

**RESOLUTION OF THE BOARD OF DIRECTORS OF SHEA PATIO VILLAS HOMEOWNERS ASSOCIATION, INC.
ADOPTING REVISED POLICIES FOR OPEN MEETINGS AND EXECUTIVE SESSIONS**

WHEREAS, the Arizona Court of Appeals issued a binding decision in *AZNH Revocable Trust v. Sunland Springs Village Homeowners Association* (April 2026) emphasizing transparency and mandating that all formal motions, votes, and final decisions must occur in properly noticed open meetings; and

WHEREAS, A.R.S. § 33-1804(A) designates specific, limited topics that may be discussed in an executive or closed session (e.g., legal advice, litigation, personnel, and individual member appeals/violations); and

WHEREAS, the Shea Patio Villas Homeowners Association, Inc. Board of Directors seeks to formalize its meeting protocols to ensure absolute compliance with state laws and avoid any potential legal challenges;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following meeting policies:

1. General Open Meeting Requirements

- All meetings of the Board of Directors shall be open to all members of the Association, except those pursuant to A.R.S. 33-1804(A)(1)-(5)
- Notices and agendas for all regular and special Board meetings shall be made available to members in advance. The notice and agenda will be posted on the Association's website/community bulletin board and emailed to members at least forty-eight (48) hours in advance of the meeting.

2. Closed or Executive Sessions

- Executive/Closed sessions are strictly reserved for discussion only of the confidential or privileged topics specifically authorized by A.R.S. § 33-1804(A), including but not limited to:
 - Legal advice or contemplated litigation.
 - Personal, health, or financial information of an individual member or employee.
 - Job performance or specific complaints against an individual employee/contractor.
 - Member appeals of violation citations or penalties, unless the affected member requests it be held in open session.
- Under no circumstances shall the Board vote, make a motion, or take final action in an executive session. All votes and final decisions must take place in an Open session.

3. Setting the Agendas

- Agendas for Open and Closed sessions may be set by the Board President and/or the community management representative.

4. Agenda Requirements

- Agendas for Open meetings shall be reasonably specific to inform owners of actions taken at the meeting, including all "Action Items" upon which the Board intends to vote.

- Agendas for Executive/Closed sessions must describe the general topic and shall not simply cite a statute or use a blanket phrase like "legal advice." The agenda must avoid disclosing personally identifying information or attorney/client privileged information. Any specific account to be discussed shall have a unique identifier to ensure no personal information is provided.

4. Homeowner Participation

- Homeowners are afforded the right to speak after the discussion of any agenda item, but before the Board takes a final vote on that matter.

EFFECTIVE DATE: This Resolution has been adopted at a duly called meeting of the Board and is effective as of the 18 day of June, 2026.

IN WITNESS WHEREOF, the undersigned have executed this Resolution as of the date written above. [1, 2]

Shea Patio Villas Homeowners Association, Inc.

By: G. Milun (President)

Attest: [Signature] (Secretary)