



Sun Ranch Owners' Association

NEWSLETTER and NOTICE OF SPECIAL MEETING

Date: Saturday, OCTOBER 10, 2009

Time: 9:00 am

Place: Sun Ranch Headquarters

Agenda:

- Determine if we have a quorum
- Vote to seat five Board of Directors (See "Board of Directors & Officers" section below)
- Finalize the Amendments voting (See "Proposed Amendments" section below)

SOME HISTORY OF THE LAST FEW MONTHS

Let's start with the annual meeting. Last year's annual meeting (June 2008) was the longest on record with all the arguing, fussing and complaining. This year's annual meeting was the shortest on record. At this year's annual meeting, we barely got through counting all the proxies to determine if we had a quorum when a motion was made to end the meeting based on the claim that the annual meeting was "illegal" (in their words) because of a technicality, a very small technicality I will add. The following is important for all association members to understand what happened.

- The by-laws (Article V – Meetings of Members, Section 2 – Annual Meeting) specify that the annual meeting must send notice at least 30 days prior to the meeting date AND include the date, time, location and the "general nature of business or proposal to be considered or acted upon at such meeting" (in other words, an agenda).
- So, the issue in the motion was the fact that the April newsletter did not include the annual meeting's agenda. It did indicate the date, time and location and it did meet the 30 day notice requirement.
- However, the newsletter that was sent in June did not meet the requirement for 30 days notice but it DID have an agenda (along with date, time & location).
- We figured people could put two and two together with the two newsletters.

BOARD OF DIRECTORS and OFFICERS

In addition to the above, another matter needs to be communicated to all association members because it is fundamental to following the by-laws for electing a Board and officers:

Per the by-laws (Article VI – Directors, Section 2 - Number and Qualifications, and Article VII – Officers, Section 1 – General) a Board of Directors, commonly referred to as "The Board", is to be made up of 5 people elected by you the property owners. "The Board" then appoints the officers; president, treasurer, secretary and as many vice presidents as needed. The officers do all the work while "The Board" oversees what the officers do.

Many years ago this process (of a Board appointing officers) went to the wayside because the property owners of Sun Ranch couldn't find 10 people to run or volunteer for "The Board" and for the officers positions. As a result, "The Board" had to do the officers work, thus "The Board" positions became one and the same with the officers. It has been this way for years and years now (long before this current board).