale took place (NRS 116.31165) and the foreclosure deed was not
24 ever delivered to the Ombudsman as mandated by NRS 116.31164(3)(b).
25

26 5. SCA has no admissible evidence in the form of Board agendas and minutes to
27 establish that the sale was authorized by Board action compliant with NRS 116.31083 and
28 NRS 116.31085.

6. SCA has no admissible evidence, i.e., SCA compliance and enforcement

1 records, or Board agendas and minutes to establish that Tobin was given notice, a hearing, or
2 the due process delineated by NRS 116.31085, NRS 116.31031, SCA CC&Rs 7.4

3 7. Tobin's 3/28/17 deed takes priority over Jimijack's deed that Tobin challenges
4 pursuant to NRS 111.340 is inadmissible pursuant to NRS 111.345.

5 8. Jimijack's deed is inadmissible and contradicted by SCA ownership record, the
6 Resident Transaction Report, so Tobin's 3/28/17 deed is superior.

7 9. NSM's disclosures do not support its claims to own the beneficial interest of the
8 DOT, and NSM must not be permitted to use this quiet title process to create ownership rights
9 out of thin air.
10

11 10. NSM's recorded claim of on unbroken chain of title is contradicted by other
12 evidence as presented in Tobin declaration in Exhibit B.
13

14 11. NSM's settlement with Jimijack must not be authorized by this Court.

15 12. NSM is conspiring with Jimijack to steal from Tobin.
16

17 13. A settlement between the two parties competing with Tobin for quiet title
18

19 a. allows NSM to circumvent the requirements of AB 284 (2011)

20 b. unjustly enriches NSM by giving NSM standing to foreclose on a note it does
21 not own.

22 c. unjustly enriches Jimijack as NSM dropped its unjust enrichment claim and
23 will allow Jimjack to keep four years of rent collected without paying on a
24 mortgage and while NSM paid the taxes

25 d. Gives NSM the statutory priority over Tobin to claim the \$57,282 RRFS
26 declared was excess proceeds from the sale (whether NSM claims it or RRFS
27 would keep it by default is unknown, but in either case, an underserving
28 party would get it without any underlying legal authority for it.)

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III. THE SALE IS VOID

A. Statutory non-compliance

A foreclosure sale generally terminates a party's legal title to the property. See Bldg. *Energetix Corp. v. EHE, LP*, 129 Nev. 78, 86, 294 P.3d 1228, 1234 (2013); *Charmicor, Inc. v. Bradshaw Fin. Co.*, 92 Nev. 310, 313, 550 P.2d 413,415 (1976). This general rule is subject to certain limited exceptions, such as where the sale is void. See *Energetix*, 129 Nev. at 86, 294 P.3d at 1234 (noting that **a lack of substantial compliance with the relevant statutes and a lack of proper notice are exceptions to the general rule**);

14. SCA Board allowed its agents to sell the property without a single word to Tobin, to these three SCA homeowner who had worked for many hours without pay, to any of the bona fide prospective purchasers who had agreed to pay every penny RRFS said was due without question out of escrow, or to any of the SCA neighbors who would have paid to stop the sale, or to any of the SCA membership who would have loved to make a windfall profit by buying a nice home for 18% of its market value..

15. Thomas Lucas, the alleged purchaser submitted an affidavit to the Court claiming he learned of the sale from ForeCloser.com, but how could that be if the listing agent, Craig Leidy, who worked under the same BHHS broker, the Board wasn't allowed to tell anyone at SCA?

16. SCA and RRFS disclosed 110 combined pages of "proofs of service", but none of them relate to any 2012 notice that collections were being initiated, despite the claim on the letters that they were sent by certified mail.

17. There is no dispute that the 2/12/14 notice was sent certified to all the right parties and to all the right addresses. There are many redundant proofs of service of this particular notice deceptively pumping up the volume of proofs

1 of service – because this is the only notice NRS 116.31162 through NRS
2 116.31164 for which SCA or RRFS have any proof of service.

3 18. SCA did not provide Tobin the notices required by NRS 116.31162(4) -
4 the schedule of fees, a proposed repayment plan, and an opportunity to appeal
5 to the Board.
6

7 19. SCA’s claim that the NRS 116.31162(4) notices aren’t required once an
8 account has been sent to collections is not supported by the actual words in the
9 law.
10

11 20. Quoted here is NRS 116.31162 and there is no such exception.

12
13 4. An association may not mail to a unit s owner or his or her successor in
14 interest a letter of its intent to mail a notice of delinquent assessment
15 pursuant to paragraph (a) of subsection 1, mail the notice of delinquent
16 assessment or take any other action to collect a past due obligation from a
17 unit s owner or his or her successor in interest unless, not earlier than 60
18 days after the obligation becomes past due, the association mails to the
19 address on file for the unit s owner:

20 (a) A schedule of the fees that may be charged if the unit s owner fails to
21 pay the past due obligation;

22 (b) A proposed repayment plan; and

23 (c) A notice of the right to contest the past due obligation at a hearing
24 before the executive board and the procedures for requesting such a
25 hearing.
26

27 **B. Fraud, Unfairness and Oppression**

28 21. SCA Board allowed its agents to pursue aggressive and unnecessary collections up to
and including foreclosure, to essentially steal the property from the estate of a deceased
homeowner without ever even talking to the executor of the estate, who is also an SCA
homeowner in good standing who was paying her assessments at the same time.

1 22. RRFS demanded \$617.42 on September 17, 2012 to cure the delinquency of the \$275
2 assessments due for the quarter ending September 30, 2012.

3 23. This is a seriously problematic pattern of loss of control of SCA funds by the SCA
4 Board that I reported to the Attorney General in complaint 2-2019.

5 24. This excessive control of the foreclosure process and all the funds collected by HOA
6 debt collectors with no accountability to the HOA Board or to any independent authority is
7 potentially a major source of corruption.
8

9 25. SCA has attempted to portray Tobin as a scofflaw who refused to pay \$2,000 in
10 assessments and therefore deserved to lose a house valued at 200 times the amount owed.

11 26. SCA's attorneys have gone to extreme measures to hide what SCA is actually doing,
12 including vilifying Tobin and unilaterally and unlawfully stripping her of rights she has as the
13 owner of 2664 Olivia Heights, and as an SCA owner in good standing for 15 years, to punish
14 her for representing the interests of a deceased SCA owner of 2773 White Sage Drive.

15
16 "correct standard for setting aside a sale on equitable grounds is
17 whether there has been some showing of fraud, unfairness or
18 oppression" - *"party seeking to set aside the sale on equitable*
19 *grounds bears the burden to produce evidence showing that the sale*
20 *was affected by fraud, unfairness or oppression that would justify*
setting aside the sale" Nationstar Mort., LLC V. Saticoy Bay LLC
series 2227 shadow Canyon, 13, Nev., Adv. Op. 91, 405 P.3d 641,
643 (2017)

21 27. The SCA Board's allowed its agents to independently and unilaterally
22 apply additional unauthorized fees in excess of those approved as required in
23 NRS 116.310313(2) . The SCA Board abdicated Board control despite
24 specifically prohibited by SCA bylaws 3.20 and 3.18(b).
25

26 **Unreasonably low price**

27
28 Must demonstrate the sale price was grossly inadequate under
Shadow Wood, 132 Nev. 49, 366 P.3d 1105, HODC must
demonstrate that the sales price was grossly inadequate and that

1 there was fraud, unfairness, or oppression that resulted in the low
2 sales price in order for the foreclosure sale to be set aside on
3 equitable grounds.

4 28. The sale price of \$63,100 was 18% of the fair market value reported on
5 the Nevada Statement of Value recorded with the foreclosure deed.

6 29. NSM was the proximate cause of the foreclosure sale occurring at all
7 and the house being sold by the HOA at any price.

8 30. The unfairness to Tobin is that NSM's and BANA's mortgage servicing
9 abuses prevented Tobin from selling the property at fair market to at least five
10 bona fide purchasers for value and refused to close escrow on four sales Tobin
11 signed.

12 31. Tobin had an offer of \$358,800 on the table, pending lender approval
13 when the house was sold without any notice whatsoever to Tobin, to the listing
14 agent or to any of the prospective purchasers who were willing to pay a fair
15 price or to any SCA owner who might have wanted to bid or to intervene.

16 32. The level of secrecy surrounding every aspect of the foreclosure is a
17 badge of fraud.

18 33. A second badge of fraud is the deviation from standard procedures.

19 34. SCA attorney Ochoa claimed in his opposition to Tobin's 3/3/17 motion
20 to void the sale, "*Foreclosure is not a sanction. It is a statutory right*"

21 35. This indicates SCA has carved out an exception from SCA's standard
22 procedures for enforcing the governing documents

23 36.

24
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1 37. SCAA claims that the Board owes no duty to an owner whose house
2 SCA agents are permitted to confiscate that equals the Board's duty to provide
3 notice and due process to an owner who is facing a \$25 fine for a dead tree.

4
5 38. RRFS did not communicate with Tobin in any way that the property
6 would be sold after 2/12/14 when the sale was supposedly on 3/7/14.

7 39. RRFS ,made all the allegations against Tobin in secret meetings of the
8 Board.

9 40. RRFS retained proprietary control over the money collected.

10
11 41. RRFS has undisclosed and overlapping financial interests with SCA's
12 managing agent that holds its debt collection license.

13 42. RRFS did not distribute around \$60,000 of the proceeds of the sale, but
14 duplicitously included a \$57,282 check to Clark County District Court in its
15 disclosures as if.

16
17 **C. No authorization to foreclose**

18 *"Sale is void where there is no authorization to foreclose"* – Grant S. Nelson,
19 Dale A. Whitman, Ann M. Burkhart & R. Wilson Freyermuth, Real Estate
20 Finance Law§ 7:21 (6th ed. 2014) (noting that a trustee's sale is void where there
21 is no authorization to foreclose,

22
23 43. There are no minutes of SCA BOD action to approve the sale of this property on any
24 date;

25 44. SCA disclosures indicate BOD authorization was given in closed meetings which is
26 not authorized by any law. See exhibit 5.

27 45. BOD violated Tobin's, and all SCA members, contractual and statutory rights to know
28 what the BOD is going to act on by agendas compliant with NRS 116.31083 and

1 116.3108(4), BOD actions can only be taken in open meetings defined in NRS 116.31083
2 where owners have a right to speak and hear BOD deliberations;

3 46. BOD is authorized to meet in closed session only discuss the specifically permissible
4 topics defined in bylaws 3.15A or to hold a hearing pursuant to NRS 116.31085 prior to
5 sanctioning an owner.
6

7 47. See 5/12/17 Clarkson opinion on what constitutes valid, void and voidable corporate
8 action, and NRED Advisory re Executive Session agendas.

9 48. There are no records in the Resident Transaction Report that identifies that a
10 foreclosure even occurred or who bought or whether they paid a new owner set up fee or any
11 record of the sale price or where the money went.
12

13
14 **D. No delivery of the deed to the Ombudsman**

15 49. NRS 116.31164(3)(b) states the person conducting the sale SHALL deliver the deed,
16 but no foreclosure deed was ever delivered to the Ombudsman as shown on the compliance
17 screen,
18

19
20 **SCA rejection of 5/9/13 BANA's tender voids the sale:**

21 **E.** RRFS persisted with collections up to foreclosure after Tobin, on October 3, 2012, and
22 BANA, on May 9, paid the full assessments then delinquent.

23 **F.** Tobin's payment was applied incorrectly to unauthorized fees in violation of NRS
24 116.640(8), SCA Delinquent Assessment Policy (7) and (11).
25

26 **G.** The SCA Board's allowing its agents to independently and unilaterally apply additional
27 unauthorized fees in excess of those approved as required in NRS 116.310313(2) was
28 an abdication of Board control specifically prohibited by SCA bylaws 3.20 and 3.18(b).

1 H. In addition to voiding the sale because the delinquency was cured on October 3, 2012
2 but for:

3 I. **SCA rejection of 5/9/13 BANA’s tender voids the sale:**
4

5 ‘sale is void where lien was satisfied prior to the sale "as the lien is no longer in
6 default" –
7

8 50. SCA rejected BANA's 5/9/13 tender of \$825 when only nine months assessments
9 were overdue.
10

11 51. RRFS persisted with collections up to foreclosure after Tobin, on October 3,
12 2012, and BANA, on May 9, paid the full assessments then delinquent.

13 52. Tobin’s payment was not applied to assessments and. Late fee to cure the default,
14 instead, t was applied to unauthorized fees in violation of NRS 116.640(8), SCA
15 Delinquent Assessment Policy (7) and (11).
16

17 53. The delinquency was cured on October 3, 2012 but for:

18
19 “A foreclosure sale on an NRS Chapter 116 homeowners' association (HOA) lien is
20 **void if, before the sale, the owner or deed-of-trust beneficiary cures the default.**
21 Bank of Am., N.A. v. SFR Inus. Pool 1, LLC, 134 Nev., Adv. Op. 72, 427 P.3d 113,
22 121 (2018) ("A foreclosure sale on [an HOA] lien after valid tender satisfies that lien is
23 void, as the lien is no longer in default."). -*Resources Group v. NAS*

24 See also Bank of Am., N.A. v. SFR Inus. Pool 1, LLC, 134 Nev., Adv. Op. 72, 427
25 P.3d 113, 121, as amended on denial of reh'g (2018) (holding that a foreclosure sale on
26 a lien is void where that lien has been satisfied prior to the sale "as the lien is no longer
27 in default"); Henke v. First S. Props., Inc., 586 S.W.2d 617, 619-20 (Tex. Civ. App.
28 1979).

26 IV. **JIMI JACK ADMISSIBILITY OF RECORDED CLAIMS OF**
27 **OWNERSHIP**

28 54. Tobin’s 3/28/17 deed takes priority over Jimijack’s deed in that Tobin challenges the

1 deed pursuant to NRS 111.340 is inadmissible pursuant to NRS 111.345.

2 55. Jimijack's deed is inadmissible and contradicted by SCA ownership record, the
3 Resident Transaction Report. See Exhibit 2.

4
5 56. Tobin's Opposition to NSM and counter motion against Jimijack, dated April 12,
6 2019, contained all the exhibits demonstrating that Jimijack only recorded claim to
7 ownership was fraught with notarial violations that rendered it legally insufficient to transfer
8 title.

9
10 **A. Resources Group v. NAS provides guidance on superiority of title**

11 "We first hold that each party in a quiet title action has the burden of demonstrating
12 superior title in himself or herself."

13 "a plaintiff's right to relief [ultimately] ... depends on superiority of title," W. *Sunset*
14 *2050 Tr. v. Nationstar Mortg., LLC*, 134 Nev., Adv. Op. 47, 420 P.3d 1032, 1034
15 (2018)

16
17 • **Tobin's 3/28/17 deed is superior to Jimijack's 6/8/15 deed**

18 57. **June 8, 2015 quit claim deed is rebuttable pursuant to NRS 111.340**

19 **NRS 111.340 Certificate of acknowledgment and record may be**
20 **rebutted.** Neither the certificate of the acknowledgment nor of the proof of
21 any conveyance or instrument, nor the record, nor the transcript of the record, of
22 such conveyance or instrument, shall be conclusive, but the same may be
23 rebutted.

24 58. **June 8, 2015 quit claim deed is not admissible pursuant to NRS 111.345**

25 **NRS 111.345 Proof taken upon oath of incompetent witness: Instrument**
26 **not admissible until established by competent proof.** If the party contesting
27 the proof of any conveyance or instrument shall make it appear that any such
28 proof was taken upon the oath of an incompetent witness, neither such
conveyance or instrument, nor the record thereof, shall be received in evidence,
until established by other competent proof.

"While the "burden of proof [in a quiet title action] rests with the plaintiff to prove
good title in himself," *Breliant v. Preferred Equities Corp.*, 112 Nev. 663, 669, 918

1 *P.2d 314, 318 (1996), abrogated on other grounds by Delgado v. Am. Family Ins. Grp.*,
2 125 Nev. 564, 570, 217 P.3d 563, 567 (2009), "a plaintiffs right to relief [ultimately] ...
3 depends on superiority of title," *W. Sunset 2050 Tr. v. Nationstar Mortg., LLC*, 134
4 Nev., Adv. Op. 47, 420 P.3d 1032, 1034 (2018) (internal quotation marks omitted).
5 And because "[a] plea to quiet title does not require any particular elements, ... each
6 party must plead and prove his or her own claim to the property in question." *Chapman*
7 *v. Deutsche Bank Nat'l Tr. Co.*, 129 Nev. 314, 318, 302 P.3d 1103, 1106 (2013)
8 (internal quotation marks omitted). "

9
10
11 59. **Jimijack must not gain a windfall at Tobin's expense from an unfair sale**

12 "[o]ne who bids upon property at a foreclosure sale does so at his peril," *Henke*, 586
13 S.W.2d at 620, and thus, if a sale is void, a purchaser should not be entitled to reap a
14 windfall."

15
16
17 **V. NSM'S ABUSE OF PROCESS**

18 If Tobin's deed is the only admissible deed, NSM cannot conspire with other parties to
19 deprive Tobin of title.

20 60. The procedural history shows NSM's legal strategy is to gain title through abuse of
21 this HOA foreclosure dispute process.

22 61. Most recently, on April 14, 2019 NSM filed a notice of settlement with Jimijack which
23 when combined with NSM's Joinder to SCA's MSJ creates a legal maneuver for NSM to steal
24 the property from Tobin without proving it owns the note.

25 62. If the HOA sale is void in favor of Tobin, NSM would lose nothing it could prove it
26 legitimately owns by meeting the standards of proof defined in AB 284 (2011).

- 27 • **NSM's 2/12/19 joinder is an infringement on Tobin's rights to pursue its own
28 fraudulent claim**

63. NSM's claim that SCA's MSJ "establish(ed) the absence of a genuine issue of
material fact that the HOA conducted a proper foreclosure of the sub-priority portion of its
lien" is an abuse of this HOA foreclosure dispute process to create rights for NSM out of thin

1 air by interfering with Tobin’s contract dispute with SCA. her rights pursuant to her contract
2 (deed restrictions).

3 64. NSM adopted “the statement of undisputed material facts, arguments, and legal
4 authority set forth in the HOA's motion” to gain quiet title to the property without having
5 proven that it has standing to foreclose.
6

7 65. SCA refused BANA’s 5/9/13 tender of \$825, that, if accepted, would have paid
8 all the assessments then delinquent.

9 66. NSM claims SCA’s rejection of BANA’s tender protected the NSM’s
10 (unproven) security interest but somehow extinguished Tobin’s interest.
11

12 See, also Bank of Am., N.A. v. SFR !nus. Pool 1, LLC, 134 Nev., Adv. Op. 72,
13 427 P.3d 113, 121, as amended on denial of reh'g (2018) (holding that a
14 foreclosure sale on a lien is void where that lien has been satisfied prior to the
15 sale "as the lien is no longer in default"); Henke v. First S. Props., Inc., 586
16 S.W.2d 617, 619-20 (Tex. Civ. App. 1979)

17 “A foreclosure sale on an NRS Chapter 116 homeowners' association (HOA) lien is
18 **void if, before the sale, the owner or deed-of-trust beneficiary cures the default.**
19 Bank of Am., N.A. v. SFR !nus. Pool 1, LLC, 134 Nev., Adv. Op. 72, 427 P.3d 113,
20 121 (2018) ("A foreclosure sale on [an HOA] lien after valid tender satisfies that lien is
21 void, as the lien is no longer in default."). -*Resources Group v. NAS*

22 See also Bank of Am., N.A. v. SFR !nus. Pool 1, LLC, 134 Nev., Adv. Op. 72, 427
23 P.3d 113, 121, as amended on denial of reh'g (2018) (holding that a foreclosure sale on
24 a lien is void where that lien has been satisfied prior to the sale "as the lien is no longer
25 in default"); Henke v. First S. Props., Inc., 586 S.W.2d 617, 619-20 (Tex. Civ. App.
26 1979).

27 **VI. NSM IS NOT THE NOTEHOLDER**

28 **A. NSM’s copy of the Hansen promissory note is not admissible proof of ownership.**

NRS 52.235 Original required. To prove the content of a
writing, recording or photograph, the original writing, recording or photograph is
required, except as otherwise provided in this title.

1 67. NSM disclosed that it holds a copy of the promissory note, but only the original
2 note is admissible to prove ownership per NRS 52.235.

3 68. NSM refused to disclose documents in discovery that establishes its claims of
4 owning the beneficial interest of the DOT are provably false.

5
6 **B. Foreclosure is the harshest sanction for alleged violation of deed restrictions**

7 69. The courts have found that the deed restrictions defined in the CC&Rs are a
8 private contract between owners and the association.

9 70. The Board administers the contract according to the terms defined within.

10 71. The application of unauthorized and unearned collection costs, the imposition of
11 any sanction or fine, whether they be called “collection costs” or by any other name, requires
12 that an owner be provided the notices and due process delineated in NRS 116.31031, SCA
13 CC&Rs 7.4, and SCA bylaws 3.15, 3.15A, 3.26. 3.21(f)(v).

14
15 72. It is undisputed that SCA Board failed to provide Tobin these notices, hearing,
16 thereby breaching the bilateral contract (deed restrictions) binding Tobin and SCA.

17
18 73. NSM is not a party to the Tobin-SCA contract.

19 74. NSM’s claim that SCA’s MSJ “establish(ed) the absence of a genuine issue of
20 material fact that the HOA conducted a proper foreclosure of the sub-priority portion of its
21 lien” is an interference with Tobin’s contract with SCA .

22
23 75. NSM is attempting to trick the Court into granting NSM rights it does not by
24 allowing SCA to abridge Tobin’s contractual rights without adjudication. NSM’s interference
25 extended well beyond the joinder.

26 76. NSM and BANA refused to give lender approval for four sales in which the
27 SCA would have been paid in full.
28

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77. This is an unfair mortgage servicing practice that was particularly egregious since neither one of them actually owned the note.

78. Now NSM is using this process to create ownership of the note out of thin air.

VII. CONCLUSION

Based on the foregoing, Defendant-in-Intervention/Counterdefendant, Nona Tobin requests this Court grant her motion(s) for summary judgment, and for any further relief the Court may deem to be just and proper. Considering all the evidence proffered, make the findings that Tobin's deeds are superior to Jimijack's. Nationstar should not be permitted to gain title without foreclosing after meeting the requirements of AB 284 (2011). SCA did not comply with all the relevant statutes or its own governing documents. Sufficient undisputed facts support Tobin's claims such that she is entitled to summary judgment against all parties as a matter of law.

Dated this 17th day of April 2019



NONA TOBIN
2664 Olivia Heights Avenue
Henderson NV 89052
Phone: (702) 465-2199
nonatobin@gmail.com
*Defendant-in Intervention/ Cross-
Claimant, In proper person*

TOBIN DECLARATION ON A PERSONAL NOTE

1. I, Nona Tobin, under penalty of perjury, state as follows:
2. I have personal knowledge of the facts stated herein, except for those facts stated to be based upon information and belief. If called to do so, I would truthfully and competently testify to the facts stated herein, except those facts stated to be based upon information and relief.
3. I am 70 years old.
4. I retired 15 years ago as the Director of Human Resources for the City of San Jose, CA.
5. One experience that informed my concerns in this case and highly sensitized me to the requirement to provide due process before any property rights can be suspended or removed was the decade or so that I headed a civil service system covering between 6,000 and 8,000 municipal workers.
6. The other major influence on my claims that the HOA Board isn't fairly enforcing the governing document was the decade or so I negotiated and administered labor contracts with a dozen or so bargaining units that covered 95% of the San Jose municipal workforce.
7. So almost all city workers had dual avenues of redress and dual protections against management's arbitrary unilateral imposition of a punishment that involved suspending or revoking the job.
8. I had to spend a lot of time training managers to be fair and not to be jerks.
9. My point is to clarify that from my perspective, this case is about SCA Board having sanctioned the estate of a deceased homeowner by foreclosure for the alleged violation of delinquent assessments without providing either the due process protections that are

1 guaranteed any homeowner in any HOA by NRS 116 and at the same time, SCA did
2 not provide any due process that is guaranteed by the SCA governing documents.

3 10. I have been dealing with jerk-behavior by banks, attorneys and the HOA over this
4 house for seven years since my fiancé died in 2012.

5
6 11. Because SCA refused to even hear it when I told them there are major systemic issues
7 that need correction and that their agents (first RRFs, then Alessi & Koenig) were
8 essentially stealing when they didn't distribute the proceeds from these sales, and this
9 case is definitely about agents stealing, I have been in this quiet title litigation for over
10 two years.

11
12 12. I have spent \$40,000 on attorney fees and only have an MSJ against me as a result.

13 13. I have spent another \$10,000 or more for paralegal assistance, court fees, records
14 requests, paper, toner, and software.

15
16 14. I personally have spent over 3,000 hours dealing with this house and with the abusive
17 treatment I have received from the HOA because of it.

18 15. I prepared most of the pleadings.

19 16. I have collected and studied thousands of documents, case files, and reports related to
20 HOAs, mortgage securitization, predatory debt collection, foreclosures, and most
21 particularly SCA foreclosures.

22
23 17. I did all the research in the Table of Authorities.

24 18. The HOA has vilified me, harassed and retaliated against me for being a party in this
25 quiet title litigation.

26
27 19. SCA's current General Counsel and debt collector, Adam Clarkson, hired the same
28 day I was elected to the Board in 2017 began immediately to write "attorney-

1 confidential legal letters” that the other members of the Board approved in closed
2 meetings without my being permitted to attend.

3 20. For three months, they tortured me with Clarkson charging the HOA \$39,00 in 2017,
4 and more since, to write me cease & desist letters, to block my access to any HOA
5 records, and eventually after I complained to the Ombudsman, Clarkson’s letter
6 declared by elected Board seat vacant by operation of law because of this case.
7

8 21. SCA attorney Ochoa has wrongfully published in the SCA Quarterly litigation reports
9 that I was removed from the Board “for cause” when in reality NRS 116.31036 says
10 the only way to remove an elected Board member is by owners calling for and voting
11 in a removal election .
12

13 22. I think you can see that there is no way after all I have been through because of this
14 house that I will accept an MSJ order against me without even a chance to be heard.
15

16 23. I deserve a Motion for Summary Judgment granted in my favor because I have met my
17 burden that there are no material disputed facts about my claims and I am entitled as a
18 matter of law.

19 24. Further, there is no alternative to me with clean hands.
20

21 **TOBIN DECLARATION IN OPPOSITION TO SCA’S MSJ SPECIFICALLY**

22 25. SCA alleges the first notice in the collection process was an RRFs Intent to Lien
23 letter
24

25 26. Tobin paid the \$275 plus the \$25 late fee authorized on October 3, 2012, along with
26 a notice that the property had been sold and that all future assessments would be paid from
27 escrow or “however it is normally handled when the homeowner is deceased.”

28 27. SCA’s MSJ focuses almost entirely on the fact that Tobin did not pay assessments
due after October 1, 2012,

1 28. SCA ignores the fact that the property went into escrow on August 8, 2012, and
2 RRFS responded to multiple pay off demands, and there was never once a refusal to pay.

3 29. All of the listing agents, Doug and Linda Proudfit, from 2/20/12 to 7/1/13, and Craig
4 Leidy, listing agent from 2/1/14 until 10/31/14, have been SCA owners in good standing for
5 nearly the 20 years since SCAs inception.

6 30. These agents didn't earn a penny over a two-year struggle to meet the unreasonable
7 demands of the servicing banks, BANA and Nationstar.

8 31. These SCA homeowners did not earn any commissions despite spending many,
9 many hours trying to get lender approval for four arms-length sales to bona fide purchasers.

10 32. Tobin did not receive any notice whatsoever from SCA or from RRFS after the
11 2/12/14 notice of sale that was sent certified mail to her home and to the property announcing
12 that there would be a sale on March 7, 2014.

13 33. Tobin gave the two notices that were sent on 1/29/14 and 2/12/14 to Leidy
14 expressing her shock at the impossible notion that the HOA wanted to sell the house for
15 \$5000 "I think the banks in the first two positions will have something to say about that".
16

17 34. Leidy assured her that the HA would not sell it because the banks would pay the
18 nine months dues and the sale would be stopped.

19 35. Ochoa's claim that RRFS was in communication with me for two years is patently
20 false.
21

22 36. Further, the "payment plan" and request for waiver of fees" are a complete
23 distortion of reality.
24

25 37. The notice from NSM's negotiator, Veronica Duran, dated 5/28/14, was
26 undisclosed by NSM, was twisted by SCA and its agents to be presented as a request for a
27 waiver of fees from the owner, but it was not.

28 38. I received no notice whatsoever from SCA or RRFS after the 2/12/14 Notice of Sale
published a March 7, 2014 sale date.

1 39. The notices that are in the SCA disclosures supposedly were sent to my house and
2 the property were never sent, and SCA offered no proof that they were.

3 40. All the evidence I have of email exchanges during the months leading up to the sale
4 related solely to the 5/8/14 public auction of the property, and the many papers NSM required
5 me to sign, and nothing about any

6 41. The RRFS collection file, certified as the complete file, included deceptive
7 documents, such as a \$57,282.32 check made out to the district court, to create the illusion
8 that the proceeds of the sale had been distributed according to the requirements of NRS
9 116.31164

10 42. I knew that RRFS had not distributed the funds because I was rebuffed when I
11 attempted to make a claim in September 2014.

12 43. This is documented in October 2014 emails that RRFS told me wrongly that the
13 funds were deposited for the court for interpleader but I had not been able to file a claim.

14 44. I also know for certain the funds were never distributed because Steven Scow told
15 me on 11/30/18 that he had the funds in RRFS' trust account.

16 45. In all the 110 pages of proofs of service, neither SCA nor RRFS provided proofs
17 of service (and Julie Thompson, RRFS employee authenticated the disclosures as the
18 complete RRFS file) there was no proof of service provided for any of the notices Tobin
19 disputed were sent , including the notice of intent.

20 46. The foreclosure deed recitals are false in that:

- 21 a. The recitals relied on the rescinded 3/12/13 NODES
22 b. The statement that no payments had been made after July 1, 2012 is provably
23 false.
24 c. Check 143 was credited to the account by RRFS on October 18, 2012. Ochoa's
25 tortured legal analysis was that the phrase "less any credits" covered that
26 payment thereby the false statement was actually true.
27 d. The recitals claimed that RRFS complied with all requirements of law which it
28 did not.

