

Earlier this year the Consent Committee held eight town hall meetings to receive feedback from residents on the proposed changes to Sun City Grand's CC&Rs and Bylaws. These were attended cumulatively by nearly 1,000 people. As a result, the following changes are being proposed for homeowner approval:

1. Neighborhood Rep program

The original proposed CC&Rs removed all references to the Neighborhood Rep program. Our current CC&Rs specify a number of requirements of the program that we do not comply with or are not in our best interest. The committee felt that it was better to remove the references and allow the Board, CAM, and the Neighborhood Reps to develop a new program that would better fit our needs and current practices. There was never any intention to eliminate the program.

At the town hall meetings, residents expressed concern that by removing the Neighborhood Rep program from the CC&Rs, future Boards might choose to simply do away with the program. Therefore, the committee recommended, and the Board approved, an insertion into the Bylaws (3.18) stating that the Board will maintain a Neighborhood Rep program.

2. Limit on Special Assessments

The committee originally proposed that the limit on special assessments be increased from 5% of the annual budget to 15%. It was felt that, in the event of an emergency requiring a special assessment, 5% would likely be inadequate to cover the Association's needs. This was perhaps the strongest pushback we heard from the residents, and so the limit was returned to 5%.

3. Two signatures on checks and contracts

The proposed documents were silent on the requirement to have two signatures on checks and stated that one signature on contracts would be sufficient. The residents were concerned that this would expose the Association to risk.

The association has always required, although not stated in the documents, two signatures on checks and contracts. The committee, and the Board, felt that the residents made a sound argument and we have revised the proposed Bylaws (4.6 and 4.7) to require two signatures on everything.

We thank the residents for their participation and contributions to the governing documents. After all, it is their community.

