

October 22, 2015

Dear Member of the Sun city Mesquite Homeowners' Association:

This is to inform you that at the October 21, 2015 meeting, the Board of Directors of Sun City Mesquite Homeowners' Association voted to adopt the 2016 budget. It was determined that there would be no need to increase the assessments for the Sun City Mesquite 2016 budget period.

Also adopted was the **Anthem Mesquite Master Association** 2016 budget. It was determined that a need existed for an **increase to \$40.00 per month** to assessments in the 2016 budget period. **Branding Iron** assessments for 2016 will also need to **increase to 64.00 per month**. The effective date for these increases will begin on January 1, 2016.

The Board, working with Staff, has done an excellent job of operating within budget and reducing association expenses where possible while still maintaining the quality of facilities and services residents expect and deserve.

I would like to thank and recognize our Board of Directors for their high level of fiscal responsibility. Thanks should also go to our Staff for their diligence and hard work. Together we are keeping Sun City Mesquite a beautiful and financially sound community.

Sincerely,

A handwritten signature in black ink, appearing to read "John Schippert", with a long horizontal line extending to the right.

John Schippert
President

Sun City Mesquite Homeowners' Association

Official Mailing
October 22, 2015

**SUN CITY MESQUITE HOMEOWNERS' ASSOCIATION, INC
&
THE ANTHEM MESQUITE MASTER ASSOCIATION**

October 22, 2015

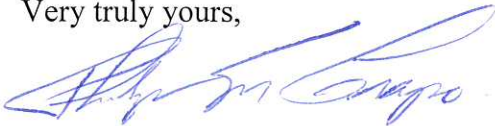
To the Members of Anthem Mesquite Master Association and Sun City Mesquite Homeowners' Association:

In the enclosed mailing you will find the following items and agenda for all meetings to be held at the Pioneer Center, 1350 Flat Top Mesa Dr., Mesquite, NV in the Veterans Memorial Hall on November 18, 2015 beginning at 1:30 and each meeting to follow thereafter.

- | | |
|--|----------------------------------|
| 1. Anthem Mesquite Master Association | Budget summary |
| 2. Sun City Mesquite Homeowners' Association | Budget summary |
| 3. Branding Iron Neighborhood | Budget summary |
| 4. Expenditures and Components | Reserve Studies |
| 5. Anthem Mesquite Master Association | Compliance and Collection Policy |
| 6. Sun City Mesquite Homeowners' Association | Compliance and Collection Policy |
| 7. Sun City Mesquite | Age Audit - 2015 |

Please let us know if you have any questions or concerns.

Very truly yours,



Philip Crapo, CAMA SCM AMS CHA LSM PCAM
General Manager
Anthem Mesquite Master Association
Sun City Mesquite Homeowners' Association
Philip.Crapo@Associa.us
Office: 702-346-6006

**Sun City Mesquite Homeowners' Association, Inc.
&
Anthem Mesquite Master Association**

Budget Ratification & Annual Membership Meetings

**Wednesday – November 18, 2015 @ 9:00 am & 1:30 pm
Veterans Memorial Hall
Sun City Mesquite Pioneer Center
1350 Flat Top Mesa
Mesquite, NV 89034**

AGENDA

1. CALL TO ORDER

Membership meetings will be called to order at 9:00 am and then immediately recessed until 1:30 pm for the purpose of counting the election ballots.

2. NEW BUSINESS

A. Budget Ratifications

1. 2016 Sun City Mesquite Homeowners' Association Budget Ratification
2. 2016 Branding Iron Neighborhood Budget Ratification
3. 2016 Anthem Mesquite Masters' Association Budget Ratification

B. Approval of Annual Meeting Minutes – November 12, 2014

1. Sun City Mesquite Homeowners' Association
2. Anthem Mesquite Masters' Association

3. HOMEOWNERS MEETING

Open discussion

4. RESULTS OF HOMEOWNERS ELECTION

5. ADJOURNMENT

Please be advised that any item listed on the Agenda is subject to Action by the Members. In accordance with Nevada Revised Statute, Chapter 116.3108.6, each Owner is entitled to a copy of the minutes or a summary of the minutes provided upon the Member's request and upon payment to the Association of the cost of providing the copy to the member.

SUN CITY MESQUITE HOMEOWNERS' ASSOCIATION
Operating Budget Jan 1, 2016 - Dec 31, 2016

Assessment	
Homeowner	1,557,600
Developer	15,180
Developer Subsidy	
Other Income	54,480
Total Assessments	1,627,260
Operating Expenses	
Administrative	737,783
Common Area Maintenance	326,977
Utilities	306,336
Other Expenses	2,352
Total Operating Expenses	1,373,448
Transfers to Reserves	300,258
Total Operating Expenses and Transfers to Reserves	1,673,706
Capital Contributions	59,400
NET CHANGE IN FUND BALANCE	12,954

Assessment distribution per lot	<u>Annual</u>	<u>Monthly</u>
Operating Fund	\$1,068	\$89
Reserve Fund	\$252	\$21
Total Annual Assessment	\$1,320	\$110

RESERVE FUNDS	
Member and Developer Contributions	300,258
Capital Contributions	59,400
Interest Earned	500
Expenditures	(145,250)
Net change in Fund Balance	214,908
Beginning Fund Balance 1/1/16	1,175,012
Ending Fund Balance 12/31/16	1,389,920

Reserve Components	<u>Estimated Useful Life</u>	<u>Estimated Remaining Life</u>	<u>Estimated Replacement Cost</u>
Clubhouse - Treadmills	5	0	\$32,500.00
Telephone Equipment	15	0	\$14,000.00
Pool & Spa Area Indoor: Deck Resurface	7	0	\$17,250.00
Pool & Spa Area Outdoor: Spa Pump/Motor	7	0	\$9,000.00
Pool & Spa Area Outdoor: Deck resurface	7	0	\$31,000.00
Landscaping: Rock Replenishment	5	0	\$35,000.00
Outdoor Rec Area: Bocce Court Carpet	7	0	\$6,500.00
Total Reserve Expenditures for 2016			\$145,250.00
Full Funding goal for 12/31/16			2,747,924
Estimated Percent Funded by 12/31/16			51%

The executive board does not anticipate that the levy of one or more special assessments will be required to repair, replace or restore any major component of the common elements or to provide adequate reserves for that purpose. The reserve study was completed by Brian McCaffery of McCaffery Reserve Consulting (NRED license # 0000009).

The detailed budget is available for review at the association office upon request

Associa - Prescott of Nv, the Community Manager, has prepared this budget which was adopted by the Board of Directors of the Association and has made no assumptions based on inflation or occupancy factors. All estimated expenses are based on historical costs and may be adjusted in the future to reflect current occupancy and inflation factors.

The full Reserve Study is available for review at the association office; a copy will be provided for a nominal fee.