- e. The notices required in NRS 116.31162(4) – to provide the schedule of fees, an offer of a payment plan, and an opportunity to appeal to the BOD were not provided.
- f. SCA’s claim that the NRS 116.31162(4) notices aren’t required once an account has been sent to collections is not supported by the actual words in the law.
- g. Quoted here is NRS 116.31162 and there is no such exception.

4. An association may not mail to a unit s owner or his or her successor in interest a letter of its intent to mail a notice of delinquent assessment pursuant to paragraph (a) of subsection 1, mail the notice of delinquent assessment or take any other action to collect a past due obligation from a unit s owner or his or her successor in interest unless, not earlier than 60 days after the obligation becomes past due, the association mails to the address on file for the unit s owner:

(a) A schedule of the fees that may be charged if the unit s owner fails to pay the past due obligation;

(b) A proposed repayment plan; and

(c) A notice of the right to contest the past due obligation at a hearing before the executive board and the procedures for requesting such a hearing.

- g. SCA0000165-000175 the SCA Delinquent Assessment Policy has the same requirements with no such exception.

47. The Court was remiss in not adjudicating a dispute over whether SCA was excused from providing legally-mandated notices.

48. Note that SCA’s managing agent holds the NRS 649 debt collection license d/b/a RRFS.

49. They are financially incentivized to not correct it when an account is prematurely sent to its affiliate where fines and unauthorized, unearned charges were added without any audit or control.

1 50. The only published 2/12/14 notice of sale that announced a sale on 3/7/14 was
2 according to the Ombudsman’s records, was cancelled and not replaced. these provisions
3 were violated:
4

5
6 **Undisputed facts to support Tobin’s MSJ against SCA as a matter of law.**

7 51. These are the facts that Tobin says are material and not disputed. Attorney Ochoa
8 either ignored these facts or said SCA was not bound by them:
9

- 10 a. The Ombudsman’s record is authenticated. The notice of sale was canceled.
11 b. SCA did not provide notice to the Ombudsman that the foreclosure sale was conducted
12 on 8/15/14.
13 c. SCA never delivered the foreclosure deed to the Ombudsman after the sale as required
14 by NRS 116.31164.
15 d. I know because I phoned the Ombudsman after the sale because I was having trouble
16 believing that it had been legally sold right out from under me when I had an offer five
17 times that large (\$358,800 on the table pending lender approval.
18 e. I was furious because the buyer was an agent in the listing office and I couldn’t figure
19 out how he knew about the sale when neither Leidy nor I had heard anything about it.
20 and we both thought the auction.com sale for \$367after I had gone into the BHHS
21 listing office and told Carlos Ciapo I read that the deed had to be turned in.
22 f. SCA Board “outsourced” the function and retained zero auditing or operational control
23 over the agents or the money collected under its authority on behalf of the Association.
24 g. SCA Board, despite the specific prohibitions in the bylaws 3.18 and 3.20 of delegating
25 these specific functions, allowed its agents to:
26 i. To charge non-negotiable fees in excess of those permitted by NRS
27 116.310313 without any auditing or independent financial controls;
28 ii. To apply payments to fees before assessments in violation;
 iii. To reject payments tendered by two banks;

- iv. To make unilateral decisions without reporting them to the Board, such as Tobin's ignoring Tobin's 10/3/12 notice;
- v. To interpret the law totally to their own benefit, such as saying that the Board could not set up a payment plan that reduced anything other than interest and \$25 quarter late fees, but that RRFS' fees were non-negotiable;
- vi. To keep all the Board's and the agents' specific actions related to foreclosure concealed from the SCA membership

I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Executed this 17th day of April 2019.



NONA TOBIN

CERTIFICATE OF SERVICE

I, NONA TOBIN, HEREBY CERTIFY that on this 17th day of April, 2019 and pursuant to NRCP 5(b), I served via the Clark County electronic filing system a true and correct copy of the foregoing TOBIN'S REPLY IN SUPPORT OF JOINDER TO NATIONSTAR MORTGAGE, LLC'S MOTION FOR SUMMARY JUDGMENT AND REPLY IN SUPPORT OF TOBIN'S MOTION FOR SUMMARY JUDGMENT, to the following parties via the Court's EfileNV electronic mail notification and service system:

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6 *Defendant-in Intervention/ Cross-Claimant*
7 *In Proper Person*

8 **DISTRICT COURT**
9 **CLARK COUNTY, NEVADA**

10 **JOEL A. STOKES and SANDRA F.**
11 **STOKES, as trustees of the JIMI JACK**
12 **IRREVOCABLE TRUST,**
13 **Plaintiffs,**

14 **vs.**

15 **BANK OF AMERICA, N.A.,**
16 **Defendant.**

17 **NATIONSTAR MORTGAGE, LLC,**
18 **Counter-Claimant,**

19 **Vs.**

20 **JIMI JACK IRREVOCABLE TRUST;**
21 **Counter-Defendant**

22 **NONA TOBIN, an individual, Trustee of**
23 **the GORDON B. HANSEN TRUST, dated**
24 **8/22/08**

25 **Cross-Claimant,**

26 **vs.**

27 **JOEL A. STOKES and SANDRA F.**
28 **STOKES, as trustees of the JIMI JACK**
IRREVOCABLE TRUST; SUN CITY
ANTHEM COMMUNITY
ASSOCIATION, INC., Yuen K. Lee, an
individual, d/b/a Manager, F. Bondurant,
LLC, and DOES 1-10 AND ROE
CORPORATIONS 1-10, inclusive
Cross-Defendant.

Case No.: A-15-720032-C

Consolidated with: A-16-730078-C

Department: XXXI

EXHIBITS TO
TOBIN'S REPLY IN SUPPORT OF
JOINDER TO NATIONSTAR
MORTGAGE, LLC'S MOTION FOR
SUMMARY JUDGMENT AND REPLY
IN SUPPORT OF TOBIN'S MOTION
FOR SUMMARY JUDGMENT

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EXHIBITS TABLE OF CONTENTS

Exhibit A

DECLARATION OF NONA TOBIN opposing Nationstar and Jimijack

Dated APRIL 14, 2019 with exhibits listed

- 1. 9/23/16 Tobin AFFD support MOI**
- 2. 1/11/17 order-Tobin to intervene**
- 3. NSM00190 Jimijack deed**
- 4. Lucas DISC**
- 5. Hansen DISC**
- 6. Op Homes DISC**
- 7. Yuen Lee/F. Bondurant DISC**
- 8. Tobin 3/28/17 deed**
- 9. 12/1/14 recorded NSM as BANA attorney-in-fact**
- 10. 3/8/19 NSM rescission of NSM as BANA 12/1/14**
- 11. 3/8/19 NSM as Well Fargo attorney-in-fact**
- 12. NSM00270-272 inapplicable attorney-in-fact**
- 13. 3/12/15 Wells Fargo itself did substitute trustee and reconveyance correctly for 2nd DOT**
- 14. 8/17/15 NSM recorded a fraudulent substitution of trustee for Western Thrift DOT**
- 15. NSM0258-0259 is NSM's copy of the note NSM 0260 are undated endorsements to 3rd parties**
- 16. 2011 Amicus curiae -M. MacDonald, Certified Mortgage Fraud Examiner**

1 **Exhibit 1**

2 **Certified Ombudsman's Compliance Record of Actions/Omissions**

- 3
- 4 **1. The 2/12/14 Notice of Sale was cancelled on 5/15/14.**
- 5
- 6 **2. The 5/15/14 Trustee sale was cancelled.**
- 7
- 8 **3. No 2nd notice of sale published the 8/15/14 sale date.**
- 9
- 10 **4. No foreclosure deed was ever submitted**

11 **Exhibit 2**

12 **Resident Transaction Report**

13

14

15

16 **SCA Ownership/Payment Record: Resident Transaction Report**

- 17
- 18 1. "08/27/2014 Collection Payment PIF-\$2,701.04"
- 19 2. Jimijack Irr Tst, was the 2nd owner
- 20 "09/25/2014 Account Setup Fee Resale \$225"
- 21 3. No record of Thomas Lucas/Opportunity Homes as an owner
- 22 4. No record of Yuen K. Lee/F. Bondurant LLC as an owner
- 23 5. No record that SCA foreclosed on the property
- 24 6. No Asset Enhancement Fee payments recorded from anyone on any date
- 25 7. No record of \$63,100 proceeds from the sale
- 26
- 27
- 28

1 **Exhibit 3**

2 **2012-2014 SCA BOARD AGENDAS**

3
4 **NO AGENDA ITEMS COMPLIANT WITH NRS 116.31083**

5
6 **Note:**

7 **Numbered list does not reference any specific agendas or items.**

8
9 **The list just enumerates the absence of any SCA Board notice to owners of that**
10 **any particular properties would be (or were) sold on any particular date**

- 11
- 12 **1. No notice of any BOD action to authorize the**
 - 13 **posting 2763 White Sage for sale**
 - 14
 - 15 **2. No notice of any hearing for the owner**
 - 16
 - 17 **3. No opportunity for the owner to request an open hearing**
 - 18 **4. No notice that the sale was scheduled for March 7, 2014**
 - 19 **5. No notice that the sale was scheduled for August 15, 2014**
 - 20 **6. No notice that 2763 White Sage was foreclosed by SCA**
 - 21 **7. No financial report accounting for the \$63,100**
 - 22 **8. No delinquency report published as required by Bylaws**
 - 23 **3.21(F)(V)**
 - 24 **9. No notice to all SCA owners when SCA scheduled any**
 - 25 **property for sale**
 - 26
 - 27 **10. No notice to SCA owners when any SCA property was**
 - 28 **sold.**

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Exhibit 4

**SCA BOARD ACTIONS RELATED TO FORECLOSURE
AND WRITE-OFF OF DEBT**

**Quoted excerpts of all SCA BOARD MINUTES from 9/27/12-
12/31/14 containing any reference to foreclosure or write off of debt**

Compiled by Nona Tobin from the SCA website.

**SCA would not disclose any minutes in discovery despite the fact that
minutes are available to members without restriction.**

Exhibit 5

**BOD APPROVED THE SALE IN SECRET VIOLATING NRS
116.31083 / NRS 116.31085**

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1. SCA disclosed no minutes of any BOD action to authorize this sale or any of the 12 (or more) SCA foreclosures in 2014.
2. SCA response to Tobin ROGGs stated minutes were in SCA000644 – through SCA000654, but SCA disclosures only went up to SCA000643.
3. SCA 000315 reports BOD approval, “Approved 12/5 R05 120513” to sell 2763 White Sage on March 7, 2014 , but
 - a. motion R05 is a vote on the Reserve Study, not on a sale.
 - b. The only published Notice of Sale was posted on 2/12/14.
 - c. Jean Capillupo signed the approval 2/27/14,
4. 12/5/13 President Report states “*we took action to foreclose on five properties*” that were unidentified
5. SCA000406 “*Association Foreclosure Sale Approval*” “*all twelve properties attached*”, signed on 1/9/14, but
 - a. no list of properties was attached
 - b. no action item was on any agenda to authorize posting any property for sale at all, let alone 12 properties identified by address
 - c. no sale date for any property was in any BOD minutes

Exhibit 6

Relevant NRS provisions from chapters 38, 111, 116, 116A, 205, 240

1 **Exhibit 7**

2 **Table of Authorities**

- 3
- 4 **1. Table of Authorities compiled by Nona**
- 5 **Tobin**
- 6
- 7 **2. SCA bylaws 3.20/3.18 prohibiting**
- 8 **delegation of certain duties**
- 9
- 10 **3. SCA bylaws 3.21(f)(v) requiring quarterly**
- 11 **delinquency report**
- 12
- 13 **4. Analysis of NRS 116 requirements for valid**
- 14 **BOD action in compliant meetings**
- 15
- 16 **5. SCA bylaws 3.15A permissible**
- 17 **topics/actions in closed BOD meetings**
- 18
- 19 **6. SCA BOD Resolution Establishing the**
- 20 **Governing Documents Enforcement Policy**
- 21 **& Process**
- 22
- 23 **7. SCA CC&Rs XVI Dispute Resolution and**
- 24 **Limitation on Litigation**
- 25
- 26 **8. SCA CC&Rs 7.4 Compliance and**
- 27 **Enforcement**
- 28
- 29 **9. Assemblyman Conklin summary of AB 284**
- 30 **(2011) 2011 Legislative Digest of AB 284**
- 31 **changes to NRS 107 and NRS 205**

1
2 **Exhibit 8**

3
4 **SCA Response to Tobin ROGGs**

5 SCA "outsourced" collections and enforcement in violation of

6
7 SCA bylaws 3.20 and 3.18 (b)(i)

8
9 SCA does not account for or control the money collected in

10 violation of SCA bylaws 3.20 and 3.18 (e)(g)

11
12
13
14 **Exhibit 9**

15
16 **SCA Response to Tobin RFDs**

17 SCA has no record the property was foreclosed or accounting of the
18 funds collected.

19 "Minutes (SCA000644-SCA000654)" referenced were not disclosed

20
21 Exhibit

1 **Exhibit 10**

2
3 **ALL RRFS/SCA PROOFS OF SERVICE**

4 No SCA Proofs of Service were authenticated.

5
6 RRFS' proofs in response to Tobin Subpoena were authenticated
7
8 as complete.

9
10 There are no proofs that any notices Tobin disputed were sent.
11
12

13 **Exhibit 11**

14
15 **RELEVANT RRFS/SCA PROOFS OF SERVICE**

16
17 Only SCA or RRFS Proofs of Service of Notices to the property
18
19 (2763 White Sage Drive) or to owner's address of record (2664
20
21 Olivia Heights Ave)

22
23 No proofs for any notices Tobin disputed. Tobin did not dispute
24
25 2/12/14 NOS was sent. Tobin claimed no second NOS was
26
27 published after the notice of
28
3/7/14 sale was canceled.

1
2
3 **Exhibit 12**

4
5 **CLAIMS AGAINST NATIONSTAR**

- 6
7 **1. BANA and NSM obstructed five sales at FMV**
- 8
9 **2. BANA took possession without foreclosing in 2013**
- 10
11 **3. Blocked HOA from being paid \$3,055 in June 2013**
- 12
13 **4. NSM refused to ID beneficiary**
- 14
15 **5. BANA and NSM recorded false claims against title**
- 16
17 **6. NSM and BHHS concealed inculpatory evidence**
(Equator file)
- 18
19 **7. NSM let the HOA sell for \$63,100**
when \$358,800 offer was pending
lender approval
- 20
21
22
23 **8. NSM faked two powers of attorney**
- 24
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Dated this _____ day of April, 2019.

NONA TOBIN
2664 Olivia Heights Avenue
Henderson NV 89052
Phone: (702) 465-2199
nonatobin@gmail.com
Defendant-in Intervention/ Cross-Claimant
In Proper Person

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2019 and pursuant to NRCP 5(b), I served via the Clark County electronic filing system a true and correct copy of the foregoing NONA TOBIN’S SECOND SUPPLEMENTAL DISCLOSURE OF WITNESSES AND PRODUCTION OF DUCUMENTS, addressed to:

- Michael R. Mushkin & Associates
- L. Joe Coppedge joe@mushlaw.com
- Karen L. Foley karen@mushlaw.com
- Michael R. Mushkin michael@mushlaw.com
- Lipson Neilson P.C.**
- Susana Nutt snutt@lipsonneilson.com
- Renee Rittenhouse rrittenhouse@lipsonneilson.com
- Kaleb Anderson kanderson@lipsonneilson.com
- David Ochoa dochoa@lipsonneilson.com
- Ashley Scott-Johnson ascott-johnson@lipsonneilson.com
- Medrala Law Firm, PLLC
- Jakub P Medrala jmedrala@medralaw.com
- Shuchi Patel spatel@medralaw.com
- Office admin@medralaw.com
- Hong & Hong APLC**
- Joseph Y. Hong, Esq. vosuphonglaw@gmail.com
- Pro Se
- Nona Tobin nonatobin@gmail.com
- Michael Kelley mkelley@wrightlegal.net
- NVEfile nvefile@wrightlegal.net



EXHIBIT 1

Ombudsman NOS Compliance Screen

Received on 5/23/16 Authenticated on 4/15/19

Ombudsman's Compliance Record of Actions/Omissions

1. The 2/12/14 Notice of Sale was cancelled on 5/15/14.
2. The 5/15/14 Trustee sale was cancelled.
3. No 2nd notice of sale published the 8/15/14 sale date.
4. No foreclosure deed was ever submitted

EXHIBIT 1

CERTIFICATE OF CUSTODIAN OF RECORDS

NOW COMES, TERALYN LEWIS, who declares under penalty of perjury:

1. That the undersigned is an employee of the State of Nevada Department of Business & Industry, Real Estate Division and a custodian of the records attached hereto.

2. That on the 9th day of April 2019, the undersigned or designee received a public records request requesting certified copies of the Real Estate Division database screens for notices of sales for following assessor parcel numbers and addresses:

- a) 190-06-214-036 1382 Couperin Dr
- b) 190-18-613-021 2416 Idaho Falls
- c) 190-06-410-083 2532 Grandville Ave
- d) 190-18-713-093 2115 Sandstone Cliffs
- e) 191-12-210-030 2842 Forest Grove
- f) 191-14-511-001 2167 Maple Heights
- g) 191-18-113-004 2584 Pine Prairie
- h) 191-13-811-052 2763 White Sage Dr.
- i) 191-12-512-023 2721 Evening Sky
- j) 190-18-812-053 2260 Island City
- k) 190-18-312-003 2175 Clearwater Lake Dr.
- l) 191-13-213-005 2921 Hayden Creek Terrace
- m) 191-13-313-003 2986 Olivia Heights Ave
- n) 191-13-411-023 2273 Garden City Ave.
- o) 191-13-113-050 2078 Wildwood Lake St.
- p) 124-29-314-081 3416 Casa Alto Ave. No Las Vegas 89031
- q) 190-17-310-002 2227 Shadow Canyon Dr


3. That the undersigned provided records on or about April 15, 2019.

4. That the undersigned has examined the original or authentic copy of records produced and has made or caused to be made a true and exact copy of them and that the reproduction of them attached hereto is true and complete.

CERTIFICATE OF CUSTODIAN OF RECORDS

5. That to the best of my knowledge, the original of those records produced was made at or near the time of the act or event recited therein by or from information transmitted by a person with knowledge, in the course of a regularly conducted activity.

DATED this 15 day of April, 2019.



TERILYN LEWIS
Custodian of Records
State of Nevada Real Estate Division

State of Nevada }
County of Clark }

SIGNED AND SWORN to before me on 15th day of APRIL, 2019,

By FELIPE RODRIGUEZ



NOTARY PUBLIC

My Commission Expires: 10/6/2020



STEVE SISOLAK
Governor

STATE OF NEVADA



MICHAEL BROWN
Director

SHARATH CHANDRA
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

www.red.nv.gov

PUBLIC RECORDS REQUEST FEE

Date: April 12, 2019

Requestor: Nona Tobin

Re: Certified copies of Ombudsman compliance screens for the following NOS': (1) 2763 White Sage Drive APN 191-13-811-052 (2) APN 190-06-214-036 1382 Couperin Dr (3) APN 190-18-613-021 2416 Idaho Falls (4) APN 190-06-410-083 2532 Grandville Ave (5) APN 190-18-713-093 2115 Sandstone Cliffs (6) APN 191-12-210-030 2842 Forest Grove (7) APN 191-14-511-001 2167 Maple Heights (8) APN 191-18-113-004 2584 Pine Prairie (9) APN 191-12-512-023 2721 Evening Sky (10) APN 190-18-812-053 2260 Island City (11) APN 190-18-312-003 2175 Clearwater Lake Dr. (12) APN 191-13-213-005 2921 Hayden Creek Terrace (13) APN 191-13-313-003 2986 Olivia Heights Ave (14) APN 191-13-411-023 2273 Garden City Ave. (15) APN 191-13-113-050 2078 Wildwood Lake St. (16) APN 124-29-314-081 3416 Casa Alto Ave. No Las Vegas 89031 (17) APN 190-17-310-002 2227 Shadow Canyon Dr

Quantity	Description	Rate	Amount
17 documents	Certified copies of notices of sales listed above	\$5.00 per document	\$85.00
Total			\$85.00

Please submit payment by cash (exact change), check or money order made payable to the Nevada Real Estate Division. Provide this document for proper remittance. Please contact me if you have questions regarding this matter.

Teralyn Lewis
Telephone: (702) 486-4036
Email: Teralyn.Lewis@red.nv.gov

**Nevada Department of Business and Industry
Real Estate Division**

Payment Receipt

Transaction Date : 04/15/2019

Cashier : Evelyn Pattee

Receipt # : 513923

Receipt Identification : NRED CUSTOMER

Money Tendered

Type	Amount	Reference	Payer Name	Payment Comment
Check	\$85.00	513	NONA TOBIN	PUBLIC RECORDS REQUEST
Total :	\$85.00			

Distribution


License	Use	Amount	Fee Desc	Business Name	Paid From	Paid To	BY
\$\$\$0.0000001	----	85.00	OMB COPIES	NRED CUSTOMER			Evelyn Pattee

The following licenses have fees due or credit amounts available.

\$\$\$0.0000001 \$36.44 Fees Due

Close

Compliance View Screen [update]

Case	2014-659	Date Created	02/18/2014	 Audit Entry Items Documents Notes Disciplines Participants Add Discipline	
Legacy Compliance Status	191-13-811-052 NOS CLOSED	Date Received	02/13/2014		
Respondent ID	271957	How Received	LETTER		
Respondent Address	ESTATE OF GORDON B HANSEN, THE <input checked="" type="radio"/> Public <input type="radio"/> Mail ESTATE OF GORDON B HANSEN, THE 2763 WHITE SAGE DR HENDERSON, NV 89052	Receiving Board	RED		
Complainant ID	123186	Receiving Profession			
Complainant	SUN CITY ANTHEM COMMUNITY ASSOCIATION INC	Receiving Department	OMB - NOTICE OF SALE (NOS) PROCESS		
Comments:	R808634		Received By		Bonnie Schmidt
		Priority	SOUTH		
		Alleged Issues	OMB ADR - NRS 38 310(1)(a), DELINQUENT ASSESSMENTS		
		Case Nature	Chapter 38		

- Resolution
- Action Items
- Participants



Resolution [update]

Field	Value	Field	Value
Department:	OMB - NOTICE OF SALE (NOS) PROCESS	Found Issues:	
Worker:	Bonnie Schmidt	Resolution:	• OMB NOS - CANCELLED (OWNER RETAINED)

Starting Effective Date: 04/08/2013
 Ending Effective Date: 05/15/2014
 Date Closed: 05/15/2014

Resolution Notes:

Action Items [add]

Type	Assigned To	Activity	Due	Effective	Completed	Order Signed	Created	User
 NOS - 4 TRUSTEE SALE CANCELLED	OMB - NOTICE OF SALE (NOS) PROCESS, Anne Moore		05/15/2014	05/15/2014	05/15/2014		06/02/2014	Anne Moore
	Target: ESTATE OF GORDON B HANSEN, THE Case Status: Status Changed To: NOS CLOSED Comments: 89052							
 NOS - 1 SEND NOTIFICATION LETTER (NOTICE REC'D)	OMB - NOTICE OF SALE (NOS) PROCESS, BONNIE SCHMIDT		03/07/2014	03/07/2014	02/18/2014		02/18/2014	BONNIE SCHMIDT
	Target: ESTATE OF GORDON B HANSEN, THE Case Status: Status Changed To: PENDING NOS DATE OF SALE Action Info: EFFECTIVE DATE OF NOS 02/11/2014 DEFAULT LIEN DATE ON NOS 04/08/2013 FORECLOSURE DATE ON NOS 03/07/2014 AMOUNT OF NOS 5,081.45 APN ON NOS 191-13-811-052 Comments: 89052							

CERTIFIED
 This is a true and correct copy of the original which is on file at the Nevada Division of Real Estate.

[Signature]
 CUSTODIAN OF RECORDS
 Date Certified 4/2/15



Nona Tobin <nonatobin@gmail.com>

Request to review records

1 message

Nona Tobin <nonatobin@gmail.com>

Tue, May 17, 2016 at 6:26 PM

To: TERALYN THOMPSON <TLTHOMPSON@red.nv.gov>

I would like to set up an appointment to come and see all documents that are in your office's possession regarding the property at:

2763 White Sage Drive
Henderson NV 89052

This property was sold on August 15, 2014 at a foreclosure sale for delinquent HOA dues by Red Rock Financial Services.

Thanks.

Nona Tobin
(702) 465-2199



Nona Tobin <nonatobin@gmail.com>

RE: Request to review records

1 message

Nona Tobin <nonatobin@gmail.com>
To: TERALYN THOMPSON <TLTHOMPSON@red.nv.gov>

Mon, May 23, 2016 at 12:40 PM

APN 191-13-811-052
2763 White Sage Dr. Henderson 89052

Gordon B. Hansen transferred title to the Gordon B. Hansen Trust on 8/27/2008

On May 23, 2016 3:26 PM, "TERALYN THOMPSON" <TLTHOMPSON@red.nv.gov> wrote:

Good afternoon,

In order for the Real Estate Division to search for this specific property I would need you to provide me with the assessor parcel number for the property and the name of the owner of the property at the time of foreclosure. Thank you.

Teralyn Thompson
Administration Section Manager
State of Nevada Department of Business and Industry
Real Estate Division
2501 E. Sahara Avenue, Suite 303
Las Vegas, Nevada 89104
[702-486-4036](tel:702-486-4036)
Fax: [702-486-4067](tel:702-486-4067)
tlthompson@red.nv.gov

From: Nona Tobin [mailto:nonatobin@gmail.com]
Sent: Tuesday, May 17, 2016 9:27 PM
To: TERALYN THOMPSON
Subject: Request to review records

I would like to set up an appointment to come and see all documents that are in your office's possession regarding the property at:

2763 White Sage Drive
Henderson NV 89052

This property was sold on August 15, 2014 at a foreclosure sale for delinquent HOA dues by Red Rock Financial Services.

Thanks.

Nona Tobin

[\(702\) 465-2199](tel:(702)465-2199)

RE: Request to review records

1 message

TERALYN THOMPSON <TLTHOMPSON@red.nv.gov> Thu, May 26, 2016 at 1:44 PM
To: Nona Tobin <nonatobin@gmail.com>

Good afternoon,

I've attached the only public records that the Division has in its possession regarding the foreclosure sales of APN 191-16-811-052. The attached document is a print screen from the Division's database and is not available for your to review in person. Please contact me if you have questions regarding your request. Thank you.

Have a great day,

Teralyn Thompson

Administration Section Manager

State of Nevada Department of Business and Industry

Real Estate Division

2501 E. Sahara Avenue, Suite 303

Las Vegas, Nevada 89104

702-486-4036

Fax: 702-486-4067

tlthompson@red.nv.gov

From: Nona Tobin [mailto:nonatobin@gmail.com]

Sent: Monday, May 23, 2016 3:41 PM

To: TERALYN THOMPSON

Subject: RE: Request to review records
TOBIN. 1491

EX PARTE 334 STRICKEN

APN 191-13-811-052
2763 White Sage Dr. Henderson 89052

Gordon B. Hansen transferred title to the Gordon B. Hansen Trust on 8/27/2008

On May 23, 2016 3:26 PM, "TERALYN THOMPSON"
<TLTHOMPSON@red.nv.gov> wrote:

Good afternoon,

In order for the Real Estate Division to search for this specific property I would need you to provide me with the assessor parcel number for the property and the name of the owner of the property at the time of foreclosure. Thank you.

Teralyn Thompson

Administration Section Manager

State of Nevada Department of Business and Industry

Real Estate Division

2501 E. Sahara Avenue, Suite 303

Las Vegas, Nevada 89104

[702-486-4036](tel:702-486-4036)

Fax: [702-486-4067](tel:702-486-4067)

tlthompson@red.nv.gov

From: Nona Tobin [mailto:nonatobin@gmail.com]

Sent: Tuesday, May 17, 2016 9:27 PM

To: TERALYN THOMPSON

Subject: Request to review records

I would like to set up an appointment to come and see all documents that are in your office's possession regarding the property at:
TOBIN. 1492 EX PARTE 335 STRICKEN

2763 White Sage Drive


Henderson NV 89052

This property was sold on August 15, 2014 at a foreclosure sale for delinquent HOA dues by Red Rock Financial Services.


Thanks.

Nona Tobin

(702) 465-2199

 **APN 191-13-811-052.pdf**
28K

Compliance View Screen [update]

Case	2014-659	Date Created	02/18/2014	 Audit Entry Items Documents Notes Disciplines Participants Add Discipline	
Legacy Compliance Status	191-13-811-052 NOS CLOSED	Date Received	02/13/2014		
Respondent ID	271957	How Received	LETTER		
Respondent Address	ESTATE OF GORDON B HANSEN, THE <input checked="" type="radio"/> Public <input type="radio"/> Mail ESTATE OF GORDON B HANSEN, THE 2763 WHITE SAGE DR HENDERSON, NV 89052	Receiving Board	RED		
Complainant ID	123186	Receiving Profession	OMB - NOTICE OF SALE (NOS)		
Complainant	SUN CITY ANTHEM COMMUNITY ASSOCIATION INC	Receiving Department	PROCESS		
Comments:	R808634		Received By		Bonnie Schmidt
		Priority	SOUTH		
		Alleged Issues	OMB ADR - NRS 38.310(1)(a), DELINQUENT ASSESSMENTS		
		Case Nature	Chapter 38		

- Resolution
- Action Items
- Participants



Resolution [update]

Field	Value	Field	Value
Department:	OMB - NOTICE OF SALE (NOS) PROCESS	Found Issues:	
Worker:	Bonnie Schmidt	Resolution:	• OMB NOS - CANCELLED (OWNER RETAINED)

Starting Effective Date: 04/08/2013
 Ending Effective Date: 05/15/2014
 Date Closed: 05/15/2014

Resolution Notes:

Action Items [add]

Type	Assigned To	Activity	Due	Effective	Completed	Order Signed	Created	User
 NOS - 4 TRUSTEE SALE CANCELLED	OMB - NOTICE OF SALE (NOS) PROCESS, Anne Moore		05/15/2014	05/15/2014	05/15/2014		06/02/2014	Anne Moore
	Target: ESTATE OF GORDON B HANSEN, THE							
	Case Status: Status Changed To: NOS CLOSED							
	Comments: 89052							
 NOS - 1 SEND NOTIFICATION LETTER (NOTICE REC'D)	OMB - NOTICE OF SALE (NOS) PROCESS, BONNIE SCHMIDT		03/07/2014	03/07/2014	02/18/2014		02/18/2014	BONNIE SCHMIDT
	Target: ESTATE OF GORDON B HANSEN, THE							
	Case Status: Status Changed To: PENDING NOS DATE OF SALE							
	Action Info: EFFECTIVE DATE OF NOS	02/11/2014						
	DEFAULT LIEN DATE ON NOS	04/08/2013						
	FORECLOSURE DATE ON NOS	03/07/2014						
	AMOUNT OF NOS	5,081.45						
	APN ON NOS	191-13-811-052						
	Comments: 89052							

RE: RECORDS REQUEST

1 message

Teralyn Lewis <teralyn.lewis@red.nv.gov>
To: Nona Tobin <nonatobin@gmail.com>

Fri, Mar 22, 2019 at 8:31 AM

Good afternoon,

I've attached the Compliance Screen print out from the Division's database for the address and APN provided. The Division does not have 10 years of records of notices of sales. As previously states, the Division's retention schedule for notices of sales is one year. The records that were previously logged into the Division's database cannot be deleted at this time. If the Division were able to delete those records, I would not be able to provide the attached. The Division currently has NOS' for 2009-2014 in the database. Notices received from 2015 to present are kept for 1 year and then destroyed.

