

Special Member Meeting Called by the SCLA Board of Directors

Date: May Board Meeting, Tuesday, 4 May 2010

Time: 7.30 PM

Place: Sunset Canyon Baptist Church, 4000 E Hwy 290

Agenda: Member vote needed for the following two (2) motions,

Motion #1: The SCLA Board is requesting that members approve an expenditure of an estimated \$1000 to obtain a written legal interpretation on the official authority of the SCLA on issues such as, voluntary & mandatory memberships, construction reviews, and deed restrictions. The SCLA Architectural Review Committee voted unanimously that this is the most important issue to the committee. The Board agreed that this issue is very important and is asking for a vote from the members on this expenditure per Section 12.01 of the By-Laws of Sunset Canyon Landowners Association, which require membership approval for expending funds on or incurring any obligations for legal or professional services. This legal opinion is to be used by the existing, and future Boards of Directors, to guide the Association in official matters.

The Architectural Review Committee has obtained an estimate from lawyers who are members of the Community Associations Institute, a national organization that provides education, tools and resources to people who govern and manage homeowners associations.

Motion #2: The SCLA Board is requesting that the members approve an expenditure of up to \$2500 per year to purchase liability insurance to insure the Board of Directors and committee members against legal action taken due to their positions in the Sunset Canyon Landowners Association. This is a maximum amount and could be significantly less (\$1000) depending upon the legal opinion as described in Motion #1 above and the quantity of properties for which the Association has authority.

The Board is currently bearing personal risk, for voluntary positions, to provide services to the landowners of the Sunset Canyon neighborhood in which most residents are not members. This is a situation that must be resolved if a SCLA Board of Directors is to act successfully on behalf of its members.

The Architectural Review Committee has obtained an estimate from insurance agencies who are members of the Community Associations Institute, a national organization that provides education, tools and resources to people who govern and manage homeowners associations.