SUN CITY MESQUITE HOMEOWNERS' ASSOCIATION
Branding Iron Neighborhood
Operating Budget Jan 1, 2016 - Dec 31, 2016

Assessment	
Homeowners	52,224
Other Income	300
Total Assessments	52,524
Operating Expenses	
Administrative	2,508
Common Area Maintenance	9,264
Utilities	14,712
Total Operating Expenses	26,484
Transfers to Reserves	25,596
Total Operating Expenses and Transfers to Reserves	52,080
NET CHANGE IN FUND BALANCE	444

Assessment distribution per lot	<u>Annual</u>	<u>Monthly</u>
Operating Fund	396	33
Reserve Fund	384	31
Total Annual Assessment	780	\$64

RESERVE FUNDS	
Member Contributions	26,112
Interest Earned	281
Expenditures	0
Net change in Fund Balance	26,393
Beginning Fund Balance 1/1/2016	131,251
Ending Fund Balance 12/31/2016	157,644

Reserve Components	<u>Estimated Useful Life</u>	<u>Estimated Remaining Life</u>	<u>Estimated Replacement Cost</u>
No Expenditures for 2016	0	0	-
Full Funding goal for 12/31/16			211,586
Estimated Percent Funded by 12/31/16			75%

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ANTHEM MESQUITE MASTER HOMEOWNERS' ASSOCIATION
Operating Budget Jan 1, 2016 - Dec 31, 2016

Assessment	
Homeowner	352,301
Developer	3,433
Developer Subsidy	
Other Income/Bulk Service	227,599
Total Assessments	583,333
Operating Expenses	
Administrative	80,757
Common Area Maintenance	153,240
Utilities	111,900
Other Expenses/Bulk Service	214,099
Total Operating Expenses	559,997
Transfers to Reserves	14,298
Total Operating Expenses and Transfers to Reserves	574,295
Capital Contributions	4,478
NET CHANGE IN FUND BALANCE	13,517

Assessment distribution per lot	<u>Annual</u>	<u>Monthly</u>
Operating Fund	\$287	\$23.88
Reserve Fund	\$0	\$1.00
Bulk Service Assessment	<u>\$181</u>	<u>\$15.12</u>
Total Annual Assessment	\$480	\$40.00

RESERVE FUNDS	
Member and Developer Contributions	14,298
Capital Contributions	4,478
Interest Earned	500
Expenditures	<u>(65,000)</u>
Net change in Fund Balance	<u>(45,724)</u>
Beginning Fund Balance 1/1/16	169,700
Ending Fund Balance 12/31/16	123,976

Reserve Components	<u>Estimated Useful Life</u>	<u>Estimated Remaining Life</u>	<u>Estimated Replacement Cost</u>
Water Feature Pond Clean/Seal	2	0	\$15,000.00
Pond Walls Clean/Seal	8	0	\$10,000.00
Irrigation System Repairs	5	0	\$25,000.00
Landscaping Rock Replenish	5	0	<u>\$15,000.00</u>
Total Reserve Expenditures for 2016			\$65,000.00
Full Funding goal for 12/31/16			128,887
Estimated Percent Funded by 12/31/16			96%

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The detailed budget is available for review at the association office upon request

Associa - Prescott of Nv, the Community Manager, has prepared this budget which was adopted by the Board of Directors of the Association and has made no assumptions based on inflation or occupancy factors. All estimated expenses are based on historical costs and may be adjusted in the future to reflect current occupancy and inflation factors.

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**SUN CITY MESQUITE HOMEOWNERS' ASSOCIATION
ANNUAL MEMBERSHIP MEETING**

Wednesday, November 12, 2014
Sun City Mesquite Recreation Center, Veterans Memorial Hall
1350 Flat Top Mesa Drive, Mesquite, NV 89034

MINUTES

CALL TO ORDER

Resident David Zeleniak called the meeting to order at 1:55 PM

APPROVAL OF MINUTES

Resident Sandy Johnson motioned for approval and seconded by Resident Jim Wilbur, the November 19, 2013 Annual Membership Meeting minutes as presented.

MEMBER COMMENT PERIOD

Jim Schetzel: Can homeowners get a referendum allowing budget voting by homeowners

Vanessa Temple: Can AMM & SCM be combined as one

Joyce Foster: Who do homeowners direct questions that need decision making

George Michnick: questioned the significant changes in 2014 budget to 2015 budget

Bob Boyles: When will homeowners be on the board, and projected growth of assessment increases

Len Klimiuk: assessment increases

Mark Sampson: assessment increases

Tom Coverdale: Outdoor spas open year round, better communication on budget, loss of amenities

Fred Babb: Communication and feed back

Bob Boyles: Communication with Leeanne Brock regarding budget

Vanessa Temple: water usage cut back

Mark Guertin: Members needed for the media committee

NEXT MEETING

The next meeting will be in November of 2015

ADJOURNMENT

Resident Michelle Ramsey moved to adjourn the meeting, seconded by Resident George Michnick, and the vote passed unanimously. The meeting adjourned at 2:42 p.m.

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON
THIS

18th DAY OF NOV, 2014.

Member: David Zeleniak

David Zeleniak

**ANTHEM MESQUITE MASTERS' ASSOCIATION
ANNUAL MEMBERSHIP MEETING**

Wednesday, November 12, 2014
Sun City Mesquite Recreation Center, Veterans Memorial Hall
1350 Flat Top Mesa Drive, Mesquite, NV 89034

MINUTES

CALL TO ORDER

Resident David Zeleniak called the meeting to order at 1:38 PM

APPROVAL OF MINUTES

Resident Gerry Navas motioned for approval and seconded by Resident Mariann Estes, the November 19, 2013 Annual Membership Meeting minutes as presented.

MEMBER COMMENT PERIOD

John Cooper: Falcon Ridge Parkway and Flat Top Mesa intersection needs 4 way stop

Clint Bostwick: Need group of homeowners to speak to City Council regarding intersection change

George Michnick: Objected when City made change of 4 way stop

Bob Boyles: Would like outdoor spa open all year

Clareene Forbes: Resents monitoring of locations

Vanessa Temple: Budget and increased fees

Sam Latendresse: Check in for multiple activities

NEXT MEETING

The next meeting will be in November of 2015

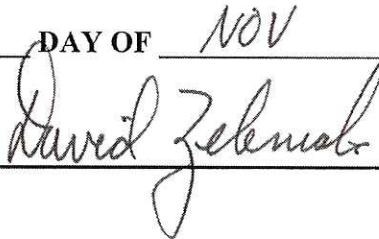
ADJOURNMENT

Resident David Zeleniak adjourn the meeting at 1:54 p.m.

THESE MINUTES ARE HEREBY ACCEPTED AND APPROVED ON
THIS

18th DAY OF NOV, 2014.

David Zeleniak
Member



Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 11 years and has been performing reserve studies for the past 9 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 3,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read though the full report you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

www.mccafferyreserveconsulting.com

For a quick video that highlights the main sections please see:

<http://www.mccafferyreserveconsulting.com/sample-reserve-study>

Or scan QR code below with a smart phone



	RESERVE EXPENDITURES		
SCM	2016		
Clubhouse			
	Treadmills		\$32,500
	Telephone Equipment		\$14,000
Pool & Spa Area Indoor			
	Deck Resurface		\$17,250
Pool & Spa Area Outdoor			
	Spa Pump/Motor		\$9,000
	Deck Resurface		\$31,000
Landscaping			
	Rock replenish		\$35,000
Outdoor Rec Area			
	Bocce Court Carpet		\$6,500
			\$145,250
AMM	2016		
Water Feature			
	Pond Clean/Seal		\$15,000
	Pond Wall Clean/Seal		\$10,000
Irrigation			
	System Repairs		\$25,000
Landscaping			
	Rock Replenish		\$15,000
			\$65,000
BI	No Reserve Items for 2016		