Thank you.

Have a great day,

Teralyn Lewis

Administration Section Manager

State of Nevada Department of Business and Industry

Real Estate Division

[3300 W. Sahara Avenue, Suite 350](#)

[Las Vegas, Nevada 89102](#)

Phone: 702-486-4036

Email: Teralyn.Lewis@red.nv.gov



From: Nona Tobin <nonatobin@gmail.com>
Sent: Friday, March 15, 2019 9:40 AM
To: Teralyn Lewis <teralyn.lewis@red.nv.gov>
Subject: RECORDS REQUEST

Could you please get me the OMB-NOS form for another Sun City Anthem 2014 foreclosure?

190-17-310-002

[2227 Shadow Canyon Dr. 89044](#)

I don't know how this case got all the way through the NV Supreme Court without me finding it in SCA litigation reports or the county recorder's property records.

If I requested an electronic file of OMB-NOS compliance screens for all the HOA foreclosures in Nevada from the last decade, could your office produce it in response to a public records request? Or would I need to have the AG request it or subpoena it as part of the investigation of my [AG complaint 2.2019](#)?

Thanks for your assistance. And please send the 2227 Shadow Canyon info ASAP.

Please don't hold it up while the powers that be analyze the request for the whole file or fret over the implications of the AG complaint. I appreciate your service. Thank you.

Nona Tobin

(702) 465-2199

Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has. -Margaret Mead

 **Tobin-Document Provided 3-22-19.pdf**
29K



Nona Tobin <nonatobin@gmail.com>

RECORDS REQUEST

1 message

Nona Tobin <nonatobin@gmail.com>

Fri, Mar 15, 2019 at 6:39 AM

To: Teralyn Lewis <teralyn.lewis@red.nv.gov>

Could you please get me the OMB-NOS form for another Sun City Anthem 2014 foreclosure?

190-17-310-002
2227 Shadow Canyon Dr. 89044

I don't know how this case got all the way through the NV Supreme Court without me finding it in SCA litigation reports or the county recorder's property records.

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State of Nevada B&I: Real Estate Division

Version Date: 2/8/2017

1995060 Commission Case Files

Description: This record series consists of disciplinary hearings for real estate and appraisal licensees. The files may contain: Complaint, Notice of Complaint, Obligation to respond, Notice of hearing, Answer from Respondent, State's Exhibits, Respondent's Exhibits, Proof of Mailing, Findings of Fact, Conclusion of Law and Decision, Receipts for fines paid, education completed and possible District Court action.

Retention: Retain these records for a period of six (6) calendar years from the close of the case.

Disposition: Destroy Securely

1995062 Investigative Files

Description: This record series documents the investigation of complaints and results of audits. The files may contain, but are not limited to: complaints, complaint investigation documentation including investigative reports, copies of audits, copies of real estate documents, trust account records, correspondence, and any other pertinent documentation.

Retention: Retain these records for a period of three (3) calendar years from the completion and resolution of an investigation.

Disposition: Destroy Securely

2011022 Ombudsman Notices of Sale Files

Description: These records document the foreclosure notifications received by the Ombudsman from homeowner associations, etc. (See NRS 116.311635). The files may include, but are not limited to: Notice from association; Copy of informational letter from Ombudsman, and; Related correspondence

Retention: Retain these records for a period of one (1) fiscal year from the end of the fiscal year to which the record pertains.

Disposition: Destroy Securely

2017015 Real Estate Licensing Files

Description: This record series documents the licensing of individuals by the Real Estate Division in accordance with NRS Chapters 645, 645C, 645D and 645H. Records may include but are not limited to application and supporting documentation, proof of pre-licensing education, proof of experience, examination results, renewal forms, continuing education and training verification records, verified statements, financial information, proof of payment of required fees, and related correspondence.

Retention: Retain this record series for a minimum period of three (3) calendar years from the expiration, suspension, or revocation of the license.

Disposition: Destroy Securely

2004221 Sold Out Owner-Developer and Exemptions

Description: These files document the review of applications for compliance with the Land Sales Act (NRS Chapter 119). Exemptions and Owner-Developer files contain a copy of the contractor's license, purchase and sale agreement, title report(s), cover letter and plat map(s). Additionally, Owner-Developer files also contain a copy of the business license, confidential financial statement and an Owner-Developer application.

Retention: Retain these records for a period of one (1) calendar year from the date a project is sold out, not renewed, discontinued, or exempted following the provisions of NAC 119.200 through 119.250.

Disposition: Destroy Securely

1995061 Subdivision/Timeshare/Campground Filings

Description: This record series documents the review of applications for compliance with the Land Sales Act, Timeshare Act and Campground Act. Sale of Subdivided Land: documents the regulation of developers, review of application filings, handle exemptions, permits, issuance of public property reports (purchaser's disclosure documents) and advertising approvals. Timeshare files: documents review of application filings and of timeshare projects, issuance of permits, public offering statements and advertising approvals. Campground filings; documents regulation in regard to the sale of memberships, review of application filings, issuance of permits to sell, and advertising approvals. Files include questionnaire application requirements and extensive exhibit documentation verifying developer qualifications, Public Offering Statements and/or property reports.

Retention: Retain these records for a period of three (3) calendar years from the date a project is sold out, not renewed, or discontinued.

Disposition: Destroy Securely

Compliance View Screen [update]



Case	2013-3869	Date Created	12/02/2013	Audit Entry Items Documents Notes Disciplines Participants Add Discipline
Legacy	190-17-310-002	Date Received	11/27/2013	
Compliance		How Received	LETTER	
Status	NOS - CLOSED SOLD TO THIRD PARTY	Receiving Board	RED	
Respondent ID	269450	Receiving Profession		
Respondent	PATRICIA E EVANS	Receiving Department	OMB - NOTICE OF SALE (NOS) PROCESS	
Address	<input checked="" type="radio"/> Public <input type="radio"/> Mail PATRICIA E EVANS 2227 SHADOW CANYON DRIVE HENDERSON, NV 89052	Received By	Bonnie Schmidt	
		Priority	SOUTH	
		Alleged Issues	OMB ADR - NRS 38.310(1)(a), DELINQUENT ASSESSMENTS	
		Case Nature	Chapter 38	
Complainant ID	123186			
Complainant	SUN CITY ANTHEM COMMUNITY ASSOCIATION INC			

Comments: R62960

- Resolution
- Action Items
- Participants

Resolution [update]

Field	Value	Field	Value
Department:	OMB - NOTICE OF SALE (NOS) PROCESS	Found Issues:	• OMB NOS - NRS 116.31162, DELINQUENT ASSESSMENTS
Worker:	Bonnie Schmidt	Resolution:	• OMB NOS - TRUSTEE DEED (PROPERTY FORECLOSED)

Starting Effective Date: 06/24/2010
 Ending Effective Date: 01/02/2014
 Date Closed: 01/02/2014

Resolution Notes:

Action Items [add]

Type	Assigned To	Activity	Due	Effective	Completed	Order Signed	Created	User
NOS - 5 SOLD TO 3RD PARTY	OMB - NOTICE OF SALE (NOS) PROCESS, Anne Moore		01/02/2014	01/02/2014	01/02/2014	01/02/2014	01/10/2014	Anne Moore
	Target: PATRICIA E EVANS							
	Case Status: Status Changed To:	NOS - CLOSED SOLD TO THIRD PARTY						
	Comments: 89052							
NOS - 1 SEND NOTIFICATION LETTER (NOTICE REC'D)	OMB - NOTICE OF SALE (NOS) PROCESS, BONNIE SCHMIDT		01/02/2014	01/02/2014	12/02/2013	12/02/2013	12/02/2013	Anne Moore
	Target: PATRICIA E EVANS							
	Correspondence: Letter: OMB NOS - FORECLOSURE NOTIFICATION LETTER.rtf (Preview Letter)							
	Envelope: envelope.rtf							
	Case Status: Status Changed To:	PENDING NOS DATE OF SALE						
	Action Info: EFFECTIVE DATE OF NOS	11/26/2013						
	DEFAULT LIEN DATE ON NOS	06/24/2010						
	FORECLOSURE DATE ON NOS	01/02/2014						
	AMOUNT OF NOS	8,005.16						
	APN ON NOS	190-17-310-002						
	SALE AMOUNT	35,000.00						
	Comments: 89044							

STATE OF NEVADA



DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

3300 W. Sahara Avenue, Suite 350
Las Vegas, Nevada 89102
(702) 486-4036 Fax: (702) 486-4067
Email: teralyn.lewis@red.nv.gov
<http://red.nv.gov/>

Public Record Request Pursuant to NRS 239

PRINT LEGIBLY OR TYPE ALL INFORMATION

Instructions:

All requests must be made in writing and signed.

Section A-Requester Information

Your Name

Phone Fax Email

Mailing Address

City State Zip Code

Section B-Record(s) Requested

Describe the record(s) you are requesting. Please be as specific as possible and include enough detail to assist Division staff in locating the record(s). Include relevant dates or date range. For multiple records, you may attach additional pages.

Section C-Receiving Record(s)

Please specify the preferred method of receiving the requested record(s).

By postal mail at the mailing address above

Electronic format: By email at the email address above or a flash drive/CD mailed to requestor's mailing address. Please note: If you choose to receive the records by electronic format there will be a per page cost if the document is not available electronically.

Will pick up in person from Division office on April 15, 2019

I understand that copying and other associated fees may apply and that records will not be released until payment is received. You will be given an estimate of the charges prior to copying.

Rona Jhi

Date April 8, 2019

Requester Signature-Required

DIVISION STAFF USE ONLY

Date Received: _____

Request Status:

Payment Received: _____

Estimate
An estimate of \$ _____
Amount

Information provided and
request completed _____
Date

Amount Paid: _____

provided on _____
Date

Information not provided

by _____
Division Staff

Request withdrawn
_____ Date

Records Requested for these Properties

- 190-06-214-036 1382 Couperin Dr**
- 190-18-613-021 2416 Idaho Falls**
- 190-06-410-083 2532 Grandville Ave**
- 190-06-410-083 2532 Grandville Ave**
- 190-18-713-093 2115 Sandstone Cliffs**
- 191-12-210-030 2842 Forest Grove**
- 191-14-511-001 2167 Maple Heights**
- 191-18-113-004 2584 Pine Prairie**
- 191-13-811-052 2763 White Sage Dr.**
- 191-12-512-023 2721 Evening Sky**
- 190-18-812-053 2260 Island City**
- 190-18-312-003 2175 Clearwater Lake Dr.**
- 191-13-213-005 2921 Hayden Creek Terrace**
- 191-13-313-003 2986 Olivia Heights Ave**
- 191-13-411-023 2273 Garden City Ave.**
- 191-13-113-050 2078 Wildwood Lake St.**
- 124-29-314-081 3416 Casa Alto Ave. No Las Vegas 89031**
- 190-17-310-002 2227 Shadow Canyon Dr**

EXHIBIT 2

Resident Transaction Report

SCA Ownership/Payment Record: Resident Transaction Report

1. "08/27/2014 Collection Payment PIF-\$2,701.04"
2. Jimijack Irr Tst, was the 2nd owner
"09/25/2014 Account Setup Fee Resale \$225"
3. No record of Thomas Lucas/Opportunity Homes as an owner
4. No record of Yuen K. Lee/F. Bondurant LLC as an owner
5. No record that SCA foreclosed on the property
6. No Asset Enhancement Fee payments recorded from anyone on any date
7. No record of \$63,100 proceeds from the sale

EXHIBIT 2

Resident Transaction Report
SUC| Sun City Anthem Community Association
 Date: 01/01/2000 - 04/01/2016

Building: 0002 SCA Big Sky
 2450 Hampton Rd

Las Vegas, NV 89052

Res ID	Resident Name	Type	Date	Code	Charge Code Desc	Check No	Amount	Balance
Unit Address				Bill Address				
0480 01	Gordon B Hansen 2763 White Sage Dr Henderson, NV 89052				2664 Olivia Heights Ave Henderson, NV 89052			
	Current Credit History Code:		CL		Effective Date: 09/30/2014			
							Beg Bal	00.00
		Charge	01/01/2006	QA	Conversion		235.00	235.00
		Pay	02/01/2006		Conversion		-235.00	00.00
		Charge	04/01/2006	QA	Billing		235.00	235.00
		Pay	04/18/2006		Batch Adjustment		-235.00	00.00
		Charge	07/01/2006	QA	Billing		235.00	235.00
		Pay	07/12/2006		Batch Adjustment		-235.00	00.00
		Charge	10/01/2006	QA	Billing		235.00	235.00
		Pay	10/26/2006		Batch Adjustment		-235.00	00.00
		Charge	01/01/2007	QA	Billing		235.00	235.00
		Pay	01/11/2007		Batch Adjustment		-235.00	00.00
		Pay	03/08/2007		Batch Adjustment		-235.00	-235.00
		Charge	04/01/2007	QA	Billing		235.00	00.00
		Pay	06/08/2007		Batch Adjustment		-235.00	-235.00
		Charge	07/01/2007	QA	Billing		235.00	00.00
		Charge	10/01/2007	SQA	Sun City Anthem Quarter		235.00	235.00
		Pay	10/11/2007		Receipt Processing	1873	-235.00	00.00
		Charge	01/01/2008	SQA	Sun City Anthem Quarter		275.00	275.00
		Pay	01/11/2008		Receipt Processing	6761	-275.00	00.00
		Charge	03/01/2008	SPA	Fence Painting		81.32	81.32
		Credit	03/01/2008	SPA	Reverse Fence Painting		-81.32	00.00
		Charge	04/01/2008	SQA	Sun City Anthem QT Assm		275.00	275.00
		Pay	04/08/2008		Receipt Processing	3313	-275.00	00.00
		Charge	06/01/2008	RPR	Fence Painting		81.32	81.32
		Pay	06/25/2008		Receipt Processing	2044	-81.32	00.00
		Charge	07/01/2008	SQA	Sun City Anthem QT Assm		275.00	275.00
		Pay	07/11/2008		Receipt Processing	6578	-275.00	00.00
		Pay	09/25/2008		Lockbox Payment	02057	-175.00	-175.00
		Charge	10/01/2008	SQA	Sun City Anthem QT Assm		175.00	00.00
		Pay	12/31/2008		Lockbox Payment	02074	-240.00	-240.00
		Charge	01/01/2009	SQA	Sun City Anthem QT Assm		240.00	00.00
		Charge	04/01/2009	SQA	Sun City Anthem QT Assm		240.00	240.00
		Pay	04/07/2009		Lockbox Payment	02090	-240.00	00.00
		Charge	07/01/2009	SQA	Sun City Anthem QT Assm		240.00	240.00
		Pay	07/13/2009		Lockbox Payment	23791	-240.00	00.00
		Pay	10/09/2009		Lockbox Payment	97004	-240.00	-240.00
		Charge	01/01/2010	SQA	Sun City Anthem QT Assm		240.00	00.00
		Pay	01/25/2010		Lockbox Payment	10803	-240.00	-240.00
		Charge	04/01/2010	SQA	Sun City Anthem QT Assm		240.00	00.00
		Charge	07/01/2010	SQA	Sun City Anthem QT Assm		240.00	240.00
		Charge	07/30/2010	LF	Late Fees		25.00	265.00
		Pay	08/16/2010		Lockbox Payment	63164	-265.00	00.00
		Pay	10/07/2010		Lockbox Payment	98965	-240.00	-240.00
		Charge	01/01/2011	SQA	Sun City Anthem QT Assm		250.00	10.00
		Pay	02/18/2011		Lockbox Payment	84899	-10.00	00.00
		Charge	04/01/2011	SQA	Sun City Anthem QT Assm		250.00	250.00

Resident Transaction Report
SUCI Sun City Anthem Community Association
 Date: 01/01/2000 - 04/01/2016

Building: 0002 SCA Big Sky
 2450 Hampton Rd

Las Vegas, NV 89052

Res ID	Resident Name	Type	Date	Code	Charge Code Desc	Check No	Amount	Balance
Unit Address				Bill Address				
0480 01	Gordon B Hansen 2763 White Sage Dr Henderson, NV 89052				2664 Olivia Heights Ave Henderson, NV 89052			
	Current Credit History Code:		CL		Effective Date: 09/30/2014			
	Charge		04/30/2011	LF	Late Fees		25.00	275.00
	Pay		05/20/2011		Lockbox Payment	02215	-275.00	00.00
	Charge		07/01/2011	SQA	Sun City Anthem QT Assm		250.00	250.00
	Charge		07/30/2011	LF	Late Fees		25.00	275.00
	Pay		08/18/2011		Lockbox Payment	02227	-275.00	00.00
	Charge		10/01/2011	SQA	Sun City Anthem QT Assm		250.00	250.00
	Pay		10/11/2011		Lockbox Payment	52791	-240.00	10.00
	Pay		11/22/2011		Lockbox Payment	61105	-10.00	00.00
	Charge		01/01/2012	SQA	Sun City Anthem QT Assm		275.00	275.00
	Charge		01/30/2012	LF	Late Fees		25.00	300.00
	Pay		02/21/2012		Lockbox Payment	00112	-300.00	00.00
	Charge		04/01/2012	SQA	Sun City Anthem QT Assm		275.00	275.00
	Pay		04/26/2012		Receipt Processing	127	-275.00	00.00
	Charge		07/01/2012	SQA	Sun City Anthem QT Assm		275.00	275.00
	Charge		07/31/2012	LF	Late Fees		25.00	300.00
	Charge		08/31/2012	LF	Late Fees		25.00	325.00
	Charge		09/30/2012	INT	Interest		01.21	326.21
	Charge		09/30/2012	LF	Late Fees		25.00	351.21
	Charge		10/01/2012	SQA	Sun City Anthem QT Assm		275.00	626.21
	Charge		10/31/2012	LF	Late Fees		25.00	651.21
	Pay		11/09/2012		Collection Payment Part	110612	-300.00	351.21
	Charge		11/30/2012	LF	Late Fees		25.00	376.21
	Charge		12/31/2012	INT	Interest		01.10	377.31
	Charge		12/31/2012	LF	Late Fees		25.00	402.31
	Charge		01/01/2013	SQA	Sun City Anthem QT Assm		275.00	677.31
	Charge		01/31/2013	LF	Late Fees		25.00	702.31
	Charge		03/02/2013	LF	Late Fees		25.00	727.31
	Credit		03/02/2013	LF	Sun City Anthem QT Assm		-25.00	702.31
	Charge		03/31/2013	INT	Interest		02.31	704.62
	Charge		03/31/2013	LF	Late Fees		25.00	729.62
	Charge		04/01/2013	SQA	Sun City Anthem QT Assm		275.00	1,004.62
	Charge		04/02/2013	LF	Late Fees		25.00	1,029.62
	Credit		04/02/2013	LF	Rev 04/02/13 LF		-25.00	1,004.62
	Charge		05/01/2013	LF	Late Fees		25.00	1,029.62
	Charge		05/31/2013	LF	Late Fees		25.00	1,054.62
	Charge		06/30/2013	INT	Interest		03.52	1,058.14
	Charge		06/30/2013	LF	Late Fees		25.00	1,083.14
	Charge		07/01/2013	SQA	Sun City Anthem QT Assm		275.00	1,358.14
	Charge		07/31/2013	LF	Late Fees		25.00	1,383.14
	Charge		08/31/2013	LF	Late Fees		25.00	1,408.14
	Charge		09/30/2013	INT	Interest		04.73	1,412.87
	Charge		09/30/2013	LF	Late Fees		25.00	1,437.87
	Charge		10/01/2013	SQA	Sun City Anthem QT Assm		275.00	1,712.87
	Charge		10/31/2013	LF	Late Fees		25.00	1,737.87
	Charge		11/30/2013	LF	Late Fees		25.00	1,762.87
	Charge		12/31/2013	INT	Interest		05.94	1,768.81

Resident Transaction Report
 SUCI Sun City Anthem Community Association
 Date: 01/01/2000 - 04/01/2016

Building: 0002 SCA Big Sky
 2450 Hampton Rd

Las Vegas, NV 89052

Res ID	Resident Name	Type	Date	Code	Charge Code Desc	Check No	Amount	Balance
0480 01	Gordon B Hansen 2763 White Sage Dr Henderson, NV 89052				2664 Olivia Heights Ave Henderson, NV 89052			
	Current Credit History Code:		CL		Effective Date: 09/30/2014			
	Charge		12/31/2013	LF	Late Fees		25.00	1,793.81
	Credit		12/31/2013	LF	Reverse LF		-25.00	1,768.81
	Charge		01/01/2014	SQA	Sun City Anthem QT Assm		275.00	2,043.81
	Charge		01/30/2014	LF	Late Fees		25.00	2,088.81
	Charge		03/30/2014	INT	Interest		07.15	2,075.96
	Charge		04/01/2014	SQA	Sun City Anthem QT Assm		275.00	2,350.96
	Charge		04/30/2014	LF	Late Fees		25.00	2,375.96
	Charge		05/30/2014	INT	Interest		08.36	2,384.32
	Charge		06/30/2014	INT	Interest		08.36	2,392.68
	Charge		07/01/2014	SQA	Sun City Anthem QT Assm		275.00	2,667.68
	Charge		07/30/2014	LF	Late Fees		25.00	2,692.68
	Charge		08/27/2014	INT	RRFS INT 7/14		08.36	2,701.04
	Pay		08/27/2014		Collection Payment PIF	082114	-2,701.04	00.00
	Charge		08/29/2014	FINE	Landscape Maint.		25.00	25.00
	Charge		08/30/2014	INT	Interest		09.57	34.57
	Credit		08/30/2014	INT	REV 08/14 INT		-09.57	25.00
	Charge		09/05/2014	FINE	Landscape Maint		25.00	50.00
	Charge		09/12/2014	FINE	Landscape Maint		25.00	75.00
	Charge		09/23/2014	FINE	Landscape Maint. 9.19.1		25.00	100.00
	Credit		09/25/2014	FINE	Trsfr 8/29 - 9/23/14 FI		-25.00	75.00
	Credit		09/25/2014	FINE	Trsfr 8/29 - 9/23/14 FI		-25.00	50.00
	Credit		09/25/2014	FINE	Trsfr 8/29 - 9/23/14 FI		-25.00	25.00
	Credit		09/25/2014	FINE	Trsfr 8/29 - 9/23/14 FI		-25.00	00.00
							Res Balance	00.00

Resident Transaction Report
SUCI Sun City Anthem Community Association
Date: 01/01/2000 - 04/01/2016

Building: 0002 SCA Big Sky
 2450 Hampton Rd

Las Vegas, NV 89052

Res ID	Resident Name Unit Address	Type	Date	Code	Charge Code Desc Bill Address	Check No	Amount	Balance
0480 02	Jimjack Irr Tr 2763 White Sage Dr Henderson, NV 89052				5 Summit Walk Trail Henderson, NV 89052			
	Current Credit History Code:		RM		Effective Date: 02/05/2016			
							Beg Bal	00.00
		Charge	09/25/2014	ASFR	Account Setup Fee Resal		225.00	225.00
		Charge	09/25/2014	FINE	8/29 - 9/23/14 FINES		100.00	325.00
		Charge	10/01/2014	SQA	Sun City Anthem QT Assm		275.00	600.00
		Pay	10/21/2014		Lockbox Payment	02235	-275.00	325.00
		Credit	11/06/2014	FINE	posted in error		-100.00	225.00
		Pay	11/24/2014		Lockbox Payment	02245	-225.00	00.00
		Charge	01/01/2015	SQA	Sun City Anthem QT Assm		275.00	275.00
		Pay	01/26/2015		Lockbox Payment	02260	-275.00	00.00
		Charge	04/01/2015	SQA	Sun City Anthem QT Assm		275.00	275.00
		Pay	04/20/2015		Lockbox Payment	02287	-275.00	00.00
		Charge	07/01/2015	SQA	Sun City Anthem QT Assm		275.00	275.00
		Charge	07/30/2015	LF	Late Fees		25.00	300.00
		Charge	09/03/2015	LPC	PreCollections - Initia		50.00	350.00
		Pay	09/22/2015		Lockbox Payment	00137	-350.00	00.00
		Charge	10/01/2015	SQA	Sun City Anthem QT Assm		275.00	275.00
		Charge	10/30/2015	LF	Late Fees		25.00	300.00
		Charge	12/02/2015	LPC	PreCollections - Initia		50.00	350.00
		Pay	12/10/2015		Receipt Processing	119	-350.00	00.00
		Charge	01/01/2016	SQA	Sun City Anthem QT Assm		275.00	275.00
		Charge	01/30/2016	LF	Late Fees		25.00	300.00
		Pay	02/24/2016		Lockbox Payment	00172	-300.00	00.00
							Res Balance	00.00

Anthem

SUN CITY

Sun City Anthem Community Association, Inc.

2450 Hampton Rd.

Henderson, NV 89052

Jimijack Irr Tr
Joel Stokes Trs
5 Summit Walk Trail
Henderson, NV 89052

Property Address: 2763 White Sage Dr

Account #: 16962

Code	Date	Amount	Balance	Check#	Memo
Sun City Anthem Assessment	4/1/2016	275.00	275.00		Sun City Anthem Assessment
Payment	4/21/2016	-275.00	0.00	195	AAFSLB-042116.txt
Payment	5/6/2016	-275.00	-275.00	143	AAFSLB-050616.txt

Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	-275.00
-275.00	0.00	0.00	0.00		

Sun City Anthem Community Association, Inc. | 2450 Hampton Rd. | Henderson, NV 89052 | 702-514-5800

Make check payable to: Sun City Anthem Community Association, Inc.

5/9/2016

Page 1 of 1

TOBIN. 1507

EX PARTE 350 STRICKEN

EXHIBIT 3

2012-2014 SCA BOARD AGENDAS

PROVIDED BY SCA RECORDS CUSTODIAN
Elyssa Rammos

NO BOD AGENDA ITEMS COMPLIANT WITH NRS 116.3108(4)

1. No notice of any action to authorize posting 2763 White Sage for sale
2. No notice of a hearing for the owner
3. No opportunity for the owner to request an open hearing
4. No notice that the sale was scheduled for March 7, 2014
5. No notice that the sale was scheduled for August 15, 2014
6. No notice to owners 2763 White Sage was sold
7. No delinquency report published as required by Bylaws 3.21(F)(V)

EXHIBIT 3

DOCUMENT REQUEST

1 message

Elyssa Rammos <Elyssa.Rammos@scacai.com>
To: Nona Tobin <nonatobin@gmail.com>

Wed, Mar 27, 2019 at 12:53 PM

Nona,

Please find the attached files that fulfill your document request form for “**AGENDAS FOR ALL BOD MEETINGS, INCLUDING AGENDAS FOR CLOSED BOD MEETINGS FROM SEPT. 1, 2012 THROUGH DECEMBER 31, 2014**”.

Please confirm receipt of this email for the record.

Thank you.

Elyssa Rammos, SCM, CMCA®, AMS® | Sun City Anthem


Community Association Manager




























2450 Hampton Rd. Henderson | NV| 89052 | t 702.614.5805 | f 702.614.5813

elyssa.rammos@scacai.com | www.sca-hoa.org

























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61 attachments **BOD- Exec Session Agenda 2014-10-23.pdf**
20K **BOD- Exec Session Agenda 2014-12-04.pdf**
21K
TOBIN. 1509

EX PARTE 352 STRICKEN




-  **BOD-Agenda 2013.07.18 Policy Governance.pdf**
78K
-  **BOD-Agenda 2013.09.16 Policy Governance.pdf**
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-  **BOD-Agenda 2014.02.20 Policy Governance.pdf**
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-  **BOD-Agenda 2014-05-08 Organizational Meeting.pdf**
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-  **BOD-Agenda 2014-06-26.pdf**
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-  **BOD-Agenda 2014-09-11 Bid Opening.pdf**
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TOBIN. 1511

EX PARTE 354 STRICKEN

-  **BOD-Exec_Session_Agenda-2014-02-27.pdf**
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-  **Board Policy Meeting 2014.01.16.pdf**
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-  **BOD- Emergency Exec Session Agenda 2014-12-09.pdf**
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SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION November 15, 2012 @ 1:00 PM

AGENDA

1. **CALL TO ORDER**
2. **ESTABLISHMENT OF QUORUM**
Board of Directors:

Jim Long	President
Wade Terry	Vice President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Director

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager
3. **APPROVAL OF OCTOBER 25, 2012 MINUTES (Action May Be Taken)**
4. **ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)**
5. **LEGAL**
 - A. **Discussion of Tax Settlement**
6. **ADJOURNMENT**

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
November 15, 2012
Freedom Hall in Independence Center at 6:00 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Wade Terry	Vice President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

4. PRESIDENT'S REPORT

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. BIDS (Action May Be Taken)

- A. Capital Project – Restaurant Chairs and Stools
- B. Reserve Project – Patio Furniture Powder Coating
- C. Reserve Project – Portable Bars
- D. Any bids received up to and including November 14, 2012

7. APPROVAL OF OCTOBER 25, 2012 MINUTES

8. COMMON AREA CONSTRUCTION DEFECTS

Correspondence from law firm of Feinberg Grant Mayfield Kaneda & Litt will be read at the board meeting.

