



JIM GIBBONS
Governor

LINDSAY WAITE
Ombudsman

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
REAL ESTATE DIVISION

OFFICE OF THE OMBUDSMAN FOR OWNERS IN
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS
CICombudsman@red.state.nv.us
<http://www.red.state.nv.us>

DIANNE CORNWALL
Director

ANN M. McDERMOTT
Administrator

November 5, 2008

Board of Directors
Sun City Anthem Community Association
c/o RMI, Terry DaSilva, CMCA
2450 Hampton Rd
Henderson, NV, 89052

Certified Mail Return Receipt Requested
7008 1300 0000 9868 5313

Re: Case # IS-07-1588

Dear Executive Board of Directors;

The State of Nevada Real Estate Division (Division), Office of the Ombudsman for Owners in Common Interest Communities and the Nevada Attorney Generals office have reviewed the above referenced Intervention case and has completed its investigation.

During this investigation it was determined that all of the Board of Directors appear to be applying the best business judgment rule and appear to want to do what is best for the association.

However, the Division has identified the following areas the Sun City Anthem Community Association needs to be aware of and instructed upon.

The documents provided to the Division by the Board of Directors (BOD) during this investigation document that the BOD were holding meetings, work shops and making decisions during these meetings and / or work shops. Additionally it appears that the BOD was making decisions for the association business via e-mails and over the telephone.

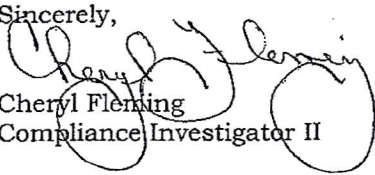
Please be advised that these types of meetings, work shops, decisions via e-mail and telephone are not in compliance with NRS 116.31085.

This letter will serve as a Letter of Instruction that if the current Board of Directors should engage in such conduct in the future, it may be subject to disciplinary action by the Commission for Common Interest Communities.

This decision to close this matter is made without prejudice. The Division reserves the right to reopen its investigation should such action be warranted.

If you have any questions, please contact the investigator at (702) 486-4480

Sincerely,


Cheryl Fleming
Compliance Investigator II

Cc: file

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