Component Summary
Sun City Mesquite HOA

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Metal Park Building	1700	SF	35	27	\$ 7.00	\$ 11,900	1
Metal Clubhouse	29500	SF	35	27	\$ 7.00	\$ 206,500	1
Flat Roofing	8800	SF	20	12	\$ 6.50	\$ 57,200	1
Roof Maintenance/Repairs	1	Allowance	6	2	\$ 10,000	\$ 10,000	1
						\$ 285,600	
Painting							
Stucco Rec Area	1	Allowance	12	4	\$ 20,000	\$ 20,000	1
Block Walls	217929	SF	8	7	\$ 0.35	\$ 76,275	1
Metal Fencing Common 5'	13569	SF	6	5	\$ 5.27	\$ 71,509	1
Metal Fencing Shared 5'	13883	SF	6	5	\$ 2.64	\$ 36,651	1
Metal Fencing Shared 3'	9244	SF	6	5	\$ 1.58	\$ 14,606	1
Light Poles - Tennis/Bocce	34	Each	6	5	\$ 100	\$ 3,400	1
Clubhouse Interior	1	Allowance	10	2	\$ 30,000	\$ 30,000	1
Parking Stalls & Striping	1	Allowance	4	2	\$ 6,133	\$ 6,133	1
						\$ 258,573	
Asphalt							
Seal & Repair	1425461	SF	7	5	\$ 0.17	\$ 242,328	1
Overlay & Replace	1425461	SF	30	23	\$ 1.40	\$ 1,995,645	1
Brick Pavers Conestoga	33000	Allowance	24	17	\$ 5.00	\$ 165,000	1
Concrete Repair/Stain	1	Allowance	5	2	\$ 20,000	\$ 20,000	1
Curb Painting	1	Allowance	5	3	\$ 5,000	\$ 5,000	1
						\$ 2,427,974	
Clubhouse							
Weight Equip Misc.	1	Allowance	16	8	\$ 8,000	\$ 8,000	1
Treadmills	5	Each	5	0	\$ 6,500	\$ 32,500	1
Elliptical	5	Each	5	1	\$ 4,000	\$ 20,000	1
Rower	1	Each	8	1	\$ 3,000	\$ 3,000	1
Bikes	4	Each	10	6	\$ 3,000	\$ 12,000	1
Strength Machines	9	Each	15	7	\$ 2,800	\$ 25,200	1
Billiard Tables	2	Each	18	10	\$ 3,600	\$ 7,200	1
Kilns	2	Each	18	10	\$ 3,000	\$ 6,000	1
Signage	1	Allowance	20	12	\$ 4,000	\$ 4,000	1
ID Card System	1	Each	5	2	\$ 8,000	\$ 8,000	1
Computers	1	Allowance	5	2	\$ 10,000	\$ 10,000	1
Server	1	Allowance	5	2	\$ 3,000	\$ 3,000	1
Telephone Equipment	1	Allowance	15	0	\$ 14,000	\$ 14,000	1
Carpet	750	SY	10	2	\$ 56.00	\$ 42,000	1
Tile Flooring	9000	SF	30	22	\$ 10.00	\$ 90,000	1
Vinyl Flooring	2350	SF	18	10	\$ 6.00	\$ 14,100	1
Multipurpose Floor Replace	2112	SF	22	14	\$ 9.00	\$ 19,008	1
Movement Floor Sand/Seal	1028	SF	6	1	\$ 2.00	\$ 2,056	1
Track Flooring	2500	SF	12	4	\$ 6.00	\$ 15,000	1
Patio Tables & Chairs	10	Sets	10	2	\$ 850	\$ 8,500	1
Refrigerator	2	Each	10	7	\$ 1,500	\$ 3,000	1
Freezer	1	Each	10	7	\$ 1,000	\$ 1,000	1
Ice Maker Manitowoc	1	Each	10	7	\$ 4,000	\$ 4,000	1
Ice Maker Ico-o-Matic	1	Each	10	7	\$ 2,101	\$ 2,101	1
Misc. Small Appliances	1	Allowance	3	1	\$ 1,200	\$ 1,200	1
Kitchen Rollup Door	1	Each	25	17	\$ 2,500	\$ 2,500	1
Proofing Cabinet	1	Each	10	2	\$ 2,500	\$ 2,500	1
Drinking Fountains	4	Each	18	10	\$ 1,800	\$ 7,200	1
Electrical Upgrades	1	Allowance	30	22	\$ 6,000	\$ 6,000	1
Clubhouse Pavers	1	Allowance	20	12	\$ 15,000	\$ 15,000	1
Arts & Crafts Cabinets/Rehab	1	Allowance	25	17	\$ 24,000	\$ 24,000	1
Kitchen Cabinets/Rehab	1	Allowance	25	17	\$ 20,000	\$ 20,000	1
Multipurpose Cabinets/Rehab	1	Allowance	25	17	\$ 24,000	\$ 24,000	1
Billiards Cabinets/Rehab	1	Allowance	25	17	\$ 6,000	\$ 6,000	1
Lounge/Library Rehab	1	Allowance	25	17	\$ 30,000	\$ 30,000	1
Conference Cabinets/Rehab	1	Allowance	25	17	\$ 15,000	\$ 15,000	1
Office Cabinets/Rehab	1	Allowance	25	17	\$ 20,000	\$ 20,000	1
Lobby Counter	1	Allowance	25	17	\$ 15,000	\$ 15,000	1
Movement Studio Rehab	1	Allowance	25	17	\$ 8,000	\$ 8,000	1
Fitness Room Rehab	1	Allowance	25	17	\$ 3,500	\$ 3,500	1
Restroom Remodel	3	Each	25	17	\$ 10,000	\$ 30,000	1
Locker Rooms	2	Each	25	17	\$ 34,000	\$ 68,000	1
Desk Chairs	17	Each	5	2	\$ 400	\$ 6,800	1
Misc Stack Chairs	255	Each	14	6	\$ 100	\$ 25,500	1
Upholstered Furnishings	1	Allowance	12	4	\$ 40,000	\$ 40,000	1
Folding Tables	58	Each	14	6	\$ 225	\$ 13,050	1