9. COMMUNITY MANAGER'S REPORT

10. INVESTMENT REPORT (Action May Be Taken)

There were no investments transactions to report for September 1, 2012 through September 30, 2012.

11. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee has completed their review of the unaudited financial statements prepared by RMI for September 2012. All questions were adequately answered. [Financial highlights of the third quarter statements](#) summarizing the financials and providing comments that include financial performance as compared to budget will be presented. After the Board meeting, the unaudited financial reports, the slides presented at the Board meeting and the highlight narratives from each respective RMI manager will be available. 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 Administrative Office.

ACTION ITEM:

Treasurer Dan Forgeron recommends that the Board acknowledge that we have fulfilled our duty to review the September 2012 year-to-date financial statements, including a current reconciliation of the operating and reserve accounts, the actual revenues and expenses for the reserve account compared to this year's budget, the bank statements, the income statement and the current status of any civil action or claim submitted to arbitration or mediation in which the association is a party, which is in accordance with NRS 116.31083 subject to the year-end audit or review.

12. COMMITTEE REPORTS (Action May Be Taken)

A. [Architectural Review Committee](#)

For the month of October 2012, the Architectural Review Committee reviewed 63 applications for exterior modifications.

NO ACTION ITEMS

B. [Communications Committee](#)

ACTION ITEM

1. The Communications Committee recommends the Board accept the [Sun City Anthem Television/Channel 99 By-Laws](#) as prepared by the Channel 99 volunteer staff. This document defines SCATV/Channel 99 as a formal service group and contains the mission, purpose and articles of conduct necessary to comply with the Associations definition of a service group.

C. [Community Lifestyle Committee](#)

ACTION ITEM

1. The Community Lifestyle Committee recommends the Board approve the appointment of Karen Lotspiech as Chair of the Lifestyle Committee for a term of 6 months, beginning December 1, 2012 and ending May 31, 2013.

D. Covenants Committee

For the month of October 2012 the Covenants Committee reviewed two (2) cases. They were: Age Restriction violations.

ACTION ITEM

1. The Covenants Committee recommends the Board approve the selection of Murray Ginsberg for the position of Covenants Committee Chairperson for the term beginning on January 1, 2013 through December 31, 2014 and the selection of Bob Burch and John Rahn to serve as committee members for the same two year term with the option of extending for a maximum of two more years.

E. Election Committee

NO ACTION ITEMS

F. Finance Committee

ACTION ITEMS

1. The Finance Committee recommends the Board accept the unaudited SCACAI quarterly financial statements as of September 30, 2012 and the related [Department Narratives](#).
2. The Finance Committee recommends the Board approve the [appointment of Ira J. Miller](#) for a two year term, beginning January 1, 2013.
3. The Finance Committee recommends the Board accept the Finance Committee's Progress and/or Completion of its [2012 Strategic Objectives](#).
4. The Finance Committee recommends the Board accept the Finance Committee Strategic Objectives for 2013, which includes the carry forward of two strategic objectives from 2012.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

NO ACTION ITEMS

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Management Agreement Task Force

ACTION ITEM

1. Approve timeline for management agreement decisions.

B. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of September 2012:

Volunteers for Month	113	911 Lights	3
Volunteer Hours	2122.5	Vacation Home Checks	1624
Open Garage Doors	47	Vehicles - Miles Driven	2436.5

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of September 2012:

Calls Received	217	Other Assistance	10
Home Maintenance Provided	66	Monthly Support Groups	4
Equipment Provided	90	Support Group Attendance	160
Transportation Provided	8		

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

A. Reserve Project – Awarding the purchase of restaurant chairs and stools

B. Reserve Project – Awarding purchase of tennis court window screens

C. Reserve Project – Awarding installation of Pinnacle Village hardscape refurbishing

D. Reserve Project – Awarding purchase and installation of fitness equipment

E. Reserve Project – Awarding purchase of powder coating patio tables and chairs

F. Reserve Project – Awarding purchase of portable bars

G. Operating Expenditure – Awarding of Policy Governance consultation contract

16. UNFINISHED BUSINESS (Action May Be Taken)

A. Approval of Annual Audit Task Work Group Policy.

17. NEW BUSINESS (Action May Be Taken)

A. Approval of landscaping changes on north lawn.

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION October 25, 2012 @ 10:00 AM

AGENDA

1. **CALL TO ORDER**
2. **ESTABLISHMENT OF QUORUM**
Board of Directors:

Jim Long	President
Wade Terry	Vice President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Director

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager
3. **APPROVAL OF SEPTEMBER 27, 2012 MINUTES (Action May Be Taken)**
4. **ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)**
5. **REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)**
6. **PERSONNEL (Action May Be Taken)**
 - A. Staffing Plan – Review of Organizational Plan
7. **ADJOURNMENT**

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
October 25, 2012
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Wade Terry	Vice President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

4. PRESIDENT'S REPORT

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. APPROVAL OF MINUTES

September 27, 2012

October 11, 2012

7. COMMON AREA CONSTRUCTION DEFECTS

Correspondence from the law firm of Feinberg Grant Mayfield Kaneda & Litt will be read at the board meeting.

8. COMMUNITY MANAGER'S REPORT

9. INVESTMENT REPORT (Action May Be Taken)

There were no investments transactions to report for September 1, 2012 through September 30, 2012.

10. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee has completed their review of the unaudited financial statements for August 2012.

11. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

For the month of September 2012, the Architectural Review Committee reviewed 84 applications for exterior modifications.

ACTION ITEMS

1. The Architectural Review Committee recommends the Board approve William VanOoyen as Chair with a continued term of one (1) year, and John Czak as Vice Chair of the Architectural Review Committee.
2. The Architectural Review Committee recommends the Board approve new members Lionel Draper and Celeste Bové to the Architectural Review Committee for the remainder of 2012 and January 1, 2013 to December 31, 2013.

B. Communications Committee

NO ACTION ITEMS

C. Community Lifestyle Committee

ACTION ITEM

1. The Community Lifestyle Committee recommends the Board approve [SCA Club #52 – The Silver Foxes Travel Club](#).

D. Covenants Committee

For the month of September 2012 the Covenants Committee held 29 hearings with sanctions, fines, and/or warning letters sent as directed. As of October 15, 2012, the Community Standards Department processed 621 reported alleged violations and presented 169 cases to the Covenants Committee Hearing Panel year-to-date.

NO ACTION ITEMS

E. Election Committee

NO ACTION ITEMS

F. Finance Committee

ACTION ITEM

1. The Finance Committee recommends the Board adopt the proposed Operating, Neighborhoods, and Capital Budgets for 2013. *(This item will be addressed under New Business)*
2. The Finance Committee recommends the Board consider adoption of the proposed Reserve Budget for 2013. *(This item will be addressed under New Business)*

3. The Finance Committee recommends the Board approve creation of an SCACAI Audit Committee.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

ACTION ITEMS

1. The Health and Fitness Committee recommends the Board accept the Committee's [report on its Pilot Program for Independent, Resident-directed health and fitness activities](#) (which has been in effect for the past 6 months).
2. The Health and Fitness Committee recommends the Board approve the Committee's recommendation to continue the mechanism for approval of Independent, Resident-directed health and fitness activities.
3. Recognize the efforts of seven clubs and the Health and Fitness Committee on October 13-14, 2012 at the Fitness Frenzy at Liberty Center.

I. Properties and Grounds Committee

ACTION ITEMS

1. The Properties and Grounds Committee recommends the Board approve the 3rd Quarter Update to [P&G's 2012 Strategic Goals](#).
2. The Properties and Grounds Committee recommends the Board approve the report entitled "[Standards to which common areas and fixed assets are to be maintained](#)". This report is P&G's deliverable to the Board's Strategic Goal No. 2. If approve, this report will be incorporated into P&G's Handbook for future reference.
3. The Properties and Grounds Committee recommends the Board approve the [Facilities' Department Report regarding the Anthem and Liberty Center Pool Deck Paint Colors](#). This is a change from "custom" to "standard" equivalent colors which will reduce future maintenance costs by reducing the number of colors required to be purchased and a reduction in cost of the paint material itself.

12. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Community Management Work Group

ACTION ITEMS

1. The Community Management Work Group recommends the Board accept the [Overview and Results](#) dated October 16, 2012.
2. The Community Management Work Group recommends the Board sunset the Work Group upon acceptance of the Overview and Results.

B. Management Agreement Task Force

ACTION ITEMS

1. The Management Agreement Task Force recommends the Board approve the draft Management Agreement extension for one (1) year for use by a Management Agreement Negotiation Task Force in negotiations with RMI Management, LLC.

2. The Management Agreement Task Force recommends the Board appoint Jim Long, Jean Capillupo, and Dan Forgeron as the Management Agreement Negotiation Task Force.

C. Villa/Pinnacle Advisory Groups
NO ACTION ITEMS

13. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of September 2012:

Volunteers for Month	109	911 Lights	3
Volunteer Hours	1763.5	Vacation Home Checks	1611
Open Garage Doors	32	Vehicles - Miles Driven	6550.9

ACTION ITEMS

1. The Community Patrol recommends the Board accept the revised [Parking Reminder Notice](#).
2. The Community Patrol recommends the Board accept the revised [House Check Request Form](#).
3. The Community Patrol recommends the Board approve the advance purchase of the second patrol vehicle from the 2013 Reserve Budget for purchase in 2012 enabling all 3 patrol vehicles to be purchased in 2012.

B. Community Service Club

Operational Statistics for the month of September 2012:

Calls Received	162	Other Assistance	6
Home Maintenance Provided	45	Monthly Support Groups	5
Equipment Provided	72	Support Group Attendance	165
Transportation Provided	7		

NO ACTION ITEMS

14. EXPENDITURES AND CONTRACTS (Action May Be Taken)

- A. [Operating Expenditure – Approval of insurance policies renewals](#)
- B. [Reserve Project – Awarding purchase of Community Patrol Vehicles](#)
- C. [Reserve Project – Awarding of Anthem Center lower gallery handrail refinishing and Fitness Center stair handrail refinishing project](#)
- D. [Reserve and Capital Project – Awarding of purchase of restaurant fryers](#)

15. NEW BUSINESS (Action May Be Taken)

- A. [Acceptance of the 2012 Reserve Study Update](#)
- B. [Budget Presentation to Adopt the 2013 Sun City Anthem, Villas, & Pinnacle Budgets](#)

There will be a slide presentation by the Community Association Manager, Robert Feldman.

Recommendation: Adopt the Sun City Anthem, the four Villa neighborhoods, and Pinnacle budgets for 2013. The 2013 budgets include the following assessments:

1. Association assessment - \$1,100
2. Association reserves allocation portion of the assessment \$230

3. Neighborhoods assessments for:
 - Mountain View - \$1,460
 - High Mesa - \$1,380
 - Canyon Crest - \$1,540
 - Clubhouse - \$1,820
 - Pinnacle - \$400
4. Neighborhood Reserves allocation portion of the assessments:
 - Mountain View - \$0
 - High Mesa - \$0
 - Canyon Crest - \$0
 - Clubhouse - \$0
 - Pinnacle - \$130

C. [Budget Packet and Annual Membership Meeting Notice Mailer Approval](#)

D. [Awarding of the Personal Fitness Training Services Contract/Lease](#)

E. [Appoint a Policy Governance Consultation Contract Work Group to review the proposals and recommend a course of action](#)

16. BIDS (Action May Be Taken)

A. Any bids received up to and including October 24, 2012

17. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

18. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

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

**October 11, 2012
Freedom Hall @ 1:30 p.m.
Henderson, Nevada 89052**

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Wade Terry	Vice President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

4. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

5. OPENING OF BIDS

- A. Restaurant Carpet Replacement
- B. Restaurant Booth Refurbishment
- C. Restaurant Table Refurbishment
- D. Restaurant Replacement Chairs
- E. Any bids received up to and including October 10, 2012

6. RESTAURANT LEASE (Action May Be Taken)

- A. Approval of Restaurant Lease with Anthem Restaurant Partners

7. **EXPENDITURES AND CONTRACTS (Action May Be Taken)**
- A. Reserve Project – Award the restaurant window treatment replacement project
 - B. Reserve Project – Award the Independence Center lighting control system project
 - C. Reserve Project – Award the carpet replacement project
 - D. Reserve Project – Award the booth and table refurbishment project
 - E. Reserve Project – Award the replacement chair purchase

8. **MEMBER COMMENTS**

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

9. **ADJOURNMENT**

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION September 27, 2012 @ 9:00 AM

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jim Long	President
Wade Terry	Vice President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Director

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

3. APPROVAL OF AUGUST 23, 2012 MINUTES (Action May Be Taken)

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

5. LEGAL (Action May Be Taken)

The Board of Directors will consult with the Attorney for the Association on matters relating to proposed or pending litigation if the discussions would be otherwise governed by the attorney-client privilege.

A. Review semi-annual insurance loss run reports

6. PERSONNEL (Action May Be Taken)

A. Personnel Plan

B. Discussion of Paid Time Off

7. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
September 27, 2012
Freedom Hall @ 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Wade Terry	Vice President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

4. PRESIDENT'S REPORT

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. APPROVAL OF AUGUST 23, 2012 MINUTES

7. COMMON AREA CONSTRUCTION DEFECTS

Correspondence from the law firm of Feinberg Grant Mayfield Kaneda & Litt will be read at the board meeting.

8. COMMUNITY MANAGER'S REPORT

9. INVESTMENT REPORT (Action May Be Taken)

There were no investments transactions to report for August 1, 2012 through August 31, 2012.

10. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee has completed their review of the unaudited financial statements for July 2012.

11. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

Through August 2012, year-to-date, the Architectural Review Committee reviewed 465 applications of which 446 were approved and 19 disapproved.

NO ACTION ITEMS

B. Communications Committee

NO ACTION ITEMS

C. Community Lifestyle Committee

NO ACTION ITEMS

D. Covenants Committee

For the month of July 2012 the Covenants Committee held 8 hearings with sanctions, fines, and/or warning letters sent as directed. As of September 17, 2012, the Community Standards Department processed 536 reported alleged violations and presented 139 cases to the Covenants Committee Hearing Panel year-to-date.

ACTION ITEM

1. The Covenants Committee recommends the Board revise the following paragraph of the [Resolution Establishing the Governing Documents Enforcement Policy & Process](#):

Notice of Hearing: Notification that a fine of *up to* \$100.00 per week may be assessed if the violation is not cured, and that other sanctions, as set forth in the CC&Rs (Article VII, Section 4) may be imposed,

E. Election Committee

ACTION ITEMS

1. The Election Committee recommends the Board approve the [2013 Election Manual](#).
2. The Election Committee recommends the Board approve the [2013 Election Calendar](#).

F. Finance Committee

ACTION ITEM

1. The Finance Committee recommends the Board approve the application of Robert L. Glod and Rachael D. Maclean to join the Finance Committee for respective two (2) year terms beginning on October 1, 2012 and ending on September 30, 2014.
2. Accept the revised improved format for the summary presentation of monthly and quarterly financial statements recommended by the Finance Committee and approve implementation of the new format immediately.
3. Make a determination on the approval or denial of the Pet Station project as forwarded by the Finance Committee without approval due to its over-budget initial cost and unbudgeted operational costs going forward. (*This item will be addressed under Expenditures and Contracts*)

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

ACTION ITEM

1. The Properties and Grounds Committee recommends the acceptance of the proposed locations for the 2012 Pet Waste Station Capital Project. *(This item will be addressed under Expenditures and Contracts)*
2. The Properties and Grounds Committee recommends the Board approve the award of the 2012 Pet Waste Stations Capital Project to Poo Snatchers in the amount of \$5,625. If this project is approved by the Board, RMI will be adding recurring maintenance fees in the proposed 2013 operations budget estimated to be between \$5,000 and \$6,000 per year. *(This item will be addressed under Expenditures and Contracts)*
3. The Properties and Grounds Committee recommends the Board accept the proposed sign layout for the 2012 Liberty Center Sign Capital Project. If approved, RMI will present a bid package for the Properties and Grounds Committee's review at the October meeting.

J. Restaurant Advisory Committee

ACTION ITEM

1. The Restaurant Advisory Committee recommends the Board approve the Restaurant Advisory Committee's request that the Committee sunset effective September 27, 2012.

12. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Management Agreement RFI Ad Hoc Group

NO ACTION ITEMS

B. Restaurant Selection Task Group

NO ACTION ITEMS

C. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

13. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of August 2012:

Volunteers for Month	107	Vacation Home Checks	1759
Open Garage Doors	48	Vehicles - Miles Driven	6353.6
911 Lights	5	Volunteer Hours	1795

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of August 2012:

Calls Received	181	Other Assistance	6
Home Maintenance Provided	63	Monthly Support Groups	5
Equipment Provided	67	Support Group Attendance	173
Transportation Provided	11		

NO ACTION ITEMS

14. EXPENDITURES AND CONTRACTS (Action May Be Taken)

- A. Capital Project – Awarding of the pet waste stations project and locations
- B. Reserve Project – Awarding of restaurant equipment replacement project
- C. Reserve Project – Awarding of the purchase of Community Patrol vehicle replacements
- D. Service Contract – Awarding of purchasing card services

15. NEW BUSINESS (Action May Be Taken)

- A. Board Consideration of Finance Committee Budget Recommendations
 - 1. Allocate \$15,000 for internal control documentation
 - 2. Include all staff training in labor burden rate
 - 3. Review staffing model and payroll costs with RMI
 - 4. Use separate payroll burden rates for part-time employees
 - 5. Reduce property transfer fee from \$250 to \$100 per home sale
 - 6. Reduce target working capital from 6 months to 5 months for Canyon Crest and Clubhouse Villa neighborhoods.

16. BIDS (Action May Be Taken)

- A. Anthem Center Tennis Court Windscreens
- B. Community Patrol Vehicles
- C. Fitness Equipment
- D. Independence Center Lighting Control System
- E. Insurance Renewals
- F. Personal Trainer Services
- G. Policy Governance Consultation
- H. Restaurant Blinds
- I. Restaurant Equipment Replacement
- J. Any bids received up to and including September 26, 2012

17. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

18. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION December 5, 2013 @ 1:30 p.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Buddy Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

**3. APPROVAL OF MINUTES FROM OCTOBER 24, 2013 EXECUTIVE SESSION
(Action May be Taken).**

**4. LEGAL REQUIREMENTS OF THE FEDERAL AGE RESTRICTED SURVEY –
Presentation by Chris Wikoff**

5. REVIEW OF RESIDENT COMPLAINT (Action May Be Taken)

6. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

7. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

Red Rock Financial Services will provide background documentation to support discussion of these properties by the Board of Directors.

8. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

9. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
December 5, 2013
Freedom Hall in Independence Center at 6:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

4. PRESIDENT'S REPORT

5. APPROVAL OF DECEMBER 5, 2013 AGENDA (Action May be Taken)

6. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

7. DIRECTOR COMMENT PERIOD

8. APPROVAL OF MINUTES FROM OCTOBER 24, 2013 BOARD MEETING (Action May be Taken)

9. BIDS (Action May Be Taken)

1. Microsoft Client Access Licenses
2. Phone Switches
3. 2014 Reserve Study/2016 Update Specialist Contract Bids
4. Any other bids received as of December 4, 2013

10. COMMUNITY MANAGER'S REPORT

11. INVESTMENT REPORT (Action May Be Taken)

There were no investment transactions for the month of October 2013.

NO ACTION ITEMS

12. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee completed its review of the unaudited financial statements prepared by FSR for the nine months ending September 30, 2013. [A presentation of the financial highlights as of the end of the third quarter of 2013](#), which includes a summary of actual financial performance compared to budget, will be presented at the Board meeting. After the Board meeting, [the unaudited financial reports as of September 2013](#), the unaudited financial reports for the nine months ending on September 30, 2013, and the slide presentation by the Finance Committee to the Board will be available on the SCACAI web site.

ACTION ITEM

1. The Treasurer and Assistant Treasurer recommend that in compliance with NRS 116.31083 that the Board acknowledge it has reviewed the unaudited September 2013 year-to-date financial statements of the Association, a year-to-date schedule through September 30, 2013 of the Operating and Reserve accounts compared to the 2013 approved budget, bank statements prepared by the financial institutions, and the current status of any civil action or claim submitted to arbitration or mediation in which the Association is a party.

13. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

At its October 23, 2013 meeting, the Architectural Review Committee welcomed the new members of the Subcommittee and voted to change ARC member term limits. For the month of October the Architectural Review Subcommittee reviewed 77 plans for exterior modifications.

ACTION ITEM

1. Approve the recommendation to revise [Architectural Review Committee member term limits](#) to four consecutive years with an option to renew for an additional two years at the Committee's request.

B. Communications Committee

ACTION ITEMS

1. Approve the recommendation to revise the [SCA Print Style Guide, September 2013](#) concerning SCA social media submissions for all standing committees, service clubs and clubs.
2. Approve the updated [Communication Committee Strategic Plan for 2013](#).

C. Community Lifestyle Committee

ACTION ITEMS

1. Approve [Charles V. Naill](#) to serve a two-year term on the Community Lifestyle Committee beginning January 1, 2014.

D. Covenants Committee

At its November 2013 meeting, the Covenants Committee reviewed two cases. The cases involved were one CC&R violation and one Design Guidelines violation.

NO ACTION ITEMS

E. Election Committee

ACTION ITEM

1. Approve the [2014 Election Manual](#) and [Election Calendar](#) as presented.

F. Finance Committee

The Finance Committee reviewed and accepted the monthly unaudited Summary Financial Statements as of September 30, 2013 and the related Quarterly Analysis and recommended that they be forwarded to the SCA Board for acceptance.

ACTION ITEMS

1. Accept the [unaudited SCACAI Summary Financial statements as of September 30, 2013](#) and the related [Quarterly Narrative Analysis](#) as revised and accepted by the Finance Committee subsequent to the November 13, 2013 Finance Committee meeting.
2. Approve [Ira Adler and Barry Goldstein](#) to serve two-year terms on the Finance Committee beginning January 1, 2014.
3. Approve the return of excess working capital to Pinnacle in the amount of \$125.00 for each unit.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

At its November meeting, the Property and Grounds Committee approved a pull-down screen for the Penn Room (PIRF 0822203-01 by John Waterhouse) for the 2015 Capital Budget and denied the bocce court modification (PIRF 11042012-03 by Forrest Fetherolf) and horseshoe pit (PIRF 10302013-01 by Tim Stebbins). They also accepted seven PIRFs for further vetting.

ACTION ITEMS

1. Approve the [eight locations](#) for the pet waste stations.
2. Approve the pull-down screen for the Penn Room (PIRF 0822203-01 by John Waterhouse) for inclusion in the 2015 Capital Budget.
3. Acknowledge seven PIRFs will receive further vetting for 2015 Capital Budget.
 - a. Reclassify new vegetation for lot in Model Village (PIRF 11042013-01 by Robert Peck);
 - b. Community Patrol Building Expansion (PIRF 11042013-04 by Mike Waterhouse);
 - c. Miniature Golf (PIRF 080202013-01 by David Berman);
 - d. Liberty Center Parking Lot Expansion (PIRF 09272013-02 by Dwight Luerssen);
 - e. Additional Tennis Court (PIRF 08192013-01 by Ed Ritz);
 - f. Croquet Field (PIRF 11112013-01 by Ronald Johnson); and
 - g. Shuffleboard Overlay (PIRF 11042013-02 by Forrest Fetherolf).

14. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Force

NO ACTION ITEMS

B. Guest Policy Task Force

NO ACTION ITEMS

C. Management Agreement Negotiating Team

NO ACTION ITEMS

D. Proactive Community Standard Enforcement Task Force

NO ACTION ITEMS

E. Reserve Study Work Group

NO ACTION ITEMS

F. Restaurant Liaison

NO ACTION ITEMS

G. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

H. Volunteer Coordinator

NO ACTION ITEMS

15. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of OCTOBER 2013:

Volunteers for Month	141	Vacation Home Checks	1421
Volunteer Hours	2817.5	Parking Reminders	23
Open Garage Doors	78	Vehicles - Miles Driven	8000
911 Lights	1		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of OCTOBER 2013:

Calls Received	248	Other Assistance	467
Home Maintenance Provided	99	Monthly Support Groups	7
Equipment Provided	100	Support Group Attendance	203
Transportation Provided	4		

NO ACTION ITEMS

C. Sun City Anthem Television

ACTION ITEM

1. Approve the policy for [SCA-TV Coverage of SCA HOA Standing Committee Proceedings](#).

16. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. [Reserve Item – Anthem Resistance \(Outdoor\) Pool Pump](#)
2. [2014 Capital Item](#) - Microsoft Client Access Licenses
3. [Reserve Item](#) - Phone Switches

17. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on December 5, 2013, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approve the write-off of bad debt for accounts reviewed at the December 5, 2013 Executive Session in the amount of \$xxxx.

18. OTHER BUSINESS (Action May Be Taken)

1. Analysis of Sun City Anthem audio/video systems

19. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

20. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION October 24, 2013 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

3. APPROVAL OF MINUTES FROM SEPTEMBER 26, 2013 EXECUTIVE SESSION (Action May be Taken).

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

Red Rock Financial Services will provide background documentation to support discussion of these properties by the Board of Directors

6. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

5. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION September 26, 2013 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Steven Parker	President, FirstService Residential
Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

3. DISCUSSION REGARDING STAFF ISSUE

**4. APPROVAL OF MINUTES FROM AUGUST 22, 2013 EXECUTIVE SESSION
(Action May be Taken).**

5. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

6. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

7. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
September 26, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL/ESTABLISH QUORUM**
Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager
- 4. PRESIDENT'S REPORT**
- 5. APPROVAL OF SEPTEMBER 26, 2013 AGENDA (Action May be Taken)**
- 6. MEMBER COMMENT PERIOD**
Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.
- 7. PRESENTATION ON STATE LEGISLATION CHANGES – JOHN LEACH**
- 8. DIRECTOR COMMENT PERIOD**
- 9. APPROVAL OF MINUTES FROM AUGUST 22, 2013 AND SEPTEMBER 16, 2013 BOARD MEETINGS (Action May be Taken)**
- 10. BIDS (Action May Be Taken)**
 1. Any bids received as of September 25, 2013
- 11. COMMUNITY MANAGER'S REPORT**
- 12. INVESTMENT REPORT (Action May Be Taken)**
NO ACTION ITEMS

13. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee completed its review of the [unaudited financial statements](#) prepared by FSR for the seven months ending July 31, 2013. After the Board meeting, the unaudited financial reports for the seven months ending on July 31, 2013 will be available on the SCACAI web site.

NO ACTION ITEMS

14. COMMITTEE REPORTS (Action May Be Taken)

A. [Architectural Review Committee](#)

At its August 28, 2013 meeting, the Architectural Review Committee approved two additions and heard one appeal. The Architectural Review Subcommittee reviewed 49 architectural applications for the month of August.

NO ACTION ITEMS

B. [Communications Committee](#)

The Communications Committee requests that the Board accept the revised SCA Print Style Guide dated September 2013 (changes are highlighted in yellow).

ACTION ITEM

1. Acceptance of the revised [SCA Print Style Guide](#) dated September 2013.

C. [Community Lifestyle Committee](#)

NO ACTION ITEMS

D. [Covenants Committee](#)

At its September 2013 meeting, the Covenants Committee reviewed 18 cases. These cases involved 1 Design Guideline violation and 17 Delinquent Account cases.

ACTION ITEM

1. Consideration and adoption of a [revised Schedule of Sanctions](#), as prepared by the Covenants Committee.

E. [Election Committee](#)

NO ACTION ITEMS

F. [Finance Committee](#)

The Finance Committee reviewed and accepted the monthly unaudited [Summary of Financial Statements](#) as of July 31, 2013.

NO ACTION ITEMS

G. [Golf Course Liaison Committee](#)

NO ACTION ITEMS

H. [Health and Fitness Committee](#)

The Health & Fitness Committee met in public session on September 10, 2013. The Committee finalized its Strategic Plan for the years 2013-2014 and recommends the Plan to the Board of Directors for approval.

ACTION ITEM

1. Acceptance of the [Strategic Plan 2013-2014](#) as prepared by the Health and Fitness Committee.

I. Properties and Grounds Committee

At its September meeting, the Property and Grounds Committee approved three PIRF requests and denied one. It also approved one PIRF request for the 2015 budget for double doors for the aerobics room. It also developed a plan for the Liberty Center bocce courts, which will require member input and Board approval.

NO ACTION ITEMS

15. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Force

ACTION ITEMS

1. Action to sunset the 2012 Annual Audit Work Group.
2. Appointment of the 2013 Annual Audit Work Group, consisting of Jim Mayfield (Chair), Dan Forgeron, Tom Nissen and Forrest Quinn.
3. Appointment of [Kondler & Associates](#) as the independent certified public accountants for the 2013 audit.

