

Inspection of Association Books and Records by Members A.R.S. 33-1805

All financial and other records of the association shall be reasonably available for examination by any member or any person designated by the member in writing as the member's representative. Books and records kept by or on behalf of the Association and the Board may be withheld from disclosure to the extent that the portion withheld relates to any of the following:

1. Privileged communications between an attorney for the Association and the Association.
2. Pending Litigation.
3. Meeting minutes or other records of a session of an Executive Board meeting.
4. Personal, health or financial records of an individual member of the Association, an individual employee of the Association or an individual employee of a contractor for the Association
5. Records relating to the job performance of, compensation of or health record of or specific complaints against an individual employee of the Association or an individual employee of a contractor of the Association who works under the direction of the association.

Legislation entitles owners to see Association books and records pertaining to “contemplated” litigation. An Association cannot charge a member for making books and records available for review. An Association has ten (10) business days for submittal of a request by owner or an owner's designated agent to make records available or copies of the requested records. The Association can charge up to 15 cents per page for copies of records.

The Association shall not be required to disclose financial and other records of the Association if disclosure would violate any state or federal law.