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Office Furnishings	1	Allowance	16	8	\$ 15,000	\$ 15,000	1
Window Coverings	1	Allowance	16	8	\$ 12,000	\$ 12,000	1
Audio/Video	1	Allowance	10	2	\$ 12,000	\$ 12,000	1
Fire System	1	Allowance	16	8	\$ 5,000	\$ 5,000	1
Security System	1	Allowance	10	2	\$ 5,000	\$ 5,000	1
Doors/Windows	1	Allowance	10	5	\$ 5,000	\$ 5,000	1
						\$ 790,915	
Mechanical							
Pool Duct Fabric	185	LF	18	10	\$ 37	\$ 6,845	1
Mini Split Systems	2	Each	15	7	\$ 4,000	\$ 8,000	1
Dehumidification Units	2	Each	15	10	\$ 60,000	\$ 120,000	1
HVAC 3 Ton	1	Each	15	6	\$ 10,000	\$ 10,000	1
HVAC 6 Ton	5	Each	15	6	\$ 12,000	\$ 60,000	1
HVAC 7.5 Ton	5	Each	15	6	\$ 16,000	\$ 80,000	1
HVAC 8.5 Ton	1	Each	15	6	\$ 21,000	\$ 21,000	1
HVAC 10 Ton	2	Each	15	6	\$ 23,000	\$ 46,000	1
HVAC 13 Ton	3	Each	15	6	\$ 25,000	\$ 75,000	1
HVAC Compressors	15	Each	15	2	\$ 6,000	\$ 90,000	1
HVAC Compressors Large	2	Each	15	1	\$ 10,000	\$ 20,000	1
Water Softener	1	Allowance	20	12	\$ 10,000	\$ 10,000	1
Thermostatic Temp Valve	1	Each	7	1	\$ 2,100	\$ 2,100	1
Water Heaters 119 Gal	2	Each	12	4	\$ 7,000	\$ 14,000	1
Storage Tank	1	Each	14	6	\$ 3,200	\$ 3,200	1
Elevator Modernization	1	Allowance	26	18	\$ 55,000	\$ 55,000	1
						\$ 621,145	
Fencing/Rails							
Metal Pool Fencing	415	LF	30	22	\$ 45.00	\$ 18,675	1
Common Fencing	3000	LF	30	22	\$ 40.00	\$ 120,000	1
						\$ 138,675	
Pool & Spa Area Indoor							
Pool Resurface/Tile	1	Allowance	10	2	\$ 25,000	\$ 25,000	1
Pool Heater	1	Each	10	2	\$ 10,000	\$ 10,000	1
Pool Filter	2	Each	10	2	\$ 1,200	\$ 2,400	1
Pool Pump/Motor	2	Each	7	2	\$ 1,500	\$ 3,000	1
Spa Resurface/Tile	1	Allowance	6	3	\$ 4,000	\$ 4,000	1
Spa Heater	1	Each	10	2	\$ 3,000	\$ 3,000	1
Spa Filter	1	Each	10	2	\$ 1,100	\$ 1,100	1
Spa Pump/Motor	3	Each	7	1	\$ 1,500	\$ 4,500	1
ADA Chair Lift	1	Each	15	7	\$ 7,000	\$ 7,000	1
Pool Furnishings	1	Allowance	8	3	\$ 10,000	\$ 10,000	1
Shower Refurbish	1	Allowance	20	12	\$ 3,000	\$ 3,000	1
Deck Resurface	3450	SF	7	0	\$ 5.00	\$ 17,250	1
Dolphin Auto Cleaner	1	Each	6	3	\$ 1,200	\$ 1,200	1
						\$ 91,450	
Pool & Spa Area Outdoor							
Pool Resurface/Tile	1	Allowance	12	4	\$ 30,000	\$ 30,000	1
Pool Heater	1	Each	10	2	\$ 20,000	\$ 20,000	1
Pool Filter	3	Each	10	2	\$ 1,200	\$ 3,600	1
Pool Pump/Motor	2	Each	7	1	\$ 1,500	\$ 3,000	1
Spa Resurface/Tile	2	Each	6	3	\$ 3,600	\$ 7,200	1
Spa Heater	2	Each	10	2	\$ 4,000	\$ 8,000	1
Spa Filter	2	Each	10	1	\$ 1,100	\$ 2,200	1
Spa Pump/Motor	6	Each	7	0	\$ 1,500	\$ 9,000	1
Drinking Fountain	1	Each	15	7	\$ 1,500	\$ 1,500	1
Pool Furnishings	1	Allowance	10	4	\$ 20,000	\$ 20,000	1
Deck Resurface	6200	SF	7	0	\$ 5.00	\$ 31,000	1
Shower Refurbish	1	Allowance	20	12	\$ 3,000	\$ 3,000	1
Umbrella Canvas	4	Each	8	2	\$ 2,500	\$ 10,000	1
Propane Tanks	Not Owned by Association						
						\$ 148,500	
Landscaping							
Controllers	20	Each	12	4	\$ 7,000	\$ 140,000	1
Landscape Replacements	1	Allowance	5	4	\$ 50,000	\$ 50,000	1
Irrigation System Repairs	1	Allowance	5	3	\$ 32,000	\$ 32,000	1
Rock Replenish	1	Allowance	5	0	\$ 35,000	\$ 35,000	1
						\$ 257,000	
Outdoor Rec Area							
Tennis/Pickle Reseal	43000	SF	6	5	\$ 1.50	\$ 64,500	1
Tennis/Pickle Replace	43000	SF	25	10	\$ 6.00	\$ 258,000	1
Windscreens	1200	LF	8	2	\$ 8.00	\$ 9,600	1
Chain Link Fencing	1200	LF	35	27	\$ 24.00	\$ 28,800	1
Tot Lot	1	Allowance	18	10	\$ 20,000	\$ 20,000	1
Tot Lot Safety Surface	1450	SF	10	2	\$ 12.00	\$ 17,400	1
Bocce Trex Bumpers & Scoreboard	7	Each	15	7	\$ 1,840	\$ 12,880	1

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Bocce Ct Carpet	6500	SF	7	0	\$ 1.00	\$ 6,500	1
Benches	17	Each	15	7	\$ 1,000	\$ 17,000	1
Trash Cans	14	Each	20	12	\$ 525	\$ 7,350	1
Drinking Fountain	1	Each	15	7	\$ 2,000	\$ 2,000	1
Restroom Remodel	1	Allowance	25	17	\$ 15,000	\$ 15,000	1
Putting Green	1	Allowance	15	7	\$ 30,000	\$ 30,000	1
Metal Bocce Shade Structures	1	Allowance	30	22	\$ 14,700	\$ 14,700	1
						\$ 503,730	
Lighting							
Clubhouse Parking	15	Each	26	18	\$ 1,500	\$ 22,500	1
Neighborhood Street Lights Poles	437	Each	31 year remaining life beyond life of study				
Neighborhood Street Lights	350	Each	15	7	\$ 300	\$ 105,000	1
Pole Lights Poles	46	Each	31 year remaining life beyond life of study				
Pole Light Fixtures	46	Each	20	12	\$ 450	\$ 20,700	1
Clubhouse Lighting	1	Allowance	30	22	\$ 25,000	\$ 25,000	1
Outdoor Rec Lights Poles	34	Each	31 year remaining life beyond life of study				
Outdoor Rec Lights	60	Each	20	12	\$ 1,400	\$ 84,000	1
						\$ 257,200	
Miscellaneous							
Mailboxes	1055	Each	25	18	\$ 100	\$ 105,500	1
Grills	3	Each	5	2	\$ 1,200	\$ 3,600	1
Park Benches	5	Each	15	7	\$ 1,000	\$ 5,000	1
Misc. Maintenance Equipment	1	Allowance	3	1	\$ 3,000	\$ 3,000	1
Club Car	1	Each	10	2	\$ 8,000	\$ 8,000	1
Ford Van	1	Each	10	2	\$ 20,000	\$ 20,000	1
Storm Drain/Sewer Clean Out	1	Allowance	3	1	\$ 15,000	\$ 15,000	1
Street Signs	85	Each	25	18	\$ 300	\$ 25,500	1
Flag Pole	3	Each	25	18	\$ 3,000	\$ 9,000	1
Entry Monument	26	Each	24	17	\$ 2,200	\$ 57,200	1
Entry Monument Lexan Panel	26	Each	12	5	\$ 315	\$ 8,190	1
						\$ 259,990	
Contingency							
5%							1

TOTALS **\$ 6,040,752**

Notes: Any other items not listed are included in operating budget.

12/31/2015

Component Summary
Anthem Mesquite Master

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Common Areas							
Entry Monuments	2	Each	20	11	\$ 5,000	\$ 10,000	1
Arch		Beyond 30 year remaining Live					
Sidewalk Stain	126720	SF	10	2	\$ 0	\$ 6,336	1
Gazebo	1	Allowance	20	11	\$ 6,000	\$ 6,000	1
						\$ 22,336	
Water Feature							
Filters	3	Each	10	1	\$ 1,500	\$ 4,500	1
Pump 25 HP	1	Each	8	6	\$ 10,000	\$ 10,000	1
Pump 25 HP	1	Each	8	1	\$ 10,000	\$ 10,000	1
Pump 7.5 HP	1	Each	8	6	\$ 4,000	\$ 4,000	1
Pump 7.5 HP	1	Each	8	1	\$ 4,000	\$ 4,000	1
Pond Clean/Seal	1	Allowance	2	0	\$ 15,000	\$ 15,000	1
Pond Wall Clean/Seal	1	Allowance	8	0	\$ 10,000	\$ 10,000	1
Pond Major Repair/Resurface	1	Allowance	25	16	\$ 40,000	\$ 40,000	1
Skimmers	6	Each	5	4	\$ 550	\$ 3,300	1
						\$ 100,800	
Irrigation							
Timers	5	Each	10	3	\$ 7,000	\$ 35,000	1
System Repairs	1	Allowance	5	0	\$ 25,000	\$ 25,000	1
						\$ 60,000	
Landscaping							
Rock Replenish	1	Allowance	5	0	\$ 15,000	\$ 15,000	1
Landscape Replacements	1	Allowance	5	4	\$ 30,000	\$ 30,000	1
						\$ 45,000	
Lighting							
Street Light Fixture							
Street Lights Pole & Arm	66	Each	31 year remaining life beyond life of study				
Walkway Pole Light Fixtures	42	Each	10	4	\$ 300	\$ 12,600	1
Walkway Pole Lights Pole & Arm	42	Each	31 year remaining life beyond life of study				
						\$ 12,600	
Contingency							
5%							1

TOTALS**\$ 240,736**

Notes: Any other items not listed are included in operating budget.