B. Guest Policy Task Force

NO ACTION ITEMS

C. Management Agreement Negotiating Team

NO ACTION ITEMS

D. Proactive Community Standard Enforcement Task Force

NO ACTION ITEMS

E. Restaurant Liaison

NO ACTION ITEMS

F. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

16. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of AUGUST 2013:

Volunteers for Month	131	Vacation Home Checks	2199
Volunteer Hours	2132.5	Parking Reminders	11
Open Garage Doors	76	Vehicles - Miles Driven	5957
911 Lights	2		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of AUGUST 2013:

Calls Received	193	Other Assistance	13
Home Maintenance Provided	70	Monthly Support Groups	3
Equipment Provided	56	Support Group Attendance	237
Transportation Provided	8		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

17. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Capital Item – Community Benches – MK House (pad step) - \$4,998.00 and Outdoor Creation (22 benches) - \$19,620.15 – total contract \$24,618.15 – budget amount \$50,000.00
2. Contract Item – Landscaping Contracts
 - Par 3 Landscape – landscaping for all three recreation centers, and Pinnacle Village – combined monthly total \$7,128.00.
 - Valley Crest Landscape Companies – common areas and Villa Duplexes – combined monthly total \$22,604.00.
3. Reserve Item – Ratification of Emergency Expenditure for Concrete Sidewalk Replacement at Anthem Center – MK House - \$3,360.00

18. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

19. OTHER BUSINESS (Action May Be Taken)

1. Appointment to fill the Sun City Anthem Volunteer Coordinator Position
On May 23, 2013, through Resolution [R08-052313](#), the Board unanimously approved the request of the Communications Committee for the Volunteers Program to report directly to the Board.
2. Consideration and approval of a [Delinquent Assessment Policy and Procedure](#) to be effective October 1, 2013 as a revised Foreclosure and Collection Policy.
3. Approval of [New Year's Eve Fireworks](#) – Unbudgeted Expenditure of up to \$5,000
4. Appointment of the 2014 Reserve Study Work Group
The members of the 2014 Reserve Study Work Group shall include Michael Picciano and Jim Jaworski from the Properties and Grounds Committee, and Lennard Grodzinsky and Forrest Quinn from the Finance Committee. Dan Forgeron and Jim Mayfield will serve as the Board liaisons to the Work Group.

20. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

21. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association of executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
September 16, 2013
Delaware Room in Anthem Center at 9:00 a.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

4. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

5. BIDS (Action May be Taken)

1. Capital Project - "Lazy River" Pump – Anthem Center Outdoor Pool
2. Bids Received by September 15, 2013

6. POLICY GOVERNANCE (Action May be Taken)

The Board will continue the drafting and discussion of governance.

ACTION ITEMS

1. Development of new [Governance Manual](#).
2. Incorporation of past [Board policies and decisions](#).

7. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

8. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION August 22, 2013 @ 9:00 a.m.

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

**3. APPROVAL OF MINUTES FROM AUGUST 1, 2013 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

6. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
August 22, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL/ESTABLISH QUORUM**
Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager
- 4. PRESIDENT'S REPORT**
- 5. APPROVAL OF AUGUST 22, 2013 AGENDA (Action May be Taken)**
- 6. MEMBER COMMENT PERIOD**
Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.
- 7. DIRECTOR COMMENT PERIOD**
- 8. APPROVAL OF MINUTES FROM AUGUST 1, 2013 BOARD MEETING (Action May be Taken)**
- 9. BIDS (Action May Be Taken)**
 1. Any bids received as of August 21, 2013
- 10. COMMUNITY MANAGER'S REPORT**
- 11. INVESTMENT REPORT (Action May Be Taken)**
NO ACTION ITEMS

12. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee completed its review of the unaudited financial statements prepared by FSR for the six months ending June 30, 2013. [A presentation of the financial highlights as of the end of the second quarter of 2013](#), which includes a summary of actual financial performance compared to budget, will be presented at the Board meeting. After the Board meeting, the [unaudited financial reports as of June 2013](#), the unaudited financial reports for the six months ending on June 30, 2013, and the slide presentation by the Finance Committee to the Board will be available on the SCACAI web site.

ACTION ITEM

1. The Treasurer and Assistant Treasurer recommend that in compliance with NRS 116.31083 that the Board acknowledge it has reviewed the unaudited June 2013 year-to-date financial statements of the Association, a year-to-date schedule through June 30, 2013 of the operating and reserve accounts compared to the 2013 approved budget, bank statements prepared by the financial institutions, and the current status of any civil action or claim submitted to arbitration or mediation in which the Association is a party.

13. COMMITTEE REPORTS (Action May Be Taken)

A. [Architectural Review Committee](#)

At its August 2013 meeting, the Architectural Review Committee reviewed two applications for exterior modifications and two variance requests.

NO ACTION ITEMS

B. [Communications Committee](#)

NO ACTION ITEMS

C. [Community Lifestyle Committee](#)

NO ACTION ITEMS

D. [Covenants Committee](#)

At its August 2013 meeting, the Covenants Committee reviewed three cases. These cases involved two CC&R violations and one Rules and Regulations violation.

ACTION ITEM

1. The Covenants Committee recommends to the Board that a Community Standards representative be present when an appeal of a Covenants Committee case is heard by the Board.
2. The Covenants Committee requests that the Board Liaison provide a summary of all decisions made by the Board regarding Covenants Committee appeals at the next committee meeting.

E. [Election Committee](#)

NO ACTION ITEMS

F. [Finance Committee](#)

The Finance Committee did review and accept the monthly unaudited Summary Financial Statements as of June 30, 2013 and the related Quarterly Analysis and recommended that they be forwarded to the SCA Board for acceptance.

ACTION ITEM

1. The Finance Committee recommends the Board accept the unaudited SCACAI Summary [Financial statements as of June 30, 2013](#) and the related [Quarterly Narrative Analysis](#) as revised and accepted by the Finance Committee subsequent to the August 12, 2013 Finance Committee meeting.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

NO ACTION ITEMS

14. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Force

NO ACTION ITEMS

B. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

C. Guest Policy Task Force

NO ACTION ITEMS

D. Restaurant Liaison

NO ACTION ITEMS

E. Proactive Community Standard Enforcement Task Force

NO ACTION ITEMS

F. Management Agreement Negotiating Team

NO ACTION ITEMS

15. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of JULY 2013:

Volunteers for Month	121	Vacation Home Checks	2852
Volunteer Hours	2145	Parking Reminders	16
Open Garage Doors	66	Vehicles - Miles Driven	6650
911 Lights	4		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of JULY 2013:

Calls Received	165	Other Assistance	373
Home Maintenance Provided	72	Monthly Support Groups	7
Equipment Provided	86	Support Group Attendance	201
Transportation Provided	2		

NO ACTION ITEMS

C. Sun City Anthem Television

SCA-TV recommended additional signage on the Communications Building to include Sun City Anthem Television (aka SCA-TV).

ACTION ITEM

1. Sun City Anthem Television requests the Board approve additional signage on the Communications Building to include Sun City Anthem Television.

16. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Reserve Item – Anthem Center Landscaping Lights
2. Reserve Item – Anthem Center Tennis Court Resurfacing
3. Reserve Item – Pinnacle Village Pavement Coat Sealing

17. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

18. OTHER BUSINESS (Action May Be Taken)

19. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

20. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION August 1, 2013 @ 2:00 PM

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

**3. APPROVAL OF MINUTES FROM JUNE 27, 2013 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

6. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
August 1, 2013
Freedom Hall in Independence Center at 6:30 p.m.
Henderson, Nevada 89052

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL/ESTABLISH QUORUM**
Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager
- 4. PRESIDENT'S REPORT**
- 5. APPROVAL OF AUGUST 1, 2013 AGENDA (Action May be Taken)**
- 6. MEMBER COMMENT PERIOD**
Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.
- 7. DIRECTOR COMMENT PERIOD**
- 8. APPROVAL OF MINUTES FROM JUNE 27, 2013 and JULY 18, 2013 BOARD MEETING (Action May be Taken)**
- 9. BIDS (Action May Be Taken)**
 1. Capital Project – Bench Installation
 - a. Stimeo Precast Products provide and install 22 benches
 2. Other Bids Received as of July 31, 2013
- 10. COMMUNITY MANAGER'S REPORT**

11. INVESTMENT REPORT (Action May Be Taken)

There were no investment transactions during the period from June 1, 2013, through June 28, 2013. The investment balances as of June 28, 2013 are stated below. This report is required by Section VI paragraph g of the Investment Policy Protocol.

SCA Quarterly Investment Report SUMMARY	6/28/13 Amount
<u>Sun City Anthem Investments</u>	
Reserve Account	\$7,872,267
<u>Neighborhood Investments</u>	
<u>High Mesa Villas</u>	
Reserve Account	\$139,250
<u>High Mountain Villas</u>	
Reserve Account	\$174,204
<u>Canyon Crest Villas</u>	
Reserve Account	\$46,302
<u>Clubhouse Villas</u>	
Reserve Account	\$84,871
<u>Pinnacle Village</u>	
Reserve Account	\$336,918

12. FINANCIAL REPORT (Action May Be Taken)

ACTION ITEM

1. The Treasurer acknowledges that the Finance Committee has reviewed the [unaudited interim Financial Statements for May 2013](#). Statements will be available for viewing after this Board meeting.

13. COMMITTEE REPORTS (Action May Be Taken)

A. [Architectural Review Committee](#)

For the month of June 2013, the Architectural Review Committee reviewed 63 applications for exterior modifications and 2 variance requests.

NO ACTION ITEMS

B. [Communications Committee](#)

NO ACTION ITEMS

C. [Community Lifestyle Committee](#)

NO ACTION ITEMS

D. [Covenants Committee](#)

For the month of July 2013 the Covenants Committee reviewed fifteen cases. They were: design guidelines; compliance and enforcement; age and occupancy enforcement; quiet enjoyment; animals and pets; maintenance of lots; conduct and compliance, physical altercation; and nuisance. The Covenants Committee also reviewed one case regarding quiet enjoyment at a special hearing.

NO ACTION ITEMS

E. Election Committee
NO ACTION ITEMS

F. Finance Committee
NO ACTION ITEMS

G. Golf Course Liaison Committee
NO ACTION ITEMS

H. Health and Fitness Committee
ACTION ITEM

1. The Health & Fitness Committee recommends the Board accept the [Committee's Report](#) identifying the data reporting needs of the Fitness Department and the Committee.

I. Properties and Grounds Committee
NO ACTION ITEMS

14. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Force
NO ACTION ITEMS

B. Insurance Risk Management Work Group
ACTION ITEMS

1. The Insurance Risk Management Work Group recommends that the Board approve the selection of Willis of Arizona, Inc. to be its broker of record effective August 1, 2013 and that it authorize the CAM and Dan Forgeron to work with counsel to finalize the Service Agreement with Willis of Arizona, Inc. and provide a broker of record letter for Willis of Arizona, Inc. by August 22, 2013.
2. The Insurance Risk Management Work Group has completed its work and recommends that the Board sunset the work group effective August 1, 2013.

C. Villa/Pinnacle Advisory Groups
NO ACTION ITEMS

D. Guest Policy Task Force
NO ACTION ITEMS

E. Restaurant Liaison
NO ACTION ITEMS

15. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of JUNE 2013:

Volunteers for Month	125	Vacation Home Checks	2158
Volunteer Hours	1930	Parking Reminders	14
Open Garage Doors	79	Vehicles - Miles Driven	6106
911 Lights	4		

ACTION ITEM

1. Community Patrol requests the Board accept the [Community Neighborhood Watch Program's Second Quarter Report](#).

B. Community Service Club

Operational Statistics for the month of JUNE 2013:

Calls Received	359	Other Assistance	20
Home Maintenance Provided	260	Monthly Support Groups	7
Equipment Provided	87	Support Group Attendance	223
Transportation Provided	5		

NO ACTION ITEMS

C. Sun City Anthem Television

ACTION ITEM

1. Sun City Anthem Television recommends the Board approve the changes to **SCA-TV By-Laws** as presented.

16. MANAGEMENT SERVICES CONTRACT (Action May Be Taken)

The Management Agreement Negotiating Team will provide a process update regarding the procedures of due diligence and the receipt of a response to the Term Sheet for Management Agreement.

ACTION ITEM

1. The Board authorizes the Management Agreement Negotiating Team to negotiate an agreement with FirstService Residential, to be brought to the Board of Directors for approval.

17. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Reserve Item –Acceleration of Imperial range replacement

18. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

19. OTHER BUSINESS (Action May Be Taken)

1. Ratification of emergency spending for shade roller controller motors in restaurant.

20. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

21. ADJOURNMENT

<p>In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association’s web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.</p>

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
July 18, 2013
Delaware Room in Anthem Center at 9:00 a.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

4. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

5. BIDS (Action May be Taken)

1. Capital Item - Tennis Court Resurfacing
2. Any Other Bids Received

**6. SELECTION OF MANAGEMENT COMPANY AFTER 2013
(Action May be Taken)**

ACTION ITEMS

1. The Management Agreement Negotiating Team recommends the Board approve the [Term Sheet](#) it has proposed.
2. The Management Agreement Negotiating Team recommends the Board retain Kondler and Associates, CPAs to assist the Negotiating Team in evaluating the bidders' responses to the Term Sheet.
3. Sunset the Community Management Evaluation Work Group.

7. RESTAURANT (Action May be Taken)

ACTION ITEM

1. Proposal to reduce operating hours.

8. POLICY GOVERNANCE (Action May be Taken)

The Board will continue the drafting and discussion of governance.

ACTION ITEMS

1. Development of new Governance Manual.
2. Incorporation of past Board policies and decisions.

9. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

10. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION June 27, 2013 @ 9:00 AM

AGENDA

1. **CALL TO ORDER**

2. **ESTABLISHMENT OF QUORUM**

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

3. **APPROVAL OF MINUTES FROM May 23, 2013 EXECUTIVE SESSION
(Action May be Taken)**

4. **LEGAL MATTERS - JOHN LEACH**

5. **ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)**

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines by Committee and take action on appeal requests.

6. **REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)**

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

7. **ADJOURNMENT**

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
June 27, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

4. PRESIDENT'S REPORT

5. APPROVAL OF JUNE 27, 2013 AGENDA (Action May be Taken)

6. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

7. DIRECTOR COMMENT PERIOD

**8. APPROVAL OF MINUTES FROM May 23, 2013 BOARD MEETING
(Action May be Taken)**

9. BIDS (Action May Be Taken)

1. Capital Project – Bench Installation
2. Capital Project – Concrete Pad Installation for Benches
3. Capital Project – Anthem Parkway Monument Sign Refurbishment

10. COMMUNITY MANAGER'S REPORT

11. INVESTMENT REPORT (Action May Be Taken)

NO ACTION ITEMS

12. FINANCIAL REPORT (Action May Be Taken)

A. Audited Year End Financial Statement

The Annual Audit Task Force Group and Finance Committee have completed their review of the audited financial statements for the year ended December 31, 2012.

ACTION ITEMS

1. The Annual Audit Task Force Group and Finance Committee have reviewed and recommend the Board accept the December 31, 2012 [Audited Financial Statements, the Management Letter and the RMI Management Letter Response.](#)

B. April Financials

ACTION ITEM

1. The Treasurer acknowledges the Finance Committee has reviewed the unaudited interim Financial Statements for April 2013. Statements will be available for viewing after Board Meeting.

13. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

ACTION ITEMS

1. The Architectural Review Committee recommends the Board accept the attached [Trash Receptacles Screening Guidelines and Communication Plan.](#)

B. Communications Committee

NO ACTION ITEMS

C. Community Lifestyle Committee

NO ACTION ITEMS

D. Covenants Committee

ACTION ITEMS

1. The Covenants Committee requests the Board review the attached revision to the [Design Guidelines III.V. Outdoor Patio Furniture in Front of House](#) and provide interpretation for enforcement.

E. Election Committee

ACTION ITEMS

1. The Election Committee recommends the Board approve John Burke as Chairperson of the Election Committee for a one (1) year term beginning on June 1, 2013 and ending on May 31, 2014.

F. Finance Committee

NO ACTION ITEMS

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

ACTION ITEMS

1. The Properties and Grounds Committee requests the Board acknowledge receipt of the following information regarding P&G's review of 5 PIRF's: 2 approved; 1 denied and 2 will be performed by staff.
2. The Properties and Grounds Committee recommends the Board approve the design for the **Vestibule Door** Project (PIRF 01152013-02) as a 2013 unbudgeted capital item and authorize management to solicit bids to complete project in 2013.

14. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Force

B. Risk Management Task Group

NO ACTION ITEMS

C. Community Management Evaluation Work Group

ACTION ITEMS

1. The Community Management Evaluation Work Group requests the Board accept their **reports and recommendation** for the selection of a new management company.
2. Select the management company with which to begin negotiations for a new contract to commence January 1, 2014.
3. Establish a Board Subcommittee to conduct the negotiations for the new management contract.

D. Villa/Pinnacle Advisory Groups

E. Guest Policy Task Force

F. Restaurant Liaison

NO ACTION ITEMS

G. Sloan Hills Open Pit Mine Task Force

ACTION ITEM

1. The Chair of the Sloan Hills Open Pit Mine Task Force recommends the task force be sunsetted.

15. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of MAY 2013:

Volunteers for Month	127	911 Lights	2
Volunteer Hours	1994	Vacation Home Checks	2023
Open Garage Doors	93	Vehicles - Miles Driven	6584

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of MAY 2013:

Calls Received	177	Other Assistance	13
Home Maintenance Provided	62	Monthly Support Groups	7
Equipment Provided	82	Support Group Attendance	213
Transportation Provided	10		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

16. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. [Reserve Item – Waterfall Vault Equipment Repair](#)

17. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

18. OTHER BUSINESS (Action May Be Taken)

1. [Committee Liaison Assignment for SCA-TV](#)
2. [Appoint Proactive Community Standard Enforcement Task Force](#)

19. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

20. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION May 23, 2013 @ 9:00 AM

AGENDA

1. **CALL TO ORDER**

2. **ESTABLISHMENT OF QUORUM**

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Julie Murray	Community Standards Assistant

3. **APPROVAL OF April 25, 2013 MINUTES (Action May Be Taken)**

4. **ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)**

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines by Committee and take action on appeal requests.

5. **REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)**

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

6. **ADJOURNMENT**

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
May 23, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL/ESTABLISH QUORUM**
Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Julie Murray	Community Standards Assistant
- 4. PRESIDENT'S REPORT**
- 5. MEMBER COMMENT PERIOD**
Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.
- 6. DIRECTOR COMMENT PERIOD**
- 7. APPROVAL OF April 25, 2013 MINUTES (Action May be Taken)**
APPROVAL OF May 9, 2013 MINUTES (Action May be Taken)
- 8. BIDS (Action May Be Taken)**
 1. Capital Project – Common Area Landscape Maintenance Proposals
 2. Operation Project – Insurance Company Proposals
- 9. COMMUNITY MANAGER'S REPORT**
- 10. INVESTMENT REPORT (Action May Be Taken)**
There were no investment transactions for the month of April 2013.
- 11. FINANCIAL REPORT (Action May Be Taken)**

The Finance Committee, subsequent to its May 8th meeting, received additional information from RMI that allowed it to complete its review of the unaudited financial statements prepared by RMI for the quarter ending March 31, 2013. A presentation of the [financial highlights](#) of the first quarter of 2013, which includes a summary of actual financial performance compared to budget, will be presented at the Board meeting. After the Board meeting, the unaudited financial reports for March 2013, the unaudited financial reports for the quarter ending on March 31, 2013, and the slide presentation to the Board will be available on the SCACAI web site.

ACTION ITEMS

1. Treasurer Jim Mayfield recommends that the Board acknowledge that we have fulfilled our duty to review the March 2013 year-to-date financial statements, including a current reconciliation of the operating and reserve accounts, the actual revenues and expenses for the reserve account compared to this year's budget, the bank statements, the income statement and the current status of any civil action or claim submitted to arbitration or mediation in which the association is a party, which is in accordance with NRS 116.31083 subject to the year-end audit or review.

12. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

For the month of April 2013, the Architectural Review Committee reviewed 79 applications for exterior modifications.

NO ACTION ITEMS

B. Communications Committee

ACTION ITEMS

1. The Communication Committee requests that the Board accept the attached guidelines for conducting [Focus Groups](#).
2. The Communication Committee recommends the Board approve [Jackie McRitchie](#) as a member of the Communication Committee for a two year term beginning June 1, 2013 and ending May 31, 2015.
3. The Communication Committee requests that the Board accept the attached [Channel 99 by-laws](#) for transition to a service group.
4. The Communication Committee requests that the Board approve the move of the [Volunteers Program](#) to report directly to the Board.

C. Community Lifestyle Committee

ACTION ITEMS

1. The Lifestyle Committee recommends the Board approve the appointment of Ralph Saccoliti as Chair of the Lifestyle Committee for a term of one year beginning June 1, 2013 and ending May 31, 2014
2. The Lifestyle Committee recommends the Board approve the appointment of [Aletta Waterhouse](#) as a member of the Lifestyle Committee for a term of two years beginning June 1, 2013 and ending May 31, 2015
3. The Lifestyle Committee recommends the Board approve the appointment of [Dwight Luerssen](#) as a member of the Lifestyle Committee for a term of two years beginning July 1, 2013 and ending June 30, 2015

D. Covenants Committee

For the month of April 2013 the Covenants Committee reviewed five cases. They were: design guidelines, animals, quiet enjoyment, transient property use, and obligation for assessment.

NO ACTION ITEMS

E. Election Committee

The Committee developed the attached revised charter in line with the Board's recommended template and have sent it to the Board for approval. The Committee interviewed five applicants for the open position and also selected the Committee Chair and Committee Vice-Chair positions.

ACTION ITEMS:

1. The Election Committee recommends the Board to approve the revised [Election Committee Charter](#).
2. The Election Committee recommends the Board approve [Jim McDaniel](#), [Shirley Sauerwein Lachance](#), [Myrna Orlov](#), [Bonnie Schoen](#), and [Judith Salvage](#) as members of the Election Committee for a two year terms commencing June 1, 2013 and concluding May 31, 2015.

F. Finance Committee

ACTION ITEMS

1. The Finance Committee recommends the Board consider the funding request for the sign at Liberty Center in the amount of \$9,630. (See agenda item 14B.)
2. The Finance Committee recommends the Board consider the funding request for the Pickle Ball expansion at Liberty Center in the amount of \$6,693. (See agenda item 14A.)
3. The Finance Committee recommends the Board accept the unaudited SCACAI Summary Financial statements as of March 31, 2013 and the related Quarterly Narrative Analysis as revised and accepted by the Finance Committee subsequent to the May 8, 2013 Finance Committee meeting.
4. The Finance Committee recommends the Board approve the draft [2014 Budget Guidelines](#).

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

ACTION ITEMS

1. Properties and Grounds requests the Board acknowledge receipt of the following information regarding P&G's review of PIRF's: 3 were accepted; 1 was denied.
2. Property and Grounds recommends that the Board approve [Tom Topolski](#) as the Pinnacle Villa representative 2 year term commencing June 1, 2013 and ending May 31, 2015.

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Force

ACTION ITEMS

1. The Annual Audit Task Forces recommends the Board to approve the 2012 representation letter to the Auditors.

B. Risk Management Task Group

NO ACTION ITEMS

C. Community Management Evaluation Work Group

NO ACTION ITEMS

D. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

E. Guest Policy Task Force

ACTION ITEMS

1. The Guest Policy Task Force recommends the Board approve the attached draft policy to be included with the next version of the SCA Rules and Regulations.

F. Restaurant Liaison

NO ACTION ITEMS

SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of APRIL 2013:

Volunteers for Month	123	911 Lights	4
Volunteer Hours	2133.5	Vacation Home Checks	1546
Open Garage Doors	64	Vehicles - Miles Driven	6,679

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of APRIL 2013:

Calls Received	172	Other Assistance	19
Home Maintenance Provided	62	Monthly Support Groups	7
Equipment Provided	92	Support Group Attendance	201
Transportation Provided	10		

NO ACTION ITEMS

14. EXPENDITURES AND CONTRACTS (Action May Be Taken)

A. Capital Item – Pickleball Court Entrance Addition

B. Capital Item – Liberty Center Monument Sign

C. Capital Item – Sun City Anthem Image Video

D. Reserve/Operating Item – Waterfall Repair

E. Contracts – Red Head Marketing

15. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

16. OTHER BUSINESS (Action May Be Taken)

A. Committee Liaison Assignments

B. Appeal of Property and Grounds Committee denial of Pet Club’s PIRF for Pet Park

17. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

18. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

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

May 9, 2013 @ 1:30 p.m.

Freedom Hall

Henderson, Nevada 89052

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL/ESTABLISH QUORUM**

Board of Directors:

Jim Long	President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Jean Capillupo	Director
Mike Carey	Director
Jim Mayfield	Director

Management:

Robert Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Julie Murray	Community Standards Assistant

- 4. MEMBER COMMENT PERIOD** *(2 minutes per person and sharing not permitted)*
Per NRS 116.31083 this period of member comments is devoted ONLY to those items listed on the agenda as an item on which action may be taken.
- 5. ELECTION OF BOARD OFFICERS (Action May Be Taken)**
 - A. Nominations and Election of Board President
 - B. Nominations and Election of Board Vice President
 - C. Nominations and Election of Board Vice President of Community Relations
 - D. Nominations and Election of Board Secretary
 - E. Nominations and Election of Board Treasurer
 - F. Nominations and Election of Assistant Secretary
 - G. Nominations and Election of Assistant Treasurer
- 6. APPROVAL OF BOARD ASSIGNMENTS**
- 7. BID OPENING**
- 8. MEMBER COMMENT PERIOD** *(2 minutes per person and sharing not permitted)*
- 9. ADJOURNMENT**

Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 1450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.-6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

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SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION April 25, 2013 @ 9:00 AM

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Director

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager

3. APPROVAL OF March 28, 2013 MINUTES (Action May Be Taken)

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines by Committee and take action on appeal requests.

5. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

6. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
April 25, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager

4. PRESIDENT'S REPORT

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. DIRECTOR COMMENT PERIOD

7. APPROVAL OF MARCH 28, 2013 MINUTES (Action May be Taken)

8. BIDS (Action May Be Taken)

1. Capital Project – Pickle Ball Courts Bids
2. Capital Project – SCA Video Production Bid

9. COMMUNITY MANAGER'S REPORT

10. INVESTMENT REPORT (Action May Be Taken)

There were no investment transactions during the period from March 1, 2013, through March 28, 2013. The investment balances as of March 28, 2013 are stated below. This report is required by Section VI paragraph g of the Investment Policy Protocol.

SCA Quarterly Investment Report SUMMARY	03/28/13
	Amount
Sun City Anthem Investments	
Reserve Account	\$7,869,482
Neighborhood Investments	
High Mesa Villas	
Reserve Account	\$174,864
High Mountain Villas	
Reserve Account	\$174,122
Canyon Crest Villas	
Reserve Account	\$46,280
Clubhouse Villas	
Reserve Account	\$84,838
Pinnacle Village	
Reserve Account	\$336,764

11. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee has completed their review of the unaudited financial statements for February 2013.

NO ACTION ITEMS

12. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

For the month of March 2013, the Architectural Review Committee reviewed 71 applications for exterior modifications.

NO ACTION ITEMS

B. Communications Committee

ACTION ITEMS

1. The Communications Committee requests that the Board approve the committee's revised charter.

C. Community Lifestyle Committee

ACTION ITEMS

1. The Community Lifestyle Committee recommends the Board approve the committee's revised charter.

D. Covenants Committee

For the month of March 2013 the Covenants Committee reviewed six cases. They were: landscape maintenance, prohibited structure and three age and occupancy cases.

ACTION ITEMS

1. The Board requested the Committee make a recommendation regarding a homeowner request to the Board for Association action in a case of alleged **verbal bullying and/or verbal harassment** in the neighborhood setting. Past policy was that this is a neighbor to neighbor issue.

2. The Board requested each standing committee develop a charter to take the place of former charters and membership succession documents. The Committee reviewed the [Charter](#) provided by staff and recommends approval.

E. Election Committee

NO ACTION ITEMS

F. Finance Committee

ACTION ITEM

1. The Finance Committee recommends the Board to approve the [revised Finance Committee Charter](#).
2. The Finance Committee recommends the Board to approve [Lennard Grodzinski](#) to serve a two year term on the Finance Committee beginning May 1, 2013
3. The Finance Committee recommends the Board to accept the [2012 Club Review Report, 2012 Club Compliance Review and 2012 Club Financial Data](#).

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

ACTION ITEMS

1. The Health and Fitness Committee recommends that the Board accept the [Committee's Final Report on 2011-2012 Strategic Plan](#).
2. The Health and Fitness Committee recommends that the Board approve Pat Carrell for a second term beginning May 1, 2013, and culminating January 31, 2014, and also approve her appointment to serve as Committee Chair for the same period of time.

I. Properties and Grounds Committee

ACTION ITEMS

1. The Properties and Grounds Committee recommends the Board acknowledge receipt of the following information regarding P&G's review of 21 PIRF's 5 accepted, 1 rejected, 1 withdrawn, 14 forwarded.

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Force

NO ACTION ITEMS

B. Risk Management Task Group

NO ACTION ITEMS

C. Management Agreement Task Force

The Task Force held a Bidders' Conference on April 15, 2013 for the seven management companies that received the RFP for management services. A follow-up question and answer document was sent to those companies on Friday, April 19, 2013.

NO ACTION ITEMS

D. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of MARCH 2013:

Volunteers for Month	115	911 Lights	4
Volunteer Hours	2134	Vacation Home Checks	1179
Open Garage Doors	71	Vehicles - Miles Driven	7205

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of February 2013:

Calls Received	186	Other Assistance	19
Home Maintenance Provided	51	Monthly Support Groups	6
Equipment Provided	84	Support Group Attendance	193
Transportation Provided	15		

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

A. Capital Item – Anthem Vestibule Doors Architect Bid Design

B. Capital Item – Community Patrol Ground Cabling for Internet

C. Lease Agreement – Serenity Spa Lease Renewal

D. Service Contract – Expansion of Cox Cable Services

16. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

17. OTHER BUSINESS (Action May Be Taken)

There are no other business items to be addressed at this time.

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION March 28 @ 9:00 AM

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Director

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager

3. APPROVAL OF FEBRUARY 28, 2013 MINUTES (Action May Be Taken)

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines by Committee and take action on appeal requests.

5. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

6. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
March 28, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Lily Cardenas	Administrative Assistant

4. PRESIDENT'S REPORT

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. DIRECTOR COMMENT PERIOD

7. APPROVAL OF JANUARY 28, 2013 MINUTES
APPROVAL OF FEBRUARY 28, 2013 MINUTES

8. BIDS (Action May Be Taken)

- A. Capital Project - Liberty Center Monument
- B. Capital Project - Trenching and Installing Fiber Optic Cable
- C. Reserve Project - Anthem Center Indoor Pool Hallway Metal Doors
- D. Any other bids received up to and including March 27, 2013

9. COMMUNITY MANAGER'S REPORT

10. INVESTMENT REPORT (Action May Be Taken)

There were no investment transactions to report for February 1, 2013 through February 28, 2013.

