

2014

WVHOA Newsletter

NOVEMBER 2014



WEST VALLEY HOMEOWNER ASSOCIATIONS

BOARD OF DIRECTORS:

Colleen Lombard, PCAM, President
602-689-1686
calombard@cox.net

Curtis Ekmark, Vice President
480-922-9292
curtis@ekmarklaw.com

Rocky Roccanova, Secty/Treas
623-221-0470
rockyscg@yahoo.com

November's Luncheon Meeting: HOA Litigation Issues

The next meeting of the West Valley Homeowner Associations will be November 5 - Litigation Issues Facing HOAs. WVHOA Vice President, Curtis Ekmark, will review the latest litigation trends within HOAs.

We'll be meeting on November 5 at 11:45 a.m. in the Hopi Room, Chaparral Center in Sun City Grand, 19781 N. Remington Drive in Surprise. Cost for the luncheon is \$10. Lunch will be served from 11:45 to noon and the program will start promptly at noon.

Please make your reservations by contacting Rocky Roccanova at rockyscg@yahoo.com or 623-221-0470. Reservations must be received by 5:00 p.m. on Friday, October 31.

Payment for the luncheon may be made by cash or check (personal or business check) at the door only. We are not able to accept "pre-payment" for the luncheon meetings.

Reminder:

In order to provide plenty of food for the luncheons, it would be sincerely appreciated if all reservations are e-mailed no later than 5:00 p.m. on Friday, October 31.

Please e-mail or phone reservation requests to Rocky Roccanova at: rockyscg@yahoo.com or 623-221-0470.

Thank you.

Meetings are held in the Hopi Room of the Chaparral Center, 19781 N. Remington Drive in Sun City Grand. Sun City Grand is located on the west side of Grand Avenue, about five miles past the Bell Road intersection. Turn west onto Sunrise and take it to the second intersection, which is Remington. The Chaparral Center is located about .2 of a mile on the right side of Remington Drive adjacent to the Sonoran Plaza.

Homeowners Association Committees

A question often arises as to whether certain meetings of board or committee members constitute “board meetings” that must be open to association members and duly noticed under the law. In general, if a majority of the board members are congregating anywhere to discuss association business, this constitutes a board meeting, and must be noticed and open to association members. Likewise, if the board appoints a committee and a majority of the board is part of that committee, a meeting of the committee may be considered a board meeting, and should, therefore, be noticed and open to association members. This is true even if non-board members are also serving on the committee.

A general rule of thumb to remember is if a majority of the board members are gathering in any capacity to address association business, this gathering constitutes a board meeting, which must be open and duly noticed to the association members.

Benefits of Attending WVHOA Meetings

As part of your membership in WVHOA, you receive the WVHOA Newsletter. While this contains information regarding homeowners associations, you still derive additional benefits by attending the meetings. For example, our speakers usually provide detailed handouts pertaining to our meeting topics. Also, you get to meet other association board members and discuss and share ideas.

We hope to see you on November 5!