12/31/2015

Component Summary
Branding Iron

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Painting							
Common Metal Fence 5'	1296	LF	6	5	\$ 5.26	\$ 6,817	1
Shared Metal 5'	5643	LF	6	5	\$ 2.64	\$ 14,898	1
Shared Metal 3'	260	LF	6	5	\$ 1.58	\$ 411	1
Block Walls	2964	SF	6	5	\$ 0.35	\$ 1,037	1
Gates	1	Allowance	6	2	\$ 2,500	\$ 2,500	1
						\$ 25,663	
Asphalt							
Seal & Repair	114000	SF	7	4	\$ 0.17	\$ 19,380	1
Overlay & Replace	114000	SF	30	22	\$ 1.40	\$ 159,600	1
Concrete Repairs	1	Allowance	10	5	\$ 6,000	\$ 6,000	1
Stamped Concrete Seal	1	Allowance	3	1	\$ 4,500	\$ 4,500	1
						\$ 189,480	
Fencing/Walls							
Common Metal Fence 5'	1296	LF	25	17	\$ 40.00	\$ 51,840	1
Block Wall Repairs	1	Allowance	10	3	\$ 5,000	\$ 5,000	1
						\$ 56,840	
Gates							
Pedestrian Gates	4	Each	24	16	\$ 1,000	\$ 4,000	1
Pedestrian Gate Hinges	8	Each	8	2	\$ 800	\$ 6,400	3
Pedestrian Gate Locks	4	Each	10	5	\$ 1,200	\$ 4,800	1
Vehicle Gates	8	Each	24	16	\$ 3,400	\$ 27,200	1
Vehicle Gate Hinges	16	Each	8	2	\$ 800	\$ 12,800	3
Vehicle Gate Operators	8	Each	15	7	\$ 2,800	\$ 22,400	1
RFID	2	Each	10	1	\$ 4,500	\$ 9,000	1
Entry Intercom	2	Each	12	4	\$ 6,000	\$ 12,000	1
						\$ 98,600	
Landscaping							
Irrigation Timer	1	Each	12	4	\$ 8,000	\$ 8,000	1
Irrigation System	1	Allowance	5	4	\$ 6,000	\$ 6,000	1
Landscape Replacements	1	Allowance	5	3	\$ 8,000	\$ 8,000	1
Rock Replenish	1	Allowance	5	1	\$ 5,000	\$ 5,000	1
						\$ 27,000	
Lighting							
Street Lights Fixtures	26	Each	10	2	\$ 300	\$ 7,800	1
Street Lights Arms & Poles	26	Each	31 year remaining life beyond life of study				
						\$ 7,800	
Miscellaneous							
Mailboxes	68	Each	25	17	\$ 100	\$ 6,800	1
Entry Monument	4	Each	18	10	\$ 2,500	\$ 10,000	1
Benches	2	Each	12	4	\$ 1,200	\$ 2,400	1
Trash Cans	2	Each	12	4	\$ 500	\$ 1,000	1
						\$ 20,200	
Contingency							
5%							1

TOTALS **\$ 425,583**

Notes: Any other items not listed are included in operating budget.

SUN CITY MESQUITE HOMEOWNERS' ASSOCIATION

COMPLIANCE AND COLLECTION POLICY

(Effective 11/21/13)

Whereas, Board of Directors has the power and duty to administrator the affairs of the Association pursuant to, among other authorities, the Bylaws, Section 3.17, and the CC&Rs, Subsection 6.1,

Whereas, the Board of Directors may adopt, amend, repeal and enforce Rules governing the Community pursuant to the CC&Rs, Section 6.3,

Whereas, the Board desires to clearly describe the consequences for non-compliance with the Association's Governing Documents and the process for enforcement thereof.

Now, Therefore Be It Resolved, the following Compliance and Collection Policy is adopted:

Current rule 1.3 Finance is deleted in its entirety and replaced with the following:

1.3 FINANCE AND COLLECTIONS:

Finance. Timely payment of regular and special assessments is of critical importance to the Association. The failure of any owner to pay quarterly assessments when due creates a cash-flow problem for the Association and causes those owners who make timely payment of their assessments to bear a disproportionate share of the Association's financial obligations. Therefore, the Board of Directors has enacted the following policies and procedures concerning collection of delinquent assessment accounts and discloses fees associated with this policy and the schedule of fines for violations of the governing documents.

1. **Assessment due dates.** The regular quarterly assessment is payable in four (4) equal installments on the first business day of the first month of January, April, July and October. Special Assessments shall be due and payable on the due date specified by the Board of Directors in the notice imposing such assessment or in the ballot presenting the Special Assessment to the Members for approval. Regular and Special Assessments shall be delinquent if not paid within fifteen (15) days after they become due.

2. **Late Charges.** When an installment payment of a Regular Assessment or a Special Assessment becomes delinquent, the Owner's account with the Association shall be charged with a late payment equal to \$10.00.

3. **Collection Costs Are Also Recoverable.** As provided by law and the governing documents, the Association is also entitled to recover all reasonable costs incurred in collecting delinquent assessments including, but not limited to, the following: (i) reasonable charges imposed to defray the cost of preparing and mailing demand letters; (ii) legal expenses incurred; (iii) recording fees; (iv) costs incurred with title companies or foreclosure and collection service providers; and (v) fees related to the preparation, recording or delivery of a lien, title search, bankruptcy search fees, referral fees and fees for postage or delivery. See attached fee schedule.

4. **Interest.** If an assessment payment is delinquent for more than sixty (60) days, interest shall be imposed on all delinquent assessments, late charges, and reasonable costs of collection at the annual percentage rate of prime plus 2% per NRS 116.3115 (3) .

5. **Transfer of Account to Collections.** The Association may not mail to a Unit Owner or his/her successor in interest a letter of its intent to mail a notice of delinquent assessment, mail the notice of delinquent assessment or take any other action to collect a past due obligation from a Unit's Owner or his or her successor in interest unless not earlier than sixty (60) days after the obligation becomes past due, the Association, or its agent shall mail to the Owner at the address on file: (a) a schedule of fees that may be charged if the Unit's Owner fails to pay the past due obligations, (b) a proposed repayment plan, and (c) a notice of the right to contest the past due obligation at a hearing before the Board and the procedures for requesting such a hearing. If an Owner's assessment account remains delinquent for thirty (30) days after the Owner shall receive the schedule of fees, proposed payment plan and notice of right to a hearing, the Association may refer the account to a third party collection agency for further action. The Association may pursue one of these alternatives: (1) non-judicial foreclosure proceedings, (2) court action for monetary damages, or (3) judicial foreclosure.

6. **Assessment Lien.** If payment for all sums that are then delinquent, including the delinquent assessment, late charges, costs, and reasonable attorney fees is not made within thirty (30) days from the date of the demand letter as, the party collection agency shall be entitled to cause to be recorded in the County Recorder's Office a Notice of Delinquent Assessment and Claim of Lien for all sums that are then delinquent. A recorded Notice of Delinquent Assessment creates a lien on the delinquent Owner's Unit that is subject to foreclosure. The Association has the option of pursuing foreclosure judicially or non-judicially.

7. **Payment Agreement.** Any agreement entered into with the owner shall be reasonable, as determined by the Board, and for the purpose of assuring that the best interest of the Association is served. Failure of an Owner to comply with an approved payment schedule shall give the Board and/or its agent the right to immediately continue the collection process without further notice to the Owner.

8. **Recovery of Attorney Fees and all Reasonable Costs of Collection.** If a lawsuit or foreclosure proceeding is initiated by the Association to recover assessments, the Association is entitled to recover not only the amount in default, plus late charges and interest, but also all reasonable costs of collection, including but not limited to title company charges and attorney fees.

9. **The fiscal year for the Association is the calendar year.** The amount of the Common Expense Assessment and any Neighborhood Assessments will be determined each year by the Board and all Unit Owners will be notified and asked to ratify the budget at an Association meeting called for that purpose. Subsections 7.1.1 and 7.1.2 of the Declaration set forth the details of the budget approval process.