11. FINANCIAL REPORT (Action May Be Taken)

The community association management has reviewed the unaudited financial statements prepared by RMI for January, 2013, and has forwarded the [unaudited financial statements and CAM summary report](#) to the Board for review. The complete set of unaudited financial statements is available for review by any Association member in the board book for this meeting in the Administrative Office or on the Association's website.

NO ACTION ITEMS

12. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

For the month of February 2013, the Architectural Review Committee reviewed 70 applications for exterior modifications.

ACTION ITEMS

1. The Architectural Review Committee recommends the Board accept the policy for the [screening of trash and recycle receptacles](#).
2. The Architectural Review Committee recommends the Board approve the new [Charter](#) for the Architectural Review Committee and Subcommittee.

B. Communications Committee

NO ACTION ITEMS

C. Community Lifestyle Committee

NO ACTION ITEMS

D. Covenants Committee

For the month of March 2013 the Covenants Committee reviewed five cases. They were: Violation of CC&R, Age and Occupancy Enforcement, Compliance Enforcement.

NO ACTION ITEMS

E. Election Committee

NO ACTION ITEMS

F. Finance Committee

1. The Finance Committee recommends the Board approve as new members of the committee Brian Ehlers and Forrest Quinn, both to serve two year terms beginning April 1, 2013 and ending March 31, 2015.
2. The Finance Committee recommends the Board approve the appointment of Tom Nissen to serve as committee Chair for a term beginning April 1, 2013 and ending March 31, 2014.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

ACTION ITEMS

1. The Health and Fitness Committee recommends the Board approve as new members of the committee Terry Ellertsen, Bob Freedman and Michael Lienhard, all to serve two year terms beginning April 1, 2013 and ending March 31, 2015.

I. Properties and Grounds Committee

ACTION ITEMS

1. The Properties and Grounds Committee recommends the Board approve the new [Charter](#) for the Properties and Grounds Committee.
2. The Properties and Grounds Committee recommends the Board acknowledge receipt of the following information regarding P&G's review of 4 PIRF's: 1 accepted, 1 rejected, 2 withdrawn.

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Force

NO ACTION ITEMS

B. Risk Management Task Group

ACTION ITEMS

1. The Risk Management Task Group recommends the Board approve the [Insurance Risk Broker RFP](#).
2. The Risk Management Task Group recommends the Board approve the [Insurance Risk Broker Request for Proposal Protocol](#).

C. Management Agreement Task Force

ACTION ITEMS

1. The Management Agreement Task Force recommends the Board approve the [Community Management RFP](#).
2. The Management Agreement Task Force recommends the Board approve sending the [RFP to the five candidates](#) recommended by the RFI Task Force, plus two additional candidates.
3. The Management Agreement Task Force recommends the Board approve the revised [RFP Timeline](#).

D. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of February 2013:

Volunteers for Month	115	911 Lights	0
Volunteer Hours	1848.5	Vacation Home Checks	895
Open Garage Doors	44	Vehicles - Miles Driven	6,075

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of February 2013:

Calls Received	192	Other Assistance	0
Home Maintenance Provided	61	Monthly Support Groups	6
Equipment Provided	73	Support Group Attendance	209
Transportation Provided	12		

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

- A. Capital Item - I.T. License
- B. Reserve Item - Channel 99 Equipment
- C. Reserve Item - Channel 99 Digital Camera
- D. Reserve Item – IT Switches
- E. Reserve Item - Tennis Court Windscreens

16. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

17. OTHER BUSINESS (Action May Be Taken)

There are no other business items to be addressed at this time.

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION February 28 @ 9:00 AM

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Director

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

3. APPROVAL OF JANUARY 24, 2013 MINUTES (Action May Be Taken)

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines by Committee and take action on appeal requests.

5. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

6. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
February 28, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

4. PRESIDENT'S REPORT

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. DIRECTOR COMMENT PERIOD

7. APPROVAL OF JANUARY 24, 2013 MINUTES

8. BIDS (Action May Be Taken)

- A. Any bids received up to and including February 27, 2013
- B. Capital Project - IT Licenses
- C. Reserve Project - Channel 99 Camcorder
- D. Reserve Project - Anthem Center Indoor Pool Hallway Metal Doors
- E. Reserve Project - Network Switches
- F. Reserve Project - Parking Lot Relamping
- G. Reserve Project - Pool Handrail
- H. Reserve Project - Studio Equipment
- I. Reserve Project - Tennis Court Windscreens
- J. Reserve Project - Black Mountain – Irrigation Controller

K. Reserve Project - Desert Sky – Irrigation Controller

9. COMMUNITY MANAGER’S REPORT

10. INVESTMENT REPORT (Action May Be Taken)

There were no investments transactions to report for January 1, 2013 through January 31, 2013.

11. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee has completed its review of the unaudited financial statements prepared by RMI for December, 2012. All questions were adequately answered. Financial highlights of the fourth quarter statements summarizing the financials and providing comments that include financial performance as compared to budget will be presented. After the board meeting, the unaudited financial reports, the slides presented at the board meeting and the highlight narratives from each respective RMI manager will be available. 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 Administrative Office.

ACTION ITEM:

Treasurer Dan Forgeron recommends that the Board acknowledge that we have fulfilled our duty to review the December 2012 year-to-date financial statements, including a current reconciliation of the operating and reserve accounts, the actual revenues and expenses for the reserve account compared to this year’s budget, the bank statements, the income statement and the current status of any civil action or claim submitted to arbitration or mediation in which the association is a party, which is in accordance with NRS 116.31083 subject to the year-end audit or review.

12. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

For the month of January 2013, the Architectural Review Committee reviewed 32 applications for exterior modifications.

NO ACTION ITEMS

B. Communications Committee

ACTION ITEMS

- A. The Communications Committee recommends the Board accept the attached [Channel 99 by-laws](#) for transition to a service group.
- B. The Communications Committee recommends the Board approve the attached [Channel 99 Video RFP](#).
- C. The Communications Committee recommends the Board accept the attached Communications Committee [Strategic Plan for 2013](#).

C. Community Lifestyle Committee

ACTION ITEM

- 1. The Community Lifestyle Committee recommends the Board approve the committee’s recent action concerning the duplication of club activities.

2. The Community Lifestyle Committee recommends the Board approve the dissolution of ICCC Club's Filipino Shared Interest Group.

D. Covenants Committee

For the month of January 2013 the Covenants Committee reviewed nineteen cases. They were: pet waste odor, pets making noise, dog roaming off leash, maintenance of lot, age and occupancy, and delinquent accounts.

NO ACTION ITEMS

E. Election Committee

NO ACTION ITEMS

F. Finance Committee

ACTION ITEM

1. The Finance Committee recommends the Board accept the unaudited SCACAI financial statements for December 2012, the unaudited SCACAI quarterly and year-end financial statements as of December 31, 2012 and the Quarterly Narrative Analysis.
2. The Finance Committee recommends the Board approve the Budget Master Schedule for development of the 2014 Budget.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

ACTION ITEMS

- A. The Properties and Grounds Committee recommends the Board approve the Neighborhood Villages Advisory Group's nomination of Ed Bryant to be High Mesa's primary representative with a term starting today and ending March 31, 2014.
- B. The Properties and Grounds Committee recommends the Board approve Mary Easwaran and Carol Siebel as new members. They will serve a two year renewable term starting March 1, 2013 and ending February 28, 2015.
- C. The Properties and Grounds Committee recommends the Board acknowledge receipt of the following information regarding P&G's review of 6 PIRF's 2 accepted, 1 rejected, 1 withdrawn, 2 marked complete.

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Work Group

NO ACTION ITEMS

B. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of January 2013:

Volunteers for Month	115	911 Lights	5
Volunteer Hours	2072	Vacation Home Checks	1034
Open Garage Doors	42	Vehicles - Miles Driven	330

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of January 2013:

Calls Received	195	Other Assistance	
Home Maintenance Provided	58	Monthly Support Groups	6
Equipment Provided	99	Support Group Attendance	202
Transportation Provided	16		

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

- A. Operational Project - Ballot Packet Printing and Mailing
- B. Capital Project - Pool Handrail
- C. Reserve Project - Water softener
- D. Construction Defect Project - Construction Management Contract
- E. Reserve Project - Directional Microphones
- F. Reserve Project - Outdoor Pool & Spa and Indoor Spa Plastering Project

16. UNFINISHED BUSINESS (Action May Be Taken)

There are no unfinished business items to be addressed at this time.

17. NEW BUSINESS (Action May Be Taken)

- A. Member's claim of **alleged violation of NRS 116 and NAC 116** by our Board failing to comply with the governing documents and acting outside the scope of its authority by adopting rules and practices contrary to the governing documents.

B. REVIEW OF BAD DEBT & WRITE-OFFS

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
January 28-30, 2013
Delaware Room in Anthem Center at 9:00 a.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

4. PRESIDENT'S REPORT

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. ACTION ITEM (9:15am)

Decisions that are agreed upon during this three day meeting are of a preliminary nature and would be subject to a final decision at a subsequent Board Meeting.

7. THE BASICS (9:30am)

- Why a governance system?
- Principles and concepts
- Connection to how things are done

BREAK (10:30am)

8. THE BASICS CONTINUED (10:45am)

- Why a governance system
- Principles and concepts
- Connection to how things are done

9. IMPACTS ON ROLES AND RESPONSIBILITIES (Board/Community Mgr.) (11:15am)

- The Board's job
 - Owners
 - Ends
 - Delegation
 - Assurance
- The Board/CAM Team
- The CAM's job

LUNCH (12:15pm)

10. IMPACTS ON CHECKS AND BALANCES (Controls) (1:15pm)

- Setting proscriptive off-limits
- The process of monitoring performance

11. IMPACT ON JOB OF A DIRECTOR (2:00pm)

- Shared leadership
- Dialog and decisions
- Board as Strategic Leader
- Policy development
 - Values based
 - Levels of values
 - Any reasonable interpretation

BREAK (3:00PM)

12. ORGANIZATIONAL PURPOSE (3:15pm)

- What do you exist for?
- Defining the Ends

RECESS (4:00PM)

January 29, 2013

1. PRESENTER COMMENTS (9:00am)

2. EXECUTIVE LIMITATIONS- How the Board will ensure safety (9:30am)

- Overview of the main principles and concepts for this policy area
- Develop a list of the board's values in this area
- Use a set of sample policies which the board will edit, change, delete, add to, etc. to ensure that the policy reflects this organization's values.

BREAK (10:30am)

3. EXECUTIVE CONSTRAINTS POLICIES – CONTINUED (10:45am)

LUNCH (12:15pm)

4. GOVERNANCE PROCESS POLICIES – How the Board will work (1:15pm)

- Overview of the main principles and concepts for this policy area
- Develop a list of the board's values in this area
- Use a set of sample policies which the board will edit, change, delete, add to, etc. to ensure that the policy reflects this organization's values.

BREAK (2:15pm)

5. GOVERNANCE PROCESS POLICIES –Continued (2:30pm)

6. BOARD MANAGEMENT DELEGATION POLICIES- to whom and will the Board delegate and how will they monitor that delegation (3:15pm)

- Overview of the main principles and concepts for this policy area
- Develop a list of the board's values in this area
- Use a set of sample policies which the board will edit, change, delete, add to, etc. to ensure that the policy reflects this organization's values.

RECESS (4:00 pm)

January 30, 2013

- 1. PRESENTER COMMENTS (9:00am)**
- 2. QUICK REVIEW AND QUESTIONS (9:30am)**
- 3. BOARD MANAGEMENT DELEGATION POLICIES – Continued (10:00am)**

BREAK (10:45am)

- 4. ENDS POLICIES – Defining what the organization exists for in terms of outcomes, beneficiaries, and value in exchange (11:00am)**
 - Overview of the main principles and concepts for this policy area
 - Since each organization is so unique in this area we will have an open discussion to attempt to draft this policy area and will not use any sample policies

LUNCH (12:15pm)

- 5. WRAP UP ON ENDS, PLAN FOR FUTHER CONSIDERATION (1:15pm)**
- 6. NEXT STEPS TO IMPLEMENTATION (1:45pm)**

BREAK (2:30pm)

- 7. PRACTICAL TOOLS AND TECHNIQUES (2:45pm)**
- 8. Q&A AND CONCERNS AND RESIDENT COMMENTS (3:45pm)**

ADJOURNMENT (4:00pm)

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
January 24, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

4. PRESIDENT'S REPORT

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. BIDS (Action May Be Taken)

A. Reserve Project – Pool Replaster

**7. APPROVAL OF NOVEMBER 15, 2012 MINUTES
APPROVAL OF JANUARY 10, 2013 MINUTES**

8. COMMUNITY MANAGER'S REPORT

9. INVESTMENT REPORT (Action May Be Taken)

The following investment transactions were completed for the period from September 30, through December 31, 2012. The transactions were executed in accordance with the Investment Policy Protocol as ratified by the Board of Directors on April 26, 2007. This report is required by Section VI paragraph g of the Investment Policy Protocol.

SCA Reserves

\$1,385,000 of US Treasury Notes with a coupon rate of 1.125% matured on 12/15/12.

On 12/31/2012 we paid \$2,819,366.86 to purchase US Treasury Notes with a face value of \$2,824,000 and a coupon rate of 0.125% maturing on 12/31/14, for a YTM of 0.20%.

High Mountain Reserves

\$92,000 of US Treasury Notes with a coupon rate of 0.50% matured on 11/30/12.

On 12/20/12 we paid \$169,878.57 to purchase US Treasury Bills with a face value of \$170,000 and a coupon rate of 0.0% maturing 12/12/13, for a YTM of 0.07%.

High Mesa Reserves

\$105,000 of US Treasury Notes with a coupon rate of 0.50% matured on 11/30/12

On 12/21/12 we paid \$129,907.14 to purchase US Treasury Bills with a face value of \$130,000 and a coupon rate of 0.0% maturing 12/12/13 for a YTM of 0.07%

Canyon Crest Reserves

\$46,000 of US Treasury Notes with a coupon rate of 0.05% matured on 11/30/12.

On 12/21/12 we paid \$44,967.86 to purchase US Treasury Bills with a face value of \$45,000 and a coupon rate of 0.0% maturing 12/12/13, for a YTM of 0.07%.

Club House Reserves

\$50,000 of US Treasury Notes with a coupon rate of 0.50% matured on 11/30/12.

On 12/21/12 we paid \$79,942.86 to purchase US Treasury Bills with a face value of \$80,000 and a coupon rate of 0.0% maturing 12/21/13, for a YTM of 0.07%.

Pinnacle Reserves

\$159,885.71 of US Treasury Notes with a coupon rate of 0.7% matured on 12/12/12.

On 11/30/12 we paid \$160,502.69 to purchase US Treasury Notes with a face value of \$160,000 and a coupon rate of 0.250% maturing on 12/15/14, for a YTM of 0.09%.

A quarterly summary of all investments is reported below. The supplemental report details all investments outstanding as of December 31, 2011. The details include the type of investments, the specific investment vehicle, the face value, the maturity date, the yield to maturity (YTM) percent and the purchase date.

SCA Quarterly Investment Report SUMMARY	12/31/12
	Amount
Sun City Anthem Investments	
Operating Account	\$215,792
Reserve Account	\$7,863,803
Neighborhood Villas Investments	
High Mesa	
Operating Account	
Reserve Account	\$139,410
High Mountain	
Operating Account	
Reserve Account	\$174,323
Canyon Crest	
Operating Checking Account	
Operating Investment Account	
Reserve Account	\$46,554
Clubhouse	
Operating Checking Account	
Operating Investment Account	
Reserve Account	\$85,091
Pinnacle Investments	
Operating Checking Account	
Operating Investment Account	
Reserve Account	\$336,814

10. FINANCIAL REPORT (Action May Be Taken)

The Finance Committee has completed their review of the unaudited financial statements for October and November 2012.

11. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

For the months of November and December 2012, the Architectural Review Committee reviewed 78 applications for exterior modifications.

ACTION ITEM

1. The Architectural Review Committee recommends the Board approve the Trash/Recycle Container Enclosure Guidelines for the future Republic Trash Program to Sun City Anthem.

B. Communications Committee

ACTION ITEMS

- A. The Communications Committee recommends the Board approve Linda Jarosz as a new committee member for a term beginning February 1, 2013 and ending January 31, 2015.
- B. The Communications Committee recommends the Board approve the [request for proposal \(RFP\) for the new SCA website](#).

C. Community Lifestyle Committee

ACTION ITEM

1. The Community Lifestyle Committee recommends the Board approve the policy for showing movies in the SCA facilities.
2. The Community Lifestyle Committee recommends the Board appoint a task force to review and recommend changes to the SCA guest policy, specifically non – resident guest usage of SCA facilities.
3. The Community Lifestyle Committee recommends the Board approve the revised [Chartered Club Guidelines & Rules Appendix L, Club Bylaws](#).

D. Covenants Committee

For the month of December 2012 the Covenants Committee reviewed four cases. They were: Prohibited plant, landscape maintenance, and landscape site standards on a golf course lot.

NO ACTION ITEMS

E. Election Committee

NO ACTION ITEMS

F. Finance Committee

ACTION ITEM

1. The Finance Committee recommends the Board accept the unaudited SCACAI financial statements for October & November 2012.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

ACTION ITEMS

- A. The Properties and Grounds Committee recommends the Board approve the Neighborhood Villages Advisory Group’s nomination of Trudy Mattson for a term beginning February 1, 2013 and ending March 31, 2013 to represent Mountain View Villas. This nomination is being made to fill a vacancy created by the departure of Laura West.
- B. The Properties and Grounds Committee recommends the Board approve the [“Properties and Grounds Committee Recommendations for an Annual Inventory”](#). The Board is also asked to take appropriate action as recommended therein. This recommendation is based on P&G’s review of RMI’s revised Inventory Procedure dated 12/27/12.
- C. The Properties and Grounds committee recommends the Board approve the committee’s nomination of Burt Davis as Chairperson, for a term commencing February 1, 2013 and ending January 31, 2014.
- D. The Properties and Grounds Committee recommends the Board acknowledge receipt of three PIRF’s: one was accepted, one was rejected, and one was withdrawn.

12. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

A. Annual Audit Task Work Group

ACTION ITEM

1. The Annual Audit Task Work Group recommends the Board accept the proposed interim report & 2012 audit calendar.

B. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

13. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of November 2012:

Volunteers for Month	113	911 Lights	7
Volunteer Hours	1858.5	Vacation Home Checks	1354
Open Garage Doors	39	Vehicles - Miles Driven	2097.3

Operational Statistics for the month of December 2012:

Volunteers for Month	113	911 Lights	9
Volunteer Hours	1946.5	Vacation Home Checks	1639
Open Garage Doors	28	Vehicles - Miles Driven	2290.1

ACTION ITEM

1. The Community Patrol recommends that the Board of Directors approve Michael Waterhouse as the Patrol Chief for a one year term commencing January 1, 2013 and concluding December 31, 2013.

B. Community Service Club

Operational Statistics for the month of September 2012:

Calls Received	190	Other Assistance	8
Home Maintenance Provided	58	Monthly Support Groups	4
Equipment Provided	75	Support Group Attendance	169
Transportation Provided	5		

NO ACTION ITEMS

14. EXPENDITURES AND CONTRACTS (Action May Be Taken)

- A. Award contract to repair the Anthem Center outdoor pool broken underground pipe

15. UNFINISHED BUSINESS (Action May Be Taken)

- A. Decide whether to solicit proposals from management companies for management services starting in 2014

1. If our Board decides to solicit proposals:

- A. Appoint Community Management Evaluation/Recommendation Work Team members
- B. Determine the management companies to consider further
- C. Authorize this task force to sign and honor confidentiality agreements on behalf of the Association

2. If our Board decides not to solicit proposals:

- A. Modify the instructions to the Management Agreement Negotiation Task Force

16. NEW BUSINESS (Action May Be Taken)

- A. Determine whether to fill the open Board position created by Wade Terry's resignation
 - 1. If our Board decides to fill this position, then select the member to fill this position
- B. Reassignment of Wade Terry's liaison responsibility
- C. Determine whether to keep some of the old Community Patrol vehicles for use by staff
- D. Appoint a task force to draft an RFP for insurance brokerage services
- E. Decide how to provide a wired internet connection to the Community Patrol building
- F. Set the 2013 board and member meeting calendar
- G. Discussion and decision on Spirit Magazine contract renewal and billing revision
- H. Award web based ticketing contract

17. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

18. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION January 24, 2013 @ 9:00 AM

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Director

Management:

Rob Feldman	Community Association Manager
Buddy Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

3. APPROVAL OF NOVEMBER 15, 2012 MINUTES (Action May Be Taken)

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines by Committee and take action on appeal requests.

5. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

6. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
January 10, 2013
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jim Long	President
Jean Capillupo	Vice President
Bella Meese	Vice President of Community Relations
Dan Forgeron	Treasurer
Jerry Gardberg	Secretary
Mike Carey	Assistant Treasurer

Management:

Rob Feldman	Community Association Manager
William Jarrett	Assistant Community Association Manager
Skyler Jewell	Associate Community Association Manager

4. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

5. BIDS (Action May Be Taken)

- A. Capital Project – Water Softener
- B. Operational Budget - Ballot Mailing
- C. Construction Defect Construction Manager

6. NEW BUSINESS (Action May Be Taken)

- A. Approval of plot map revision.

7. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

8. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EMERGENCY EXECUTIVE SESSION

December 9, 2014 @ 8:00 a.m.
Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Jim Long	Secretary
Tom Nissen	Treasurer
Bella Meese	Vice President of Community Relations
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager

3. CONSIDERATION OF DELINQUENT ASSESSMENTS AND POSSIBLE FORECLOSURE ACTION (Action May be Taken)

4. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
December 4, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL/ESTABLISH QUORUM**
Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager
- 4. APPROVAL OF DECEMBER 4, 2014 AGENDA (Action May be Taken)**
- 5. PRESIDENT'S REPORT**
- 6. GENERAL MANAGER'S REPORT**
- 7. MEMBER COMMENT PERIOD**
Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.
- 8. DIRECTOR COMMENT PERIOD**
- 9. APPROVAL OF MINUTES FROM OCTOBER 23, 2014 BOARD MEETING (Action May Be Taken)**
- 10. APPROVAL OF MINUTES FROM NOVEMBER 14, 2014 BOARD MEETING (Action May Be Taken)**
- 11. BIDS (Action May Be Taken)**
Others Bids Received as of December 3, 2014.
- 12. TREASURER'S REPORT (Action May Be Taken)**
 - A. Financial Report**
The Finance Committee completed its review of the Unaudited Summary Financial Statements prepared by FSR for the period ending September 30, 2014.

ACTION ITEM

1. The Treasurer recommends that in compliance with NRS 116.31083 that the Board acknowledge it has reviewed the unaudited September 2014 year-to-date financial statements of the Association, a year-to-date schedule through September 30, 2014 of the Operating and Reserve accounts compared to the 2014 approved budget, bank statements prepared by the financial institutions.

B. Collections Report

The Treasurer, on behalf of the Board, reviewed the September 30, 2014 Collections Report. The Association has collected \$252,609.34 year-to-date from delinquent accounts compared to \$121,514.32 year-to-date September 2013. The delinquent accounts represented 1.89% of budgeted assessments compared to 4.94% as of September 2013. Out of 7,144 accounts, only 43 accounts were at collections ending September 2014, putting the percentage of accounts at collections at 0.59% for the month of September 2014.

C. Investment Report

The investment balances as of September 30, 2014 are shown below. This report is required by Section XI of the Investment Policy Protocol.

SCA Quarterly Investment Report

SUMMARY OF INVESTMENTS	9/30/2014 Amount
<u>Sun City Anthem Investments</u>	
Reserve Account	\$8,880,809
<u>Neighborhood Investments</u>	
<u>High Mesa Villas</u>	
Reserve Account	\$138,177
<u>Mountain View Villas</u>	
Reserve Account	\$172,498
<u>Canyon Crest Villas</u>	
Reserve Account	\$45,076
<u>Clubhouse Villas</u>	
Reserve Account	\$83,971
<u>Pinnacle Village</u>	
Reserve Account	\$356,994
<u>Grand Total</u>	\$9,677,525

13. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

In October and November 2014, the Committee reviewed a total of 2 casitas, 3 additions, 3 patio enclosures, 1 variance; and heard 1 appeal. In October the Architectural Review Subcommittee reviewed 67 plans for October and 48 plans for November for exterior modifications.

ACTION ITEMS

1. Approval of Celeste Bove for an additional two-year term beginning January 1, 2015 through December 31, 2016.
2. Approval of Celeste Bove as committee chair of the ARC for a one-year term beginning January 1, 2015 through December 31, 2015.
3. Approval of Diane Quigley as committee member of the ARC for a two-year term beginning January 1, 2015 through December 31, 2016.

B. Audit Committee
NO ACTION ITEMS

C. Communications Committee
NO ACTION ITEMS

D. Community Lifestyle Committee
NO ACTION ITEMS

E. Covenants Committee
ACTION ITEMS

1. Approval of Murray Ginsberg to serve again as committee chair for a one-year term beginning January 1, 2015 through December 31, 2015.
2. Approval of Bob Burch and John Rahn to serve again as committee members for a two-year term beginning January 1, 2015 through December 31, 2016.

F. Election Committee
ACTION ITEM

1. Acceptance of the Election Committee Policy and Procedures manual.

G. Finance Committee

The Finance Committee reviewed and accepted the year-to-date Unaudited Summary Financial Statements for the period ending September 30, 2014.

ACTION ITEMS

1. Accept the Unaudited Summary Financial Statements for the period September 30, 2014 as submitted and accepted by the Finance Committee.
2. Accept the Financial Analysis for the period September 30, 2014, together with the associated full year forecast for 2014, as submitted and accepted by the Finance Committee.

H. Golf Course Liaison Committee
NO ACTION ITEMS

I. Health and Fitness Committee
NO ACTION ITEMS

J. Management Committee
NO ACTION ITEMS

K. Properties and Grounds Committee
ACTION ITEMS

1. Approval of Roy Montambeau as committee chair for a one-year term beginning January 1, 2015 through December 31, 2015.
2. Approval of Steven Kiel as committee member for a two-year term beginning January 1, 2015 through December 31, 2016.
3. Acknowledge that the Properties and Grounds Committee has approved the following PIRFs: Handicap/Safety (PIRF 09222014-01); No Parking Signs (PIRF 10092014-01); Pickle ball court lighting (PIRF 01162014-01) - \$4500.

14. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)
Periodic updates may be provided by Directors or others.

A. Guest Policy Task Force

NO ACTION ITEMS

B. Restaurant Liaison

ACTION ITEM

1. Consideration of amendment to Anthem Restaurant Partners, LLC lease.

C. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

D. Volunteer Coordinator

NO ACTION ITEMS

E. Web Site Development and Launch Work Group

NO ACTION ITEMS

15. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of October 2014:

Volunteers for Month	149	Vacation Home Checks	1281
Volunteer Hours	2466	Parking Reminders	19
Open Garage Doors	108	Vehicles - Miles Driven	7273
911 Lights	2		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of October 2014:

Calls Received	251	Other Assistance	15
Home Maintenance Provided	84	Monthly Support Groups	4
Equipment Provided	85	Support Group Attendance	372
Transportation Provided	20		

NO ACTION ITEMS

C. Sun City Anthem Television

ACTION ITEMS

1. Approval of Bob Passaro as general manager for SCA-TV for a one-year term beginning January 1, 2015 through December 31, 2015.
2. Approval of changes to the SCA-TV By-Laws.

16. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Approval of amendment to FirstService Residential, Nevada LLC contract.
2. Approval of Information Communications and Technology services contract.
3. Approval of Construction Management Company services contract.
4. Reserve Budget Item – Maintenance Vehicle Replacement.
5. Approval of spending authorization in the amount of \$5,000 for the purpose of investigating options to current management concept.

17. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on December 4, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approval of the write-off of bad debt for accounts reviewed at the December 4, 2014 Executive Session.

18. OTHER BUSINESS (Action May Be Taken)

1. Rescission of action item 17.2, [R15-042414], from April 24, 2014 to obtain an Independent Facilities Utilization Study and put a \$25,000 limit on Capital Projects.
2. Adoption of amendment to Board Policy Manual Section 9.5.5.

19. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

20. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION December 4, 2014 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Jim Long	Secretary
Tom Nissen	Treasurer
Bella Meese	Vice President of Community Relations
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager

Red Rock Financial Services:

Christie Marling	Trustee Sale Officer, Red Rock Financial Services
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**3. APPROVAL OF MINUTES FROM OCTOBER 23, 2014 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. STATUS AND RECONCILIATION OF ALL SCA ACCOUNTS (Action May be Taken)

**6. RED ROCK REPORT ON PROPERTIES SOLD THROUGH FORECLOSURE
OR WITH ACTIVE SALES SET**

7. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

**8. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE
(Action May be Taken)**

9. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

**10. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

11. OTHER BUSINESS (Action May be Taken)

12. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS SPECIAL MEETING
November 14, 2014
Freedom Hall in Independence Center at 10:00 a.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager

4. ACCEPTANCE OF NOVEMBER 14, 2014 AGENDA (Action May be Taken)

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. DIRECTOR COMMENT PERIOD

7. BIDS OPENING (Action May Be Taken)

1. Operating, Reserve and Construction Defect Funds Budget Item – Construction Management Company Contract.
2. Reserve Budget Item – Independence Center Window Blinds
3. Operating Budget Item – IT Service Plan
4. Other bids received by November 13, 2014.

8. OTHER BUSINESS (Action May Be Taken)

1. Approval of contract for remodeling of Arts and Crafts kiln room.
2. Designation of Director Don Schramski to serve as Secretary for the Annual Member Meeting, November 20, 2014.

9. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

10. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
October 23, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager
Anneliese Gamboa	Executive Administrative Assistant to the Board

4. APPROVAL OF OCTOER 23, 2014 AGENDA (Action May be Taken)

5. PRESIDENT'S REPORT

6. GENERAL MANAGER'S REPORT

7. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

8. DIRECTOR COMMENT PERIOD

9. APPROVAL OF MINUTES FROM SEPTEMBER 18, 2014 BOARD MEETING (Action May Be Taken)

10. BIDS (Action May Be Taken)

Bids received as of October 22, 2014.