Article 4.2 is deleted and replaced with the following:

“Article 4.2

COMPLIANCE PROCESS:

1. First Notice: A Courtesy Notice will be sent by the Board of Directors (or its agent as the Board may direct) via regular U.S. mail to the Member and will include the following information:
 - a) A description of the violation, including photographs if practicable
 - b) A specific reference of the provision(s) of the Association's Governing Documents that has been violated,
 - c) A request that the Member cure the non-compliance violation within at least fourteen (14) days.

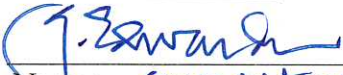
A copy of the letter will be sent to the Member's unit address in addition to the Member's mailing address if the two (2) addresses are different.


2. Second Notice: A Hearing Notice/Fine Pending Letter will be sent by the Board of Directors (or its agent) via regular and certified U.S. mail to the Member and will include the following information:
 - a) A description of the violation,
 - b) A specific reference of the provision(s) of the Association's Governing Documents that has been violated,
 - c) A request that the Member cure the non-compliance violation,
 - d) A fine may be assessed if the violation is not cured within fourteen (14) days [NOTE: A Schedule of Fines is attached as *Exhibit I*].
 - e) Other sanctions, up to and including, loss of the Member's right to vote and to use the Association's common elements or other facilities may be imposed,
3. A Hearing will be held. The Covenants Committee, a standing committee whose members are chosen by the Board of Directors, with the administrative assistance of the Community Association Manager, will serve as the hearing panel. If a Covenants Committee does not exist, a quorum of the Board shall serve as the Hearing Panel.
 - a) A hearing will be held and a decision made whether or not the Member attends the hearing, and
 - b) Unless otherwise agreed by the Board in writing, the Member has one opportunity to reschedule the hearing within fourteen (14) days of the originally scheduled hearing date.
 - c) A hearing may be held via speaker phone if the Member lives out of state.
4. A Hearing Determination Letter will be sent by the Covenants Committee (or the Board of Directors' agent) to the Member via regular and certified mail within ten (10) business days after the hearing concludes, and will include the following information:

- a) The decision made by the Hearing Panel,
 - b) The fine imposed (if any) [NOTE: A Schedule of Fines is attached as *Exhibit 1*],
 - c) Other sanctions imposed (if any)
 - d) The Member has fourteen (14) days to cure a continuing violation or additional fines will be imposed for each seven (7) days, or portion thereof, that the violation remains unabated,
 - e) A non-compliance lien may be filed against the Member's property and the lien will not be removed until and unless the Member pays the costs associated with the filing of the lien and all fines, even though the violation may be cured,
 - f) All costs and fees incurred by the Association to compel compliance will be charged back to the Member.
5. Appeal Hearing before the Board of Directors.
- a) If the Member does not agree with the Hearing Panel's decision, the Member has fourteen (14) days from the date of the Hearing Determination Letter, to request in writing an *Appeal Hearing* before the Board of Directors, to be held within thirty (30) days of the request,
 - b) If an *Appeal Hearing* is not requested in writing within fourteen (14) days from the date of the Hearing Determination Letter, the right to an *Appeal Hearing* is forfeited,
 - c) All fines will be temporarily suspended until the appeal is heard.
 - d) The *Appeal Hearing* may be held by speaker phone.
 - e) If the appeal is denied, the fines will be reinstated and are retroactive to the date of the original decision by the Hearing Panel.
6. An Appeal Hearing Determination Letter will be sent by the Board of Directors (or its agent) within ten (10) business days after the Appeal Hearing. The decision by the Board of Directors will be final.
7. Subsequent Violations: If subsequent violations of the same nature occur within one (1) year, a *Continuing Violation Letter* will be sent to the Member via regular and certified mail, and will include the following information:
- a) A description of the violation, including photographs depicting the violation if practicable,
 - b) A specific reference of the provision(s) of the Association's Governing Documents that has been violated,
 - c) Continuing fines for subsequent violations will be imposed until the violation is cured,
 - d) The amount of the continuing fines, [NOTE: A *Schedule of Fines* is attached as *Exhibit 1*],
 - e) Any other sanctions imposed,
 - f) No further letters will be sent,
 - g) No hearing will be held.

8. Health and Safety Violations: If a health and safety violation occurs, the process as described in Items 1-3 above may be set aside in its entirety. The Board of Directors will undertake any and all actions necessary to compel compliance. The Board of Directors may ask Management, legal counsel or other appropriate authority to take any and all actions necessary to compel compliance. All costs and fees incurred by the Association will be charged back to the Member and will be due and payable when assessed.

Effective- Date of this Policy. This policy was duly adopted by the action of the Board of Directors on 10-9, 2013, and shall be effective thirty (30) days from mailing date _____.

By: 
Name: QUINCY EDWARDS
Title: PRESIDENT

By: 
Name: Jeanne K Brown
Title: Treasurer

Encl: Exhibit 1 - Schedule of Fees and Fines

COMPLIANCE AND COLLECTION POLICY

Exhibit 1 - Schedule of Fees and Fines

THIRD PARTY COLLECTION FEES

<u>LIST OF ITEMS</u>	<u>FEES</u>
Demand Letter	\$150.00
Notice of Delinquent Assessment (Lien)	\$325.00
Intent to notice of default letter	\$ 90.00
Notice of default	\$400.00
Intent to notice of sale letter	\$ 90.00
Notice of sale	\$275.00
Intent to conduct foreclosure sale	\$ 25.00
Conduct foreclosure sale	\$125.00
Prepare and record transfer deed	\$125.00
Payment plan agreement – one time set up	\$ 30.00
Payment plan breach letter	\$ 25.00
Release of notice of delinquent assessment lien	\$ 30.00
Notice of recession fee	\$ 30.00
Bankruptcy Monitoring	\$100.00
Mailing fee per letter	\$ 2.00
NSF Checks	\$ 20.00
Escrow Demands	\$150.00
Substitution of Agent	\$ 25.00
Postponement fee	\$ 75.00
Foreclosure fee	\$150.00
Actual costs of collections pursuant to Nevada Register of Administrative Regulations R199-09	
Posting and publishing	\$300.00-\$500.00 per publication
Trustee's sale guarantee	\$300.00-\$400.00
Recordings for notice of liens, defaults, sales	\$14.00-\$72.00
Mailing costs – actual cost of postage	

OTHER THIRD PARTY FEES

Late notice	\$ 5.00
NSF Checks – Assessments	\$ 20.00

VIOLATIONS AMOUNT

Less than \$200.00	\$20.00
\$200.00-\$499.99	\$50.00
\$500.00-\$999.99	\$100.00
\$1000-\$4999.99	\$500.00
\$5000.00+	\$500.00

GOVERNING DOCUMENT VIOLATIONS

FEE SCHEDULE

HEALTH & SAFETY VIOLATIONS

As determined by the Board of Directors

ALL OTHER GOVERNING DOCUMENT VIOLATIONS

Initial Fine: \$100.00 Continuing Fine: \$100.00 per each 7 day period

Recurring Fines \$100.00 per each noted recurrence

If compliance is not achieved after a cure period of a minimum of 14 days, violation will be deemed a continuing violation until corrected. A fine in the amount of up to \$100.00 per each 7 day period may be imposed.

If compliance is achieved but the same violation is allowed to recur within 365 days from the date of the Hearing Determination Letter, the violation will be deemed a recurring violation. Each witnessed recurrence will be assessed an additional amount of up to \$100.00 fine (not to exceed \$100.00 per any seven (7) consecutive days the violation may exist) .

In addition to the penalties listed above, other sanctions may be imposed, including loss of voting rights and the right to use common elements or other facilities, until compliance is achieved.

A **Violation Lien** may be recorded against the property with Clark County.