11. TREASURER'S REPORT (Action May Be Taken)

A. Collections Report

The Treasurer, on behalf of the Board, reviewed the August 31, 2014 Collections Report. The Association has collected \$201,969.44 year-to-date from delinquent accounts compared to \$114,475.57 year-to-date August 2013. The delinquent accounts represented 1.99% of budgeted assessments compared to 4.50% as of August 2013. Out of 7,144 accounts, only 38 accounts were at collections ending August 2014 putting the percentage of accounts at collections at 0.53% for the month of August 2014.

B. Investment Report
NO ACTION ITEMS

12. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

In September 2014, the Committee did not hold a business meeting. For the month of September 2014, the Architectural Review Subcommittee reviewed 67 plans for exterior modifications.

ACTION ITEM

1. Adoption of the revised Design Guidelines.

B. Audit Committee

NO ACTION ITEMS

C. Communications Committee

NO ACTION ITEMS

D. Community Lifestyle Committee

ACTION ITEMS

1. Approval of charter for The Chicago Club.
2. Approval of charter for Amateur Radio Club.

E. Covenants Committee

ACTION ITEMS

1. Approval of Brian Segal as a member of the Covenants Committee for a two-year period beginning November 1, 2014 and ending October 31, 2016.
2. Adoption of the revised Rules and Regulations.

F. Election Committee

ACTION ITEM

1. Approval of the 2015 Election Calendar.

G. Finance Committee

The Finance Committee reviewed and accepted the year-to-date Unaudited Summary Financial Statements for the period ending August 31, 2014.

ACTION ITEM

1. The Finance Committee recommends the Board adopt the proposed 2015 Operating, Reserve, and Construction Defect budgets for the Sun City Anthem Main Association, Pinnacle, and the four Villa neighborhoods. (See Other Business Item 17.8)

H. Golf Course Liaison Committee

NO ACTION ITEMS

I. Health and Fitness Committee

NO ACTION ITEMS

J. Management Committee

NO ACTION ITEMS

K. Properties and Grounds Committee

ACTION ITEM

1. Approval of wording for PIRF review processes by all committees.

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Guest Policy Task Force

NO ACTION ITEMS

B. Reserve Study Work Group

ACTION ITEM

1. Sunset the Reserve Study Work Group.

C. Restaurant Liaison

NO ACTION ITEMS

D. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

E. Volunteer Coordinator

NO ACTION ITEMS

F. Web Site Development and Launch Work Group

ACTION ITEM

1. Approval of additional cost for renewing the subscription for the beta test site.

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of September 2014:

Volunteers for Month	144	Vacation Home Checks	1662
Volunteer Hours	2086.5	Parking Reminders	9
Open Garage Doors	93	Vehicles - Miles Driven	6678
911 Lights	6		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of September 2014:

Calls Received	221	Other Assistance	19
Home Maintenance Provided	52	Monthly Support Groups	4
Equipment Provided	89	Support Group Attendance	222
Transportation Provided	16		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Operating Budget Item – 2014/2015 Insurance Policies Renewal
2. Operating Budget Item – Facilities Utilization Study Contract

16. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on October 23, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approval of the write-off of bad debt for accounts reviewed at the October 23, 2014 Executive Session.

17. OTHER BUSINESS (Action May Be Taken)

1. Approval of agreement with Anthem Country Club Community Association for reinstallation of fencing along Echo Park Drive.
2. Instruct our Committees to examine and make recommendations on the proposed project to improve lighting of the pickleball and paddle tennis courts.
3. Revision to the Delinquent Assessment Policy.
4. Amend Board Policy Manual Section 9.5.2 to use the cash flow method with a 35% threshold as the Villa Reserve Funding Policy.
5. Amend Board Policy Manual Section 7.3.2 regarding Nominee for Committee Service.
6. Amend Board Policy Manual Section 3.9 to require an annual master calendar be established.
7. Amend Board Policy Manual Section 9.14 to address the future use of surplus funds.
8. Adopt the proposed 2015 Budget for Sun City Anthem including the Main Association, Pinnacle, and the four Villa neighborhoods as recommended by the Finance Committee. The 2015 Budgets include the following annual assessments:
 - a) Association assessment - \$1,100
 - i. Association reserve portion of the assessment - \$223
 - b) Neighborhood assessments
 - i. Pinnacle - \$400
 - ii. High Mesa - \$1,573
 - iii. Mountain View - \$1,646
 - iv. Canyon Crest - \$1,749
 - v. Clubhouse - \$1,956
 - c) Neighborhood reserve portion of the assessment
 - i. Pinnacle - \$150
 - ii. High Mesa - \$220
 - iii. Mountain View - \$197
 - iv. Canyon Crest - \$429
 - v. Clubhouse - \$605
9. Approval of the Budget Packet and Annual Members Meeting Notice Mailer.

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 702-614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION October 23, 2014 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Jim Long	Secretary
Tom Nissen	Treasurer
Bella Meese	Vice President of Community Relations
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager

Red Rock Financial Services:

Christie Marling	Trustee Sale Officer, Red Rock Financial Services
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3. APPROVAL OF MINUTES FROM SEPTEMBER 18, 2014 EXECUTIVE SESSION (Action May be Taken).

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. RED ROCK REPORT ON PROPERTIES SOLD THROUGH FORECLOSURE OR WITH ACTIVE SALES SET

6. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

7. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE (Action May be Taken)

8. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

**9. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

10. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION September 18, 2014 @ 1:30 p.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Jim Long	Secretary
Tom Nissen	Treasurer
Bella Meese	Vice President of Community Relations
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager

Red Rock Financial Services:

Christie Marling	Trustee Sale Officer, Red Rock Financial Services
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**3. APPROVAL OF MINUTES FROM AUGUST 21, 2014 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

**5. RED ROCK REPORT ON PROPERTIES SOLD THROUGH FORECLOSURE
OR WITH ACTIVE SALES SET**

**6. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be
Taken)**

**7. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE
(Action May be Taken)**

8. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

**9. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

10. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
September 18, 2014
Freedom Hall in Independence Center at 6:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager
Anneliese Gamboa	Executive Administrative Assistant to the Board

4. APPROVAL OF SEPTEMBER 18, 2014 AGENDA (Action May be Taken)

5. PRESIDENT'S REPORT

6. GENERAL MANAGER'S REPORT

7. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

8. DIRECTOR COMMENT PERIOD

9. APPROVAL OF MINUTES FROM AUGUST 21, 2014 BOARD MEETING (Action May Be Taken)

10. APPROVAL OF MINUTES FROM SEPTEMBER 11, 2014 BOARD MEETING (Action May Be Taken)

11. BIDS (Action May Be Taken)

1. Construction Defect – Pinnacle Asphalt Repair
2. Facilities Utilization Study
3. Reserve Budget Item – Restaurant AC Make-up Replacement Units

12. TREASURER'S REPORT (Action May Be Taken)

A. Collections Report

The Treasurer, on behalf of the Board, reviewed the July 31, 2014 Collections Report. The Association has collected \$187,652.27 year-to-date from delinquent accounts compared to \$99,884.19 year-to-date July 2013. The delinquent accounts represented 1.97% of budgeted assessments compared to 4.56% as of July 2013. Out of 7,144 accounts, only 41 accounts were at collections ending July 2014 putting the percentage of accounts at collections at 0.57% for the month of July 2014.

B. Investment Report

NO ACTION ITEMS

13. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

In August 2014, the Committee did not hold a business meeting. For the month of August 2014, the Architectural Review Subcommittee reviewed 84 plans for exterior modifications.

NO ACTION ITEMS

B. Audit Committee

NO ACTION ITEMS

C. Communications Committee

ACTION ITEM

Accept the SCA Focus Group Report and that the recommendation be forwarded to the Communications Committee for review and possible action.

D. Community Lifestyle Committee

NO ACTION ITEMS

E. Covenants Committee

NO ACTION ITEMS

F. Election Committee

ACTION ITEM

Approval of the Election Committee Revised Charter.

G. Finance Committee

The Finance Committee reviewed and accepted the year-to-date Unaudited Summary Financial Statements for the period ending July 31, 2014.

NO ACTION ITEMS

H. Golf Course Liaison Committee

NO ACTION ITEMS

I. Health and Fitness Committee

NO ACTION ITEMS

J. Management Committee

NO ACTION ITEMS

K. Properties and Grounds Committee

ACTION ITEM

Acknowledge the following approved PIRF: Electronic Scoreboard-Timer for Billiards (PIRF 06072014-01)

14. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Guest Policy Task Force

NO ACTION ITEMS

B. Reserve Study Work Group

NO ACTION ITEMS

C. Restaurant Liaison

ACTION ITEM

See Other Business Item 18.3.

D. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

E. Volunteer Coordinator

NO ACTION ITEMS

F. Web Site Development and Launch Work Group

NO ACTION ITEMS

15. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of August 2014:

Volunteers for Month	144	Vacation Home Checks	2046
Volunteer Hours	1948	Parking Reminders	17
Open Garage Doors	67	Vehicles - Miles Driven	5684
911 Lights	1		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of August 2014:

Calls Received	191	Other Assistance	13
Home Maintenance Provided	54	Monthly Support Groups	4
Equipment Provided	81	Support Group Attendance	241
Transportation Provided	11		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

16. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Reserve Budget Item – Fitness Equipment for Anthem Fitness Center
2. Reserve Budget Item – Billiards Table Re-felting at Independence Center
3. Capital Budget Item – Marble Floor Polishing Service at Anthem Center
4. Construction Defect Item – Construction Management Company Contract

17. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on September 18, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

Approval of the write-off of bad debt for accounts reviewed at the September 18, 2014 Executive Session.

18. OTHER BUSINESS (Action May Be Taken)

1. Amendment to Board Policy Manual Section 4.11.
2. Approval to appoint Bill Henggeler as Board Liaison for Emergency Preparedness Liaison for a one-year term beginning October 1, 2014 and ending October 31, 2015.
3. Approval of a new note with Anthem Restaurant Partners LLC.
4. Insurance Program Presentation by Willis of Arizona – review of coverages.

19. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

20. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
September 11, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager
Anneliese Gamboa	Executive Administrative Assistant to the Board

4. ACCEPTANCE OF SEPTEMBER 11, 2014 AGENDA (Action May be Taken)

5. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

6. DIRECTOR COMMENT PERIOD

7. BIDS OPENING (Action May Be Taken)

Construction Defect (CD) Budget Item – Construction Management Company Contract for CD Projects

8. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

9. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
August 21, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager
Anneliese Gamboa	Executive Assistant

4. APPROVAL OF AUGUST 21, 2014 AGENDA (Action May be Taken)

5. PRESIDENT'S REPORT

6. GENERAL MANAGER'S REPORT

7. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

8. DIRECTOR COMMENT PERIOD

9. APPROVAL OF MINUTES FROM JULY 24, 2014 BOARD MEETING (Action May Be Taken)

10. BIDS (Action May Be Taken)

1. Reserve Budget Item – Smith Machine and Bench for Anthem Fitness Center
2. Reserve Budget Item – Dual Pulley for Anthem Fitness Center
3. Reserve Budget Item – Dip and Chin Assist for Anthem Fitness Center
4. Reserve Budget Item – Independence Center Pool Table Re-felt
5. Capital Budget Item – Anthem Center Marble Floor Polish Service

11. TREASURER’S REPORT (Action May Be Taken)

A. Financial Report

The Finance Committee completed its review of the Unaudited Summary Financial Statements prepared by FSR for the period ending June 30, 2014. After the Board meeting, the Unaudited Summary Financial Statements as of June 30, 2014, will be available on the SCACAI web site.

ACTION ITEM

1. The Treasurer recommends that in compliance with NRS 116.31083 that the Board acknowledge it has reviewed the unaudited June 2014 year-to-date financial statements of the Association, a year-to-date schedule through June 30, 2014 of the Operating and Reserve accounts compared to the 2014 approved budget, bank statements prepared by the financial institutions.

B. Collections Report

The Treasurer, on behalf of the Board, reviewed the July 31, 2014 Collections Report. The Association has collected \$187,652.27 year-to-date from delinquent accounts compared to \$99,884.19 year-to-date July 2013. The delinquent accounts represented 1.97% of budgeted assessments compared to 4.56% as of July 2013. Out of 7,144 accounts, only 41 accounts were at collections ending July 2014 putting the percentage of accounts at collections at 0.57% for the month of July 2014.

C. Investment Report

The investment balances as of June 30, 2014. This report is required by Section XI of the Investment Policy Protocol.

SCA Quarterly Investment Report

SUMMARY OF INVESTMENTS	6/30/2014 Amount
<u>Sun City Anthem Investments</u>	
Reserve Account	\$8,874,094.00
<u>Neighborhood Investments</u>	
<u>High Mesa Villas</u>	
Reserve Account	\$138,177.00
<u>Mountain View Villas</u>	
Reserve Account	\$172,498.00
<u>Canyon Crest Villas</u>	
Reserve Account	\$45,076.00
<u>Clubhouse Villas</u>	
Reserve Account	\$83,971.00
<u>Pinnacle Village</u>	
Reserve Account	\$356,994.00

12. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

In July 2014, the Committee reviewed requests for one casita and three additions. For the month of July 2014, the Architectural Review Subcommittee reviewed 66 plans for exterior modifications.

NO ACTION ITEMS

B. Audit Committee
NO ACTION ITEMS

C. Communications Committee
ACTION ITEM

1. Approval to appoint Jan Lane as Chair of the Communications Committee for a one-year term beginning November 1, 2014 and ending October 31, 2015.

D. Community Lifestyle Committee
NO ACTION ITEMS

E. Covenants Committee
NO ACTION ITEMS

F. Election Committee
NO ACTION ITEMS

G. Finance Committee

The Finance Committee reviewed and accepted the year-to-date Unaudited Summary Financial Statements for the period ending June 30, 2014. After the Board meeting, the Unaudited Financial Statements for the period ending on June 30, 2014 will be available on the SCACAI website.

ACTION ITEMS

1. Accept the Unaudited Summary Financial Statements for the period June 30, 2014 as reviewed and accepted by the Finance Committee.
2. Accept the Financial Analysis for the period June 30, 2014 as submitted and accepted by the Finance Committee.
3. Approval of Thomas Revell and Wendy Watanabe to serve a two-year term on the Finance Committee beginning October 1, 2014 and expiring September 30, 2016.

H. Golf Course Liaison Committee
NO ACTION ITEMS

I. Health and Fitness Committee
NO ACTION ITEMS

J. Management Committee
NO ACTION ITEMS

K. Properties and Grounds Committee
NO ACTION ITEMS

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Guest Policy Task Force
NO ACTION ITEMS

B. Reserve Study Work Group

ACTION ITEMS

1. Accept the report from the Reserve Study Work Group regarding the 2014 Sun City Anthem Community Association, Inc. Reserve Study as prepared by Criterium Engineers.
2. Adopt the 2014 Sun City Anthem Community Association, Inc. Reserve Study as prepared by Criterium Engineers.
3. Amend BPM Section 9.5.2 to adopt the cash flow method as our reserve funding policy with a minimum funding threshold at the end of each year equal to the reserve expenditures during that year.
4. Amend BPM Section 9.5.2 to state that funds in the construction defect accounts are treated as available when setting annual reserve contributions, except to the extent it is clear they won't be available for future reserve projects.

C. Restaurant Liaison

NO ACTION ITEMS

D. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

E. Volunteer Coordinator

NO ACTION ITEMS

F. Web Site Development and Launch Work Group

NO ACTION ITEMS

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of July 2014:

Volunteers for Month	142	Vacation Home Checks	2646
Volunteer Hours	1959.5	Parking Reminders	16
Open Garage Doors	63	Vehicles - Miles Driven	6510
911 Lights	2		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of July 2014:

Calls Received	193	Other Assistance	15
Home Maintenance Provided	65	Monthly Support Groups	4
Equipment Provided	0	Support Group Attendance	184
Transportation Provided	8		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Operating Budget Item – Preventive Maintenance for Boilers
2. Reserve Budget Item – Seal Coating for Liberty Center Parking Lot
3. Reserve Budget Item – Exterior Stucco Painting for Anthem and Independence Centers

16. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on August 21, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approve the write-off of bad debt for accounts reviewed at the August 21, 2014 Executive Session in the amount of \$xxxx.

17. OTHER BUSINESS (Action May Be Taken)

1. Approval of the revised Facilities Usage Manual.
2. Adopt a Purchasing Policy as an addition to the Board Policy Manual.

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION August 21, 2014 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Jim Long	Secretary
Tom Nissen	Treasurer
Bella Meese	Vice President of Community Relations
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager

Red Rock Financial Services:

Christie Marling	Trustee Sale Officer, Red Rock Financial Services
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**3. APPROVAL OF MINUTES FROM JULY 24, 2014 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)
The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. STATUS AND RECONCILIATION OF ALL SCA ACCOUNTS (Action May be Taken)

**6. RED ROCK REPORT ON PROPERTIES SOLD THROUGH FORECLOSURE
OR WITH ACTIVE SALES SET**

7. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

**8. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE
(Action May be Taken)**

9. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

**10. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

11. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
July 24, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager
Anneliese Gamboa	Executive Assistant

4. APPROVAL OF JULY 24, 2014 AGENDA (Action May be Taken)

5. PRESIDENT'S REPORT

6. COMMUNITY MANAGER'S REPORT

7. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

8. DIRECTOR COMMENT PERIOD

9. APPROVAL OF MINUTES FROM JUNE 26, 2014 BOARD MEETING (Action May Be Taken)

10. BIDS (Action May Be Taken)

1. Operating Budget Item – Independence Center Arts and Crafts Room Remodel
2. Operating Budget Item – Preventative Maintenance for Boilers
3. Reserve Budget Item – Seal Coating for Liberty Center Parking Lot
4. Reserve Budget Item – Exterior Stucco Painting for Anthem and Independence Centers

11. TREASURER'S REPORT (Action May Be Taken)

A. Collections Report

The Treasurer, on behalf of the Board, reviewed the June 30, 2014 Collections Report. The Association has collected \$182,490.06 year-to-date through June 30, 2014 from delinquent accounts compared to \$85,720.44 year-to-date through June 30, 2013. The delinquent accounts represented 2.11% of budgeted assessments compared to 4.21% as of June 2013.

B. Investment Report

NO ACTION ITEMS

12. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

In June 2014, the Committee reviewed requests for one casita and two home additions. For the month of June 2014, the Architectural Review Subcommittee reviewed 88 plans for exterior modifications.

NO ACTION ITEMS

B. Audit Committee

NO ACTION ITEMS

C. Communications Committee

NO ACTION ITEMS

D. Community Lifestyle Committee

ACTION ITEMS

1. Approve Pat Carrell for a two-year term as a member of Community Lifestyle Committee beginning August 1, 2014 and ending July 31, 2016.
2. Approve changes to the Chartered Club Guidelines and Rules.

E. Covenants Committee

NO ACTION ITEMS

F. Election Committee

NO ACTION ITEMS

G. Finance Committee

The Finance Committee reviewed and accepted the monthly Summary Unaudited Financial Statements for the period ending May 31, 2014. After the Board meeting, the Unaudited Financial Statements for the period ending on May 31, 2014 will be available on the SCACAI website.

ACTION ITEM

1. Accept the Summary Unaudited Financial Statements for the period May 31, 2014 as submitted and accepted by the Finance Committee.

H. Golf Course Liaison Committee

NO ACTION ITEMS

I. Health and Fitness Committee

ACTION ITEM

1. The Health and Fitness Committee recommends Joseph Palumbo for reappointment to a two-year term starting August 1, 2014 and ending July 31, 2016.

J. Management Committee

NO ACTION ITEMS

K. Properties and Grounds Committee

NO ACTION ITEMS

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Guest Policy Task Force

NO ACTION ITEMS

B. Proactive Enforcement Task Force

ACTION ITEMS

1. Accept the final report of the Proactive Enforcement Task Force.
2. Direct the Community Standards Department to process the violations remaining after the June 2014 community follow-up survey conducted by the Task Force.
3. Approve the sunset of the Proactive Enforcement Task Force.

C. Reserve Study Work Group

The Executive Summary of the 2014 Reserve Study is included in this Board Book. The complete 2014 Reserve Study prepared by Criterium Engineers is available on the SCACAI website.

ACTION ITEMS

1. Adopt the Sun City Anthem Community Association, Inc. Reserve Study for 2014 prepared by Criterium Engineers.
2. Approve the sunset of the Reserve Study Work Group.

D. Restaurant Liaison

ACTION ITEM

1. Approve the name change under which the Anthem Restaurant Partners will operate from “Vic’s” to “Café V”, and approve an amendment to the lease to allow the restaurant to close for private events no more than five (5) days per calendar year and not more than three (3) in any one calendar quarter.

E. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

F. Volunteer Coordinator

NO ACTION ITEMS

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of June 2014:

Volunteers for Month	144	Vacation Home Checks	2370
Volunteer Hours	2021	Parking Reminders	16
Open Garage Doors	50	Vehicles - Miles Driven	6476
911 Lights	0		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of June 2014:

Calls Received	200	Other Assistance	14
Home Maintenance Provided	53	Monthly Support Groups	5
Equipment Provided	80	Support Group Attendance	215
Transportation Provided	13		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

16. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on July 24, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approve the write-off of bad debt for accounts reviewed at the July 24, 2014 Executive Session in the amount of \$XXXX.

17. OTHER BUSINESS (Action May Be Taken)

1. Adoption of the Facilities Usage Manual
2. Approval of Printing Contract – Spirit Magazine – Creel Printing
3. Appointment of Web Site Development and Launch Work Group
4. Approval of a Scope of Work for the Facilities Utilization Study

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association’s web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION July 24, 2014 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Jim Long	Secretary
Tom Nissen	Treasurer
Bella Meese	Vice President of Community Relations
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager

Red Rock Financial Services:

Christie Marling	Trustee Sale Officer, Red Rock Financial Services
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**3. APPROVAL OF MINUTES FROM JUNE 26, 2014 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

**5. RED ROCK REPORT ON PROPERTIES SOLD THROUGH FORECLOSURE
OR WITH ACTIVE SALES SET**

The Board reviewed and discussed a spreadsheet illustrating the properties that the Board had directed to the foreclosure process, where a sale occurred or is set.

**6. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be
Taken)**

7. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE

8. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

**9. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

10. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
June 26, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager
Anneliese Gamboa	Executive Assistant

4. APPROVAL OF JUNE 26, 2014 AGENDA (Action May be Taken)

5. PRESIDENT'S REPORT

6. GENERAL MANAGER'S REPORT

7. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

8. DIRECTOR COMMENT PERIOD

9. APPROVAL OF MINUTES FROM MAY 22, 2014 BOARD MEETING (Action May Be Taken)

10. BIDS (Action May Be Taken)

1. Reserve Budget Item – Powder Coating – Outdoor Benches and Trash Receptacles
2. Reserve Budget Item – Pool Table Refelting

11. TREASURER'S REPORT (Action May Be Taken)

A. Collections Report

The Treasurer, on behalf of the Board, reviewed the April 30, 2014 Collections Report. The Association has collected \$125,186.27 year-to-date through April 30, 2014 from delinquent accounts compared to \$65,550.11 year-to-date through April 30, 2013. The delinquent accounts represented 2.74% budgeted assessments compared to 3.96% as of April 2013.

B. Investment Report
NO ACTION ITEMS

12. **COMMITTEE REPORTS (Action May Be Taken)**

A. Architectural Review Committee

In May 2014, the Committee reviewed requests for two home additions, one casita and one archway. For the month of May 2014, the Architectural Review Subcommittee reviewed 83 plans for exterior modifications.

ACTION ITEM

1. Approval of change in Board Policy Manual under ARC – 7.6.4 – Composition of the ARC Subcommittee. Add clarification to the fourth sentence regarding Subcommittee terms to state Subcommittee Chair instead of Subcommittee as follows: “The ARC Subcommittee Chair may recommend that a Member whose term is ending be reappointed by the ARC to serve an additional term.”

B. Audit Committee

ACTION ITEMS

1. The Audit Committee has reviewed and recommends the Board accept the December 31, 2013 Audited Financial Statements, the Management Letter and the FirstService Residential Response Letter.

C. Communications Committee

ACTION ITEM

1. The Communications Committee has reviewed and recommends the Board approve the AtHomeNet Community Web Site Agreement – Beta Web Site.

D. Community Lifestyle Committee

NO ACTION ITEMS

E. Covenants Committee

NO ACTION ITEMS

F. Election Committee

NO ACTION ITEMS

G. Finance Committee

The Finance Committee reviewed and accepted the monthly Summary Unaudited Financial Statements for the period ending April 30, 2014. After the Board meeting, the Unaudited Financial Statements for the period ending on April 30, 2014 will be available on the SCACAI website.

NO ACTION ITEMS

H. Golf Course Liaison Committee

NO ACTION ITEMS

I. Health and Fitness Committee

NO ACTION ITEMS

J. Management Committee

NO ACTION ITEMS

K. Properties and Grounds Committee

ACTION ITEMS

1. Acknowledge that the Properties and Grounds Committee has approved the Veterans Wall Modification (PIRF 06132014-01).
2. Acknowledge that the Properties and Grounds Committee has denied the Labyrinth for Liberty Center (PIRF 05212014-01).

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Guest Policy Task Force

NO ACTION ITEMS

B. Proactive Community Standard Enforcement Task Force

NO ACTION ITEMS

C. Reserve Study Work Group

NO ACTION ITEMS

D. Restaurant Liaison

NO ACTION ITEMS

E. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

F. Volunteer Coordinator

NO ACTION ITEMS

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of May 2014:

Volunteers for Month	143	Vacation Home Checks	2111
Volunteer Hours	2205	Parking Reminders	16
Open Garage Doors	86	Vehicles - Miles Driven	7360
911 Lights	6		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of May 2014:

Calls Received	172	Other Assistance	23
Home Maintenance Provided	50	Monthly Support Groups	5
Equipment Provided	89	Support Group Attendance	214
Transportation Provided	8		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

16. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on June 26, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approve the write-off of bad debt for accounts reviewed at the June 26, 2014 Executive Session in the amount of \$xxxx.

17. OTHER BUSINESS (Action May Be Taken)

1. [Approval of a new proposed Board Policy – Prohibition Against Discriminatory Acts.](#)
2. [Approval of Tennis Professional Contract.](#)

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5).* Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION June 26, 2014 @ 1:30 p.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Jim Long	Secretary
Tom Nissen	Treasurer
Bella Meese	Vice President of Community Relations
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	General Manager
Gary Leobold	Community Association Manager

Red Rock Financial Services:

Christie Marling	Trustee Sale Officer, Red Rock Financial Services
Rhonda Leavitt	Document Processing Services Supervisor, Red Rock Financial Services

3. APPROVAL OF MINUTES FROM MAY 22, 2014 EXECUTIVE SESSION (Action May be Taken).

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. RED ROCK REPORT ON FORECLOSED HOMES

A spreadsheet is provided to list all properties which have been sold through a foreclosure or have active sales set.

6. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

7. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE

8. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

**9. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

10. REVIEW OF PERSONNEL MATTERS

11. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
May 22, 2014
Freedom Hall in Independence Center at 6:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Tom Nissen	Treasurer
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager
Anneliese Gamboa	Executive Assistant

4. APPROVAL OF MAY 22, 2014 AGENDA (Action May be Taken)

5. PRESIDENT'S REPORT

6. COMMUNITY MANAGER'S REPORT

7. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

8. DIRECTOR COMMENT PERIOD

9. APPROVAL OF MINUTES FROM APRIL 24, 2014 BOARD MEETING (Action May Be Taken)

10. APPROVAL OF MINUTES FROM MAY 8, 2014 ORGANIZATIONAL MEETING (Action May Be Taken)

11. BIDS (Action May Be Taken)

1. 2014 Reserve Budget Item – Restaurant Kitchen Refrigerator/Freezer
2. Other Bids Received as of May 21, 2014

12. TREASURER’S REPORT (Action May Be Taken)

A. Financial Report

The Finance Committee completed its review of the [Unaudited Summary Financial Statements](#) prepared by FSR for the period ending March 31, 2014. After the Board meeting, the Unaudited Summary Financial Statements as of March 31, 2014, will be available on the SCACAI web site.

ACTION ITEM

1. The Treasurer recommends that in compliance with NRS 116.31083 that the Board acknowledge it has reviewed the unaudited March 2014 year-to-date financial statements of the Association, a year-to-date schedule through March 31, 2014 of the Operating and Reserve accounts compared to the 2014 approved budget, bank statements prepared by the financial institutions, and the current status of any civil action or claim submitted to arbitration or mediation in which the Association is a party.

B. Collections Report

The Treasurer, on behalf of the Board, reviewed the March 31, 2014 Collections Report. The Association has collected \$96,890.17 year-to-date from delinquent accounts compared to \$35,949.90 year-to-date March 2013. The delinquent accounts represented 2.59% budgeted assessments compared to 4.24% as of March 2013.

C. Investment Report

The investment balances as of March 31, 2014. This report is required by Section XI of the Investment Policy Protocol.

SCA Quarterly Investment Report

SUMMARY OF INVESTMENTS	3/31/2014 Amount
<u>Sun City Anthem Investments</u>	
Reserve Account	\$8,920,098
<u>Neighborhood Investments</u>	
<u>High Mesa Villas</u>	
Reserve Account	\$138,102
<u>Mountain View Villas</u>	
Reserve Account	\$172,403
<u>Canyon Crest Villas</u>	
Reserve Account	\$45,052
<u>Clubhouse Villas</u>	
Reserve Account	\$83,925
<u>Pinnacle Village</u>	
Reserve Account	\$357,032

13. COMMITTEE REPORTS (Action May Be Taken)

A. [Architectural Review Committee](#)

In April 2014, the Committee reviewed three additions, two casitas, and one golf cart garage. For the month of April 2014, the Architectural Review Subcommittee reviewed 104 plans for exterior modifications.

NO ACTION ITEMS

B. Audit Committee
NO ACTION ITEMS

C. Communications Committee
NO ACTION ITEMS

D. Community Lifestyle Committee
ACTION ITEM

1. Approval of the Paddle Tennis Club as a SCA Chartered Club.

E. Covenants Committee
NO ACTION ITEMS

F. Election Committee
ACTION ITEM

1. Approve Judith Salvage as Chair for a term beginning June 1, 2014 and ending May 31, 2015.

G. Finance Committee

The Finance Committee reviewed and accepted the year-to-date **Unaudited Summary Financial Statements for the period ending March 31, 2014**. After the Board meeting, the Unaudited Financial Statements for the period ending on March 31, 2014 will be available on the SCACAI website.

ACTION ITEMS

1. Accept the Unaudited Summary Financial Statements for the period March 31, 2014 as reviewed and accepted by the Finance Committee.
2. Accept the **Financial Analysis** for the period March 31, 2014 as submitted and accepted by the Finance Committee.
3. Accept the **2015 Budget Guidelines** as submitted and accepted by the Finance Committee.

H. Golf Course Liaison Committee
NO ACTION ITEMS

I. Health and Fitness Committee
NO ACTION ITEMS

J. Management Committee
NO ACTION ITEMS

K. Properties and Grounds Committee
ACTION ITEMS

1. Acknowledge that the Properties and Grounds Committee has denied the following PIRFs for the Liberty Center Bocce Courts: Croquet course (PIRF 11112013-01); Miniature Golf Course (PIRF 08022013-01); Tennis Court Addition (PIRF 08192013-01); Multiple Shuffleboard Courts (PIRF 11042013-02); Parking Lot Expansion (PIRF 09272013-02).
2. Acknowledge that the Properties and Grounds Committee has approved the purchase of a single portable shuffleboard court (PIRF 04282014-01) at the cost of \$2,250.

14. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Guest Policy Task Force

NO ACTION ITEMS

B. Proactive Community Standard Enforcement Task Force

NO ACTION ITEMS

C. Reserve Study Work Group

NO ACTION ITEMS

D. Restaurant Liaison

NO ACTION ITEMS

E. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

F. Volunteer Coordinator

NO ACTION ITEMS

15. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of April 2014:

Volunteers for Month	140	Vacation Home Checks	1851
Volunteer Hours	2275	Parking Reminders	28
Open Garage Doors	82	Vehicles - Miles Driven	7616
911 Lights	8		

ACTION ITEM

1. Traffic safety project for Anthem Center parking lot.

B. Community Service Club

Operational Statistics for the month of April 2014:

Calls Received	206	Other Assistance	17
Home Maintenance Provided	76	Monthly Support Groups	5
Equipment Provided	73	Support Group Attendance	217
Transportation Provided	7		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

16. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. 2014 Reserve Budget Item – Anthem Center Trash Receptacles
2. 2014 Reserve Budget Item – Liberty and Anthem Pool Umbrella Fabrics
3. 2014 Reserve Budget Item – Restaurant Kitchen Refrigerator/Freezer
4. 2014 Operating Budget Item – Pet Stations
5. 2014 Operating Budget Item – AV Consultant
6. 2014 Operating Budget Item – Independence Center Aerobics Room Doors
7. 2014 Construction Defect – Villa Stucco/Painting Repair

17. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on May 22, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approve the write-off of bad debt for accounts reviewed at the May 22, 2014 Executive Session in the amount of \$xxxx.

18. OTHER BUSINESS (Action May Be Taken)

1. [Appointment of Director Liaison Assignments.](#)
2. Replenishment of Reserve and/or Operating Funds from CD Settlement Funds for Projects Previously Completed.
3. Discussion and Possible Endorsement of [Petition against City of Henderson Rezoning Request for Sage Mountain Ranch Development Area.](#)
4. Approval of the revised [Facilities Usage Manual.](#)
5. Approval of a new Board Policy regarding the [Major Components of Association Common Elements.](#)

19. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

20. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m. and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION May 22, 2014 @ 1:30 p.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Jim Mayfield	Vice President
Jim Long	Secretary
Tom Nissen	Treasurer
Bella Meese	Vice President of Community Relations
Mike Carey	Director
Don Schramski	Director

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

Red Rock Financial Services:

Rhonda Leavitt	Document Processing Services Supervisor, Red Rock Financial Services
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3. APPROVAL OF MINUTES FROM APRIL 24, 2014 EXECUTIVE SESSION (Action May be Taken).

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. STATUS AND RECONCILIATION OF ALL SCA ACCOUNTS (Action May be Taken)

6. RED ROCK REPORT ON FORECLOSED HOMES

7. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

Red Rock Financial Services will provide background documentation to support discussion of these properties by the Board of Directors.

- 8. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE
(Action May be Taken)**
- 9. REVIEW OF BAD DEBT & WRITE-OFFS**
The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.
- 10. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**
- 11. ADJOURNMENT**

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

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

May 8, 2014 @ 1:30 p.m.

Freedom Hall

Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Tom Nissen	Director
Don Schramski	Director

Management:

Buddy Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager
Anneliese Gamboa	Executive Assistant

4. MEMBER COMMENT PERIOD *(2 minutes per person and sharing not permitted)*
Per NRS 116.31083 this period of member comments is devoted ONLY to those items listed on the agenda as an item on which action may be taken.

5. ELECTION OF BOARD OFFICERS (Action May Be Taken)

Nominations and Election of Board President
Nominations and Election of Board Vice President
Nominations and Election of Board Vice President of Community Relations
Nominations and Election of Board Secretary
Nominations and Election of Board Treasurer

6. OPENING OF BIDS

- Pet Stations (Internet Bids)
 - Zero Waste
 - Buy Zillion
 - Rakuten.com
- Bids received by May 7, 2014

7. REPLENISHMENT OF RESERVE AND/OR OPERATING FUNDS FROM CD SETTLEMENT FUNDS (Action May be Taken)

8. MEMBER COMMENT PERIOD *(2 minutes per person and sharing not permitted)*

9. ADJOURNMENT

Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: Monday through Friday 8:00 a.m. – 6:00 p.m., and the first Saturday of each month from 8:00 a.m. – 12:00 p.m. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION April 24, 2014 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

Red Rock Financial Services:

Christie Marling	Trustee Sale Officer, Red Rock Financial Services
Rhonda Leavitt	Document Processing Services Supervisor, Red Rock Financial Services

**3. APPROVAL OF MINUTES FROM MARCH 27, 2014 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)

The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. RED ROCK REPORT ON FORECLOSED HOMES

6. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

**7. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE
(Action May be Taken)**

8. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same.

**9. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

10. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
April 24, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager
Anneliese Gamboa	Executive Assistant

4. APPROVAL OF APRIL 24, 2014 AGENDA (Action May be Taken)

5. PRESIDENT'S REPORT

6. COMMUNITY MANAGER'S REPORT

7. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

8. DIRECTOR COMMENT PERIOD

9. APPROVAL OF MINUTES FROM MARCH 27, 2014 BOARD MEETING (Action May Be Taken)

10. BIDS (Action May Be Taken)

1. Operating Budget Item – Aerobic Room Double Doors at Independence Center
 - MK House Consulting, Inc.
 - Republic Glass and Mirror, Inc.
 - Vortex
2. Reserve Budget Item – Trash Can Boxes
 - Custom Cabinets of New York
 - JZL Designs
 - Desert Cabinets

3. Other Bids Received as of April 23, 2014

11. TREASURER'S REPORT

A. Collections Report

The Treasurer and Assistant Treasurer, on behalf of the Board, reviewed the February 28, 2014 Collections Report. The Association has collected \$88,244.56 year-to-date from delinquent accounts compared to \$29,886.37 year-to-date February 2013. The delinquency percentage from 2014 Budgeted Assessments of \$7,858,400 was 3.08% compared to 3.89% as of February 2013.

B. Investment Report

NO ACTION ITEMS

12. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

In March, the Committee reviewed five home additions, one casita, and two patio enclosures. For the month of March 2014, the Architectural Review Subcommittee held two plan reviews and reviewed 90 plans for exterior modification.

NO ACTION ITEMS

B. Audit Committee

NO ACTION ITEMS

C. Communications Committee

NO ACTION ITEMS

D. Community Lifestyle Committee

ACTION ITEMS

1. Approve Rex Weddle as Lifestyle Committee Chair effective June 1, 2014 through May 31, 2015.
2. Reconsider SCA Entertainment Club Guests' Restrictions.

E. Covenants Committee

NO ACTION ITEMS

F. Election Committee

ACTION ITEM

1. Approve Linda Krivec and Sandra Pack to be members of the Election Committee for a two year term beginning June 1, 2014 and expiring May 31, 2016.

G. Finance Committee

The Finance Committee reviewed and accepted the monthly Unaudited Summary Financial Statements for the period ending February 28, 2014. After the Board meeting, the Unaudited Financial Statements for the period ending on February 28, 2014 will be available on the SCACAI website.

NO ACTION ITEMS

H. Golf Course Liaison Committee

NO ACTION ITEMS

I. Health and Fitness Committee

NO ACTION ITEMS

J. Management Committee

NO ACTION ITEMS

K. Properties and Grounds Committee

ACTION ITEMS

1. Acknowledge that the Properties and Grounds Committee has approved the following PIRFs: Arts and Crafts lockers (PIRF 033122014-01) - \$2,000; Stair Climbing Machine at Anthem Center (PIRF 04012014-0) - \$6,000; Bulletin Boards for Anthem Center Vestibule (PIRF 04022014-01) – one bulletin board.
2. Consider a long term organized professional approach to space issues involving all three buildings. Woodchips, Community Patrol and other clubs are asking for more space. Construction costs for all projects could be \$ 400,000 plus. This issue will be addressed under item 17.2.

13. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Guest Policy Task Force

ACTION ITEM

1. Approve revision to Guest Policy as recommended by the Guest Policy Task Force.

B. Management Agreement Negotiating Team

ACTION ITEM

1. Sunset the Management Agreement Negotiating Team.

C. Proactive Community Standard Enforcement Task Force

NO ACTION ITEMS

D. Reserve Study Work Group

NO ACTION ITEMS

E. Restaurant Liaison

NO ACTION ITEMS

F. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

G. Volunteer Coordinator

NO ACTION ITEMS

14. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of MARCH 2014:

Volunteers for Month	142	Vacation Home Checks	1267
Volunteer Hours	2618.5	Parking Reminders	14
Open Garage Doors	93	Vehicles - Miles Driven	8331
911 Lights	3		

ACTION ITEM

1. Approve the Community Patrol request that its appeal of the Properties and Grounds Committee decision to deny the Community Patrol’s proposal for the SCACP Building expansion be deferred and be sent back to the Properties and Grounds Committee for reconsideration.

B. Community Service Club

Operational Statistics for the month of MARCH 2014:

Calls Received	185	Other Assistance	17
Home Maintenance Provided	59	Monthly Support Groups	5
Equipment Provided	91	Support Group Attendance	349
Transportation Provided	3		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

15. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. 2014 Reserve Budget Item – Fitness Equipment

- Treadmills
- Ellipticals
- Stationary Bikes

16. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on April 24, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approve the write-off of bad debt for accounts reviewed at the April 24, 2014 Executive Session in the amount of \$xxxx.

17. OTHER BUSINESS (Action May Be Taken)

1. Initiate enforcement of exposed Republic Services trash cans in the Villa neighborhoods as of June 1, 2014.
2. Approve obtaining an Independent Facilities Utilization Study.
3. Appeal of PIRF 02102014-01 Billiard Room Electronic Scorers.
4. Approval of a Board Policy on obtaining legal advice.

18. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

19. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION March 27, 2014 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

**3. APPROVAL OF MINUTES FROM FEBRUARY 27, 2014 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)
The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. STATUS AND RECONCILIATION OF ALL SCA ACCOUNTS (Action May be Taken)

6. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

Red Rock Financial Services will provide background documentation to support discussion of these properties by the Board of Directors.

**7. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE
(Action May be Taken)**

8. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

- 9. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**
- 10. LEGAL ISSUES (Action May be Taken)**
- 11. ADJOURNMENT**

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
March 27, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL/ESTABLISH QUORUM**
Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager
Anneliese Gamboa	Executive Assistant
- 4. PRESIDENT'S REPORT**
- 5. APPROVAL OF MARCH 27, 2014 AGENDA (Action May be Taken)**
- 6. MEMBER COMMENT PERIOD**
Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.
- 7. DIRECTOR COMMENT PERIOD**
- 8. APPROVAL OF MINUTES FROM FEBRUARY 20, 2014 BOARD POLICY MANUAL DEVELOPMENT MEETING (Action May Be Taken)**
- 9. APPROVAL OF MINUTES FROM FEBRUARY 27, 2014 BOARD MEETING (Action May be Taken)**
- 10. BIDS (Action May Be Taken)**
 1. Reserve Item – Umbrella Shade Fabric at Anthem Center and Liberty Center
 - Accent Awnings & Shades of Las Vegas
 - Renu Casual Furniture
 - Metro Awnings & Iron, Inc.
 2. Reserve Item – Fitness Equipment
 - Ellipticals only

- Advanced Exercise Equipment
 - Cybex
 - Technogym
 - The Dumbbell Man
 - Opti-Fit
 - Stationary Bikes only
 - Advanced Exercise Equipment
 - Cybex
 - Technogym
 - The Dumbbell Man
 - Opti-Fit
 - Treadmills only
 - Advanced Exercise Equipment
 - Cybex
 - Technogym
 - The Dumbbell Man
 - Opti-Fit
 - Woodway USA Inc.
 - Combined Bids – all three types of equipment
 - Advanced Exercise Equipment
 - Technogym
 - Opti-Fit
3. Other Bids Received as of March 26, 2014

11. COMMUNITY MANAGER’S REPORT

12. INVESTMENT REPORT (Action May Be Taken)

There were no investment transactions during the period from January 2014 through January 31, 2014.

NO ACTION ITEMS

13. TREASURER’S REPORT

A. Collections Report

The Treasurer and Assistant Treasurer, on behalf of the Board, reviewed the January 31, 2014 Collections Report and calculation of the percent of delinquent accounts. During January, the Association collected \$41,895.92 of delinquent accounts compared to \$11,857.91 in January of 2013. The percentage of delinquent accounts as of January 2014 was 3.78% compared to 3.94% as of January 2013.

NO ACTION ITEMS

14. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

In February, the Committee reviewed six home additions and one patio enclosure. For the month of February 2014, the Architectural Review Subcommittee held two plan reviews and reviewed 106 plans for exterior modification.

NO ACTION ITEMS

B. Communications Committee

ACTION ITEM

1. Approve Jan Lane as new member of the Communications Committee for a two-year term to begin on April 1, 2014, and conclude April 30, 2016.

C. Community Lifestyle Committee

ACTION ITEM

1. Approval of SCA Entertainment Club as a SCA Chartered Club.

D. Covenants Committee

NO ACTION ITEMS

E. Election Committee

NO ACTION ITEMS

F. Finance Committee

The Finance Committee reviewed and accepted the monthly unaudited Summary Financial Statements for the period ending January 31, 2014. After the Board meeting, the unaudited Financial Statements for the period ending on January 31, 2014 will be available on the SCACAI website.

ACTION ITEMS

1. Accept the 2014 Annual Chartered Club Compliance Review as submitted and accepted by the Finance Committee.
2. Approve the Finance Committee recommendation to appoint Lennard Grodzinsky as Finance Committee Chair for a one-year term to begin on May 1, 2014 and conclude on April 30, 2015.
3. Accept the Finance Committee updated 2014 Strategic Plan.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

ACTION ITEMS

1. Acknowledge the proposed upgrade for the Model Village Lot at the corner of Williamsport and Americana for further vetting and consideration in the 2015 Capital Budget, not to exceed \$15,000.
2. Acknowledge the proposal for a bike stand for the Community Patrol Building for consideration in the 2015 Operating Budget, total expenditure not to exceed \$300.
3. Consider major expansion project at Independence Center requested by Woodchips (PIRF 03032014-03). Cost will be in excess of \$200,000.
4. Acknowledge that Properties and Grounds have rejected two PIRFs: Electronic Scoring for Billiard Room (PIRF 02102014-01) and Community Patrol Building Expansion (PIRF 11042013-04).

15. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Annual Audit Task Work Group

ACTION ITEM

1. Approval of Engagement Letter from Kondler & Associates to perform the 2014 audit and tax work in the amount of \$26,000.

B. Guest Policy Task Force

NO ACTION ITEMS

C. Management Agreement Negotiating Team

ACTION ITEMS

1. Acknowledgement of Kondler & Associates Comfort Letter.

D. Proactive Community Standard Enforcement Task Force

NO ACTION ITEMS

E. Reserve Study Work Group

NO ACTION ITEMS

F. Restaurant Liaison

NO ACTION ITEMS

G. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

H. Volunteer Coordinator

NO ACTION ITEMS

16. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of FEBRUARY 2014:

Volunteers for Month	143	Vacation Home Checks	1131
Volunteer Hours	2093	Parking Reminders	15
Open Garage Doors	78	Vehicles - Miles Driven	7728
911 Lights	3		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of FEBRUARY 2014:

Calls Received	203	Other Assistance	19
Home Maintenance Provided	61	Monthly Support Groups	5
Equipment Provided	85	Support Group Attendance	269
Transportation Provided	9		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

17. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Operating Item – Volunteer Appreciation Luncheon at M Resort
2. Construction Defect – Villa Roof Repairs
3. Capital Item – Arc Trainer
4. Capital Item – Rowers

18. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on March 27, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approve the write-off of bad debt for accounts reviewed at the March 27, 2014 Executive Session in the amount of \$XXXX.

19. OTHER BUSINESS (Action May Be Taken)

1. Adoption of Board Policy Manual.
2. Discussion of possible Board position regarding Sage Mountain Ranch Development and other Henderson Executive Airport issues.
3. Approval of additional Vic's signage at Anthem Center entrance monument.
4. Renewal of the Creel Printing Agreement for printing services for the Spirit magazine.
5. Approve the proposal to design and produce a new SCA community map.
6. Approval of new Management Contract with FirstService Residential.
7. Appointment of Management Committee.

20. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

21. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION February 27, 2014 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

**3. APPROVAL OF MINUTES FROM JANUARY 23, 2014 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)
The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. STATUS OF ALL SCA ACCOUNTS AT RRFS (Action May be Taken)

6. REVIEW OF PRE-COLLECTION ACCOUNTS (Action May be Taken)

7. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

Red Rock Financial Services will provide background documentation to support discussion of these properties by the Board of Directors.

**8. REVIEW OF PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE
(Action May be Taken)**

9. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

**10. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

11. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS REGULAR MEETING
February 27, 2014
Freedom Hall in Independence Center at 1:30 p.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

4. PRESIDENT'S REPORT

5. APPROVAL OF FEBRUARY 27, 2014 AGENDA (Action May be Taken)

6. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

7. DIRECTOR COMMENT PERIOD

8. APPROVAL OF MINUTES FROM JANUARY 23, 2014 BOARD MEETING (Action May be Taken)

9. BIDS (Action May Be Taken)

1. Any bids received as of February 26, 2014

10. COMMUNITY MANAGER'S REPORT

11. INVESTMENT REPORT

The investment balances as of December 31, 2013. This report is required by Section VI paragraph g of the Investment Policy Protocol.

NO ACTION ITEMS

SCA Quarterly Investment

Report

SUMMARY OF INVESTMENTS

12/31/2013

Amount

Sun City Anthem Investments

Reserve Account

\$8,924,337

Neighborhood Investments

High Mesa Villas

Reserve Account

\$138,272

Mountain View Villas

Reserve Account

\$172,578

Canyon Crest Villas

Reserve Account

\$45,208

Clubhouse Villas

Reserve Account

\$84,087

Pinnacle Village

Reserve Account

\$357,301

12. TREASURER'S REPORT

A. Collections Report

The Treasurer and Assistant Treasurer, on behalf of the Board, reviewed the 2013 Collections report and calculation of the percent of delinquent accounts. During 2013, the Association collected \$157,323 of delinquent accounts compared to \$215,983 in 2012. The percentage of delinquent accounts as of the end of 2013 was 4.06% compared to 3.54% as of the end of 2012.

ACTION ITEM

1. The Treasurer and Assistant Treasurer recommend that in compliance with NRS 116.31083 that the Board acknowledge it has reviewed the unaudited December 2013 year-to-date financial statements of the Association, a year-to-date schedule through December 31, 2013 of the Operating and Reserve accounts compared to the 2013 approved budget, bank statements prepared by the financial institutions, and the current status of any civil action or claim submitted to arbitration or mediation in which the Association is a party.

13. COMMITTEE REPORTS (Action May Be Taken)

A. Architectural Review Committee

In January, the Committee heard one appeal, approved three patio enclosures, and one casita and one golf cart garage. For the month of January 2014, the Architectural Review Subcommittee held two plan reviews, and reviewed 72 plans.

NO ACTION ITEMS

B. Communications Committee

NO ACTION ITEMS

C. Community Lifestyle Committee

NO ACTION ITEMS

D. Covenants Committee

ACTION ITEM

1. Approve [Patricia Prevosto](#) for the position of committee member on the Covenants Committee for the term beginning March 1, 2014 to February 29, 2016.

E. Election Committee

ACTION ITEM

1. Correction to the terms of Wes McGlaughlin and Mike Picciano such that each will serve on the Election Committee through May 31, 2015 instead of January 31, 2016.

F. Finance Committee

The Finance Committee reviewed and accepted the unaudited Summary Financial Statements as of December 31, 2013 and forwards them to the SCACAI Board for acceptance. After the Board meeting, the unaudited financial reports for the period ending on December 31, 2013 will be available on the SCACAI website.

ACTION ITEMS

1. Accept the Summary Unaudited Financial Statements as of December 31, 2013.
2. Accept the December 31, 2013 financial analysis as of December 31, 2013.
3. Approve the Finance Committee recommendation to accept the proposed 2015 Budget Master Schedule.
4. Approve the Finance Committee recommendation to accept the 2014 Finance Committee Objectives to:
 - a. Complete a Five Year Financial Plan for Sun City Anthem by March 31, 2015; and
 - b. Define and Implement Budget Format Revisions for the 2015 budget process.

G. Golf Course Liaison Committee

NO ACTION ITEMS

H. Health and Fitness Committee

NO ACTION ITEMS

I. Properties and Grounds Committee

ACTION ITEMS

1. Approve the following members to the Villas Advisory Board for the term beginning February 1, 2014 ending January 31, 2016: Anita DeSouza, Ed Bryant, Trudy Mattson, Jackie Mars and Brenda Graf.
2. Approve the following members to the Pinnacle Advisory Board for the term beginning February 1, 2014 ending January 31, 2016: Edward Yesser, George Frankhouser and Donna Dickey.
3. The Properties and Grounds Committee recommends the Board acknowledge receipt of the following information regarding P&G's review of four PIRF's: three approved and one denied. The Committee approved the following proposals for the 2015 capital budget: Model Village Lot (PIRF 11042013-01) - cost not to exceed \$25,000; Hiking Club Mile Markers (PIRF09272013-01) - cost not to exceed \$3,000; and Knox Room Shades (PIRF01172014-01) - cost not to exceed \$3,000. The following proposal was denied: Lower Gallery Door Tint (PIRF10302013-02).

14. AD-HOC WORK/ADVISORY GROUPS (Action May Be Taken)

Periodic updates may be provided by Directors or others.

A. Annual Audit Task Work Group

NO ACTION ITEMS

B. Guest Policy Task Force

NO ACTION ITEMS

C. Management Agreement Negotiating Team

NO ACTION ITEMS

D. Proactive Community Standard Enforcement Task Force

NO ACTION ITEMS

E. Reserve Study Work Group

NO ACTION ITEMS

F. Restaurant Liaison

NO ACTION ITEMS

G. Villa/Pinnacle Advisory Groups

NO ACTION ITEMS

H. Volunteer Coordinator

NO ACTION ITEMS

15. SERVICE GROUPS (Action May Be Taken)

A. Community Patrol

Operational Statistics for the month of JANUARY 2014:

Volunteers for Month	138	Vacation Home Checks	1317
Volunteer Hours	2218.5	Parking Reminders	12
Open Garage Doors	75	Vehicles - Miles Driven	2760
911 Lights	5		

NO ACTION ITEMS

B. Community Service Club

Operational Statistics for the month of JANUARY 2014:

Calls Received	166	Other Assistance	8
Home Maintenance Provided	73	Monthly Support Groups	5
Equipment Provided	89	Support Group Attendance	273
Transportation Provided	8		

NO ACTION ITEMS

C. Sun City Anthem Television

NO ACTION ITEMS

16. EXPENDITURES AND CONTRACTS (Action May Be Taken)

1. Operating Item – Perimeter Wall Repair – Cedco, Inc. - \$4,288.00

17. REVIEW OF BAD DEBT & WRITE-OFFS (Action May Be Taken)

The Board of Directors, in Executive Session on February 27, 2014, reviewed the possible write off of bad debt.

ACTION ITEM

1. Approve the write-off of bad debt for accounts reviewed at the February 27, 2014 Executive Session in the amount of \$332.92.

18. OTHER BUSINESS (Action May Be Taken)

1. Ratification of decision to allow St. Rose Dominican Health Foundation, a not-for-profit organization, to use the Delaware Room on March 29, 2014 free of charge.

2. Complaint by member that SCA Board violated governing documents by permitting a resident to use Association facilities in a for-profit enterprise.

19. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

20. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. See, NRS 116.31083(5). Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5815.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS BOARD POLICY MEETING
February 20, 2014
Delaware Room in Anthem Center at 10:00 a.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

4. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

5. BIDS (Action May be Taken)

1. Construction Defect – Pinnacle – Affordable Striping and Sealing LLC
2. Construction Defect – Pinnacle – American Pavement Preservation
3. Construction Defect – Pinnacle – Excel Concrete and Coatings
4. Construction Defect – Pinnacle – Precision Paving Co.
5. Construction Defect – Pinnacle – Sunrise Paving Inc.
6. Any Other Bids Received by February 19, 2014

6. BOARD POLICY MANUAL DEVELOPMENT (Action May be Taken)

The Board will continue the drafting and discussion of a Board Policy Manual.

ACTION ITEMS

1. Development of new [Board Policy Manual](#).

7. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

8. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS EXECUTIVE SESSION January 23, 2014 @ 9:00 a.m. Anthem Center Conference Room

AGENDA

1. CALL TO ORDER

2. ESTABLISHMENT OF QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

**3. APPROVAL OF MINUTES FROM DECEMBER 5, 2013 EXECUTIVE SESSION
(Action May be Taken).**

4. ACCOUNT REQUESTS, APPEALS & HEARINGS (Action May Be Taken)
The Board of Directors will deliberate regarding unit owner appeals from imposition of fines and/or penalties by Committee and take action on other appeal requests.

5. STATUS OF ALL SCA ACCOUNTS AT RRFs (Action May be Taken)

6. REVIEW OF POTENTIAL FORECLOSURE PROPERTIES (Action May Be Taken)

7. UPDATE ON PROPERTIES PREVIOUSLY ACTIONED FOR FORECLOSURE

8. REVIEW OF BAD DEBT & WRITE-OFFS

The Board will discuss the collectability from particular unit owners and potential write-offs for the same. Write-off amounts to be discussed and decided in regular session.

**9. REVIEW OF INSURANCE CLAIMS AND INCIDENT/ACCIDENT REPORTS
(Action May Be Taken)**

10. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m.- 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.

SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.
BOARD OF DIRECTORS BOARD POLICY MEETING
January 16, 2014
Delaware Room in Anthem Center at 10:00 a.m.
Henderson, Nevada 89052

AGENDA

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL/ESTABLISH QUORUM

Board of Directors:

Jean Capillupo	President
Dan Forgeron	Vice President
Bella Meese	Vice President of Community Relations
Jim Long	Secretary
Mike Carey	Assistant Secretary
Jim Mayfield	Treasurer
Jerry Gardberg	Assistant Treasurer

Management:

William Jarrett	Assistant Community Association Manager
Gary Leobold	Assistant Community Association Manager

4. MEMBER COMMENT PERIOD

Members are encouraged to comment on items listed on the agenda. Please state your name and limit your comments to two minutes.

5. BIDS (Action May be Taken)

1. Election Ballots Printing and Mailing
 - o Rapid Color
 - o Creel
 - o AB Printing
2. Construction Defect – Villa Roof Repairs
 - o Roofing Southwest
 - o PRS
3. Construction Defect – Villa Stucco Repairs
 - o D&R Paint
 - o Empire Painting
 - o Unforgettable Coating
4. Construction Defect – Concrete Repair - Replacement
 - o MK House Consulting
 - o Cartwright Concrete
 - o J&J Enterprise
5. Other Bids Received by January 15, 2014

6. BOARD POLICY MANUAL DEVELOPMENT (Action May be Taken)

The Board will continue the drafting and discussion of a board policy manual.

ACTION ITEMS

1. Development of new [Board Policy Manual](#).
2. Incorporation of past [Board policies and decisions](#).

7. MEMBER COMMENTS

Members are encouraged to comment on any Association issue. Please state your name and limit your comments to two minutes.

8. ADJOURNMENT

In accordance with NRS 116.31083 the above agenda shall serve as notice of the Board of Directors meeting for the Sun City Anthem Community Association, Inc. Please note in the event of an emergency as defined in NRS 116.31083(12), the Board may take an action on an item that is not listed on the agenda as an item on which action may be taken. *See, NRS 116.31083(5)*. Homeowners are permitted to speak to the association or executive board, unless the executive board is meeting in executive session. At the beginning of every Board Meeting, there is a member comment period for comments relating to agenda items only. At the end of every Board Meeting, there is member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment periods. Agendas for the Board Meeting are available on the Monday prior to the meeting from the Administrative Office in the Anthem Center and on the Association's web site (www.sca-hoa.org). The Agenda is also posted on the Monday prior to the Board Meeting on the Community bulletin board in the Anthem Center. Homeowners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the homeowner, or in paper format at a cost not to exceed \$.25 per page for the first ten pages, and \$.10 per page thereafter. Copies of the minutes from a Board of Directors meeting are available from the Administrative Office. Audio copies of a Board of Directors meeting are available from the Administrative Office upon request at a cost of \$2.00 per disc. The Management Office is located in the Anthem Center, 2450 Hampton Road, Henderson, Nevada 89052. Office Hours are: 8:00 a.m. – 4:00 p.m., Monday, Tuesday, Thursday and Friday; 8:00 a.m. - 6:30 p.m., Wednesday; and the first Saturday of each month from 9:00 a.m. – 1:00 p.m. or the second Saturday if the first Saturday falls on a holiday. The telephone number for obtaining an agenda is 614-5805.