THE FEES, COSTS AND EXPENSES INCLUDED HEREIN ARE CURRENT AS OF
October 2013

Note: Third Party Fees are subject to change and cannot be modified or waived by the Board of Directors.

ANTHEM MESQUITE MASTER ASSOCIATION

COMPLIANCE AND COLLECTION POLICY

(Effective 11/21/13)

Whereas, Board of Directors has the power and duty to administrator the affairs of the Association pursuant to, among other authorities, the Bylaws, Section 3.18, and the CC&Rs, Subsection 6.2.5,

Whereas, the Board of Directors may adopt, amend, repeal and enforce Rules governing the Community pursuant to the CC&Rs, Section 6.3,

Whereas, the Board desires to clearly describe the consequences for non-compliance with the Association's Governing Documents and the process for enforcement thereof.

Now, Therefore Be It Resolved, the following Compliance and Collection Policy is adopted:

Current rule 1.3 Finance is deleted in its entirety and replaced with the following:

1.3 FINANCE AND COLLECTIONS:

Finance. Timely payment of regular and special assessments is of critical importance to the Association. The failure of any owner to pay quarterly assessments when due creates a cash-flow problem for the Association and causes those owners who make timely payment of their assessments to bear a disproportionate share of the Association's financial obligations. Therefore, the Board of Directors has enacted the following policies and procedures concerning collection of delinquent assessment accounts and discloses fees associated with this policy and the schedule of fines for violations of the governing documents.

1. **Assessment due dates.** The regular quarterly assessment is payable in four (4) equal installments on the first business day of the first month of January, April, July and October. Special Assessments shall be due and payable on the due date specified by the Board of Directors in the notice imposing such assessment or in the ballot presenting the Special Assessment to the Members for approval. Regular and Special Assessments shall be delinquent if not paid within fifteen (15) days after they become due.

2. **Late Charges.** When an installment payment of a Regular Assessment or a Special Assessment becomes delinquent, the Owner's account with the Association shall be charged with a late payment equal to \$10.00.

3. **Collection Costs Are Also Recoverable.** As provided by law and the governing documents, the Association is also entitled to recover all reasonable costs incurred in collecting delinquent assessments including, but not limited to, the following: (i) reasonable charges imposed to defray the cost of preparing and mailing demand letters; (ii) legal expenses incurred; (iii) recording fees; (iv) costs incurred with title companies or foreclosure and collection service providers; and (v) fees related to the preparation, recording or delivery of a lien, title search, bankruptcy search fees, referral fees and fees for postage or delivery. See attached fee schedule.

4. **Interest.** If an assessment payment is delinquent for more than sixty (60) days, interest shall be imposed on all delinquent assessments, late charges, and reasonable costs of collection at the annual percentage rate of prime plus 2% per NRS 116.3115 (3) .

5. **Transfer of Account to Collections.** The Association may not mail to a Unit Owner or his/her successor in interest a letter of its intent to mail a notice of delinquent assessment, mail the notice of delinquent assessment or take any other action to collect a past due obligation from a Unit's Owner or his or her successor in interest unless not earlier than sixty (60) days after the obligation becomes past due, the Association, or its agent shall mail to the Owner at the address on file: (a) a schedule of fees that may be charged if the Unit's Owner fails to pay the past due obligations, (b) a proposed repayment plan, and (c) a notice of the right to contest the past due obligation at a hearing before the Board and the procedures for requesting such a hearing. If an Owner's assessment account remains delinquent for thirty (30) days after the Owner shall receive the schedule of fees, proposed payment plan and notice of right to a hearing, the Association may refer the account to a third party collection agency for further action. The Association may pursue one of these alternatives: (1) non-judicial foreclosure proceedings, (2) court action for monetary damages, or (3) judicial foreclosure.

6. **Assessment Lien.** If payment for all sums that are then delinquent, including the delinquent assessment, late charges, costs, and reasonable attorney fees is not made within thirty (30) days from the date of the demand letter, the party collection agency shall be entitled to cause to be recorded in the County Recorder's Office a Notice of Delinquent Assessment and Claim of Lien for all sums that are then delinquent. A recorded Notice of Delinquent Assessment creates a lien on the delinquent Owner's Unit that is subject to foreclosure. The Association has the option of pursuing foreclosure judicially or non-judicially.

7. **Payment Agreement.** Any agreement entered into with the owner shall be reasonable, as determined by the Board, and for the purpose of assuring that the best interest of the Association is served. Failure of an Owner to comply with an approved payment schedule shall give the Board and/or its agent the right to immediately continue the collection process without further notice to the Owner.

8. **Recovery of Attorney Fees and all Reasonable Costs of Collection.** If a lawsuit or foreclosure proceeding is initiated by the Association to recover assessments, the Association is entitled to recover not only the amount in default, plus late charges and interest, but also all reasonable costs of collection, including but not limited to title company charges and attorney fees.

9. **The fiscal year for the Association is the calendar year.** The amount of the Common Expense Assessment and any Neighborhood Assessments will be determined each year by the Board and all Unit Owners will be notified and asked to ratify the budget at an Association meeting called for that purpose. Subsections 7.1.1 and 7.1.2 of the Declaration set forth the details of the budget approval process.

Article 4.2 is deleted and replaced with the following:

“Article 4.2

COMPLIANCE PROCESS:

1. First Notice: A Courtesy Notice will be sent by the Board of Directors (or its agent as the Board may direct) via regular U.S. mail to the Member and will include the following information:
 - a) A description of the violation, including photographs if practicable
 - b) A specific reference of the provision(s) of the Association’s Governing Documents that has been violated,
 - c) A request that the Member cure the non-compliance violation within at least fourteen (14) days.


A copy of the letter will be sent to the Member’s unit address in addition to the Member’s mailing address if the two (2) addresses are different.


2. Second Notice: A Hearing Notice/Fine Pending Letter will be sent by the Board of Directors (or its agent) via regular and certified U.S. mail to the Member and will include the following information:
 - a) A description of the violation,
 - b) A specific reference of the provision(s) of the Association’s Governing Documents that has been violated,
 - c) A request that the Member cure the non-compliance violation,
 - d) A fine may be assessed if the violation is not cured within fourteen (14) days [NOTE: A Schedule of Fines is attached as *Exhibit 1*].
 - e) Other sanctions, up to and including, loss of the Member’s right to vote and to use the Association’s common elements or other facilities may be imposed,
3. A Hearing will be held. The Covenants Committee, a standing committee whose members are chosen by the Board of Directors, with the administrative assistance of the Community Association Manager, will serve as the hearing panel. If a Covenants Committee does not exist, a quorum of the Board shall serve as the Hearing Panel.
 - a) A hearing will be held and a decision made whether or not the Member attends the hearing, and
 - b) Unless otherwise agreed by the Board in writing, the Member has one opportunity to reschedule the hearing within fourteen (14) days of the originally scheduled hearing date.
 - c) A hearing may be held via speaker phone if the Member lives out of state.
4. A Hearing Determination Letter will be sent by the Covenants Committee (or the Board of Directors’ agent) to the Member via regular and certified mail within ten (10) business days after the hearing concludes, and will include the following information:

- a) The decision made by the Hearing Panel,
 - b) The fine imposed (if any) [NOTE: A Schedule of Fines is attached as *Exhibit I*],
 - c) Other sanctions imposed (if any)
 - d) The Member has fourteen (14) days to cure a continuing violation or additional fines will be imposed for each seven (7) days, or portion thereof, that the violation remains unabated,
 - e) A non-compliance lien may be filed against the Member's property and the lien will not be removed until and unless the Member pays the costs associated with the filing of the lien and all fines, even though the violation may be cured,
 - f) All costs and fees incurred by the Association to compel compliance will be charged back to the Member.
5. Appeal Hearing before the Board of Directors.
- a) If the Member does not agree with the Hearing Panel's decision, the Member has fourteen (14) days from the date of the Hearing Determination Letter, to request in writing an *Appeal Hearing* before the Board of Directors, to be held within thirty (30) days of the request,
 - b) If an *Appeal Hearing* is not requested in writing within fourteen (14) days from the date of the Hearing Determination Letter, the right to an *Appeal Hearing* is forfeited,
 - c) All fines will be temporarily suspended until the appeal is heard.
 - d) The *Appeal Hearing* may be held by speaker phone.
 - e) If the appeal is denied, the fines will be reinstated and are retroactive to the date of the original decision by the Hearing Panel.
6. An Appeal Hearing Determination Letter will be sent by the Board of Directors (or its agent) within ten (10) business days after the Appeal Hearing. The decision by the Board of Directors will be final.
7. Subsequent Violations: If subsequent violations of the same nature occur within one (1) year, a *Continuing Violation Letter* will be sent to the Member via regular and certified mail, and will include the following information:
- a) A description of the violation, including photographs depicting the violation if practicable,
 - b) A specific reference of the provision(s) of the Association's Governing Documents that has been violated,
 - c) Continuing fines for subsequent violations will be imposed until the violation is cured,
 - d) The amount of the continuing fines, [NOTE: A *Schedule of Fines* is attached as *Exhibit I*],
 - e) Any other sanctions imposed,
 - f) No further letters will be sent,
 - g) No hearing will be held.

8. Health and Safety Violations: If a health and safety violation occurs, the process as described in Items 1-3 above may be set aside in its entirety. The Board of Directors will undertake any and all actions necessary to compel compliance. The Board of Directors may ask Management, legal counsel or other appropriate authority to take any and all actions necessary to compel compliance. All costs and fees incurred by the Association will be charged back to the Member and will be due and payable when assessed.

Effective- Date of this Policy. This policy was duly adopted by the action of the Board of Directors on 10-9, 2013, and shall be effective thirty (30) days from mailing date _____.

By: 
Name: QUINCY EDWARDS
Title: PRESIDENT

By: 
Name: Leanne K. Brock
Title: Treasurer

Encl: Exhibit 1 - Schedule of Fees and Fines

COMPLIANCE AND COLLECTION POLICY

Exhibit 1 - Schedule of Fees and Fines

THIRD PARTY COLLECTION FEES

<u>LIST OF ITEMS</u>	<u>FEES</u>
Demand Letter	\$150.00
Notice of Delinquent Assessment (Lien)	\$325.00
Intent to notice of default letter	\$ 90.00
Notice of default	\$400.00
Intent to notice of sale letter	\$ 90.00
Notice of sale	\$275.00
Intent to conduct foreclosure sale	\$ 25.00
Conduct foreclosure sale	\$125.00
Prepare and record transfer deed	\$125.00
Payment plan agreement – one time set up	\$ 30.00
Payment plan breach letter	\$ 25.00
Release of notice of delinquent assessment lien	\$ 30.00
Notice of recession fee	\$ 30.00
Bankruptcy Monitoring	\$100.00
Mailing fee per letter	\$ 2.00
NSF Checks	\$ 20.00
Escrow Demands	\$150.00
Substitution of Agent	\$ 25.00
Postponement fee	\$ 75.00
Foreclosure fee	\$150.00
Actual costs of collections pursuant to Nevada Register of Administrative Regulations R199-09	
Posting and publishing	\$300.00-\$500.00 per publication
Trustee's sale guarantee	\$300.00-\$400.00
Recordings for notice of liens, defaults, sales	\$14.00-\$72.00
Mailing costs – actual cost of postage	
OTHER THIRD PARTY FEES	
Late notice	\$5.00
NSF Checks – Assessments	\$20.00
<u>VIOLATIONS AMOUNT</u>	
Less than \$200.00	\$20.00
\$200.00-\$499.99	\$50.00
\$500.00-\$999.99	\$100.00
\$1000-\$4999.99	\$500.00
\$5000.00+	\$500.00

GOVERNING DOCUMENT VIOLATIONS

FEE SCHEDULE

HEALTH & SAFETY VIOLATIONS

As determined by the Board of Directors

ALL OTHER GOVERNING DOCUMENT VIOLATIONS

Initial Fine: \$100.00 Continuing Fine: \$100.00 per each 7 day period

Recurring Fines \$100.00 per each noted recurrence

If compliance is not achieved after a cure period of a minimum of 14 days, violation will be deemed a continuing violation until corrected. A fine in the amount of up to \$100.00 per each 7 day period may be imposed.

If compliance is achieved but the same violation is allowed to recur within 365 days from the date of the Hearing Determination Letter, the violation will be deemed a recurring violation. Each witnessed recurrence will be assessed an additional amount of up to \$100.00 fine (not to exceed \$100.00 per any seven (7) consecutive days the violation may exist) .

In addition to the penalties listed above, other sanctions may be imposed, including loss of voting rights and the right to use common elements or other facilities, until compliance is achieved.

A **Violation Lien** may be recorded against the property with Clark County.

THE FEES, COSTS AND EXPENSES INCLUDED HEREIN ARE CURRENT AS OF

Note: Third Party Fees are subject to change and cannot be modified or waived by the Board of Directors.

GOVERNING DOCUMENT VIOLATIONS

FEE SCHEDULE

HEALTH & SAFETY VIOLATIONS

As determined by the Board of Directors

ALL OTHER GOVERNING DOCUMENT VIOLATIONS

Initial Fine: \$100.00 Continuing Fine: \$100.00 per each 7 day period

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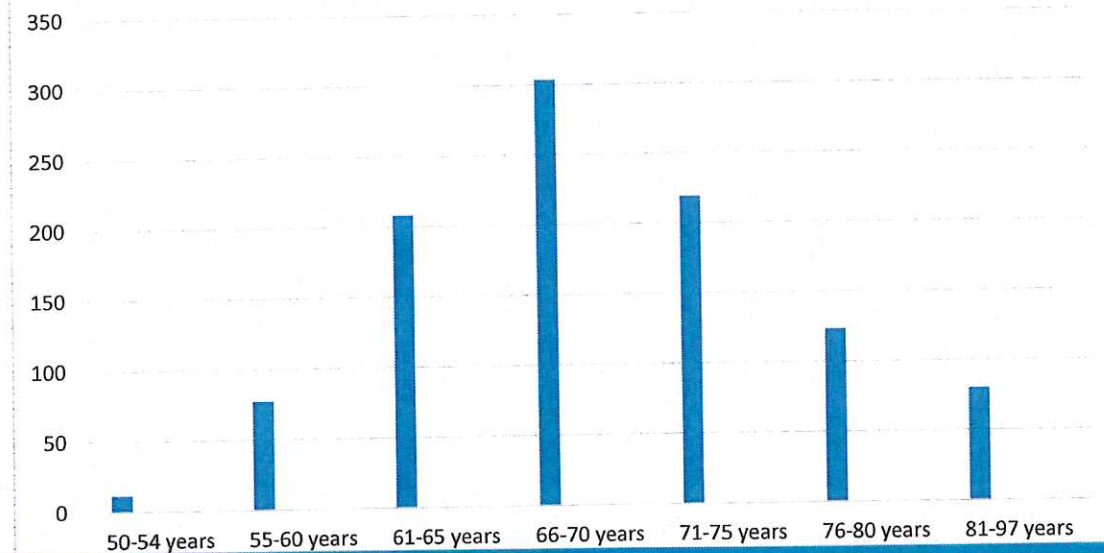
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THE FEES, COSTS AND EXPENSES INCLUDED HEREIN ARE CURRENT AS OF
October 2013

Note: Third Party Fees are subject to change and cannot be modified or waived by the Board of Directors.

2015 Age Audit for Sun City Mesquite, Nevada



2015	1.2%	7.5%	20.4%	29.7%	21.4%	12.0%	7.8%
2014	1.0%	0.9 %	21.0%	27.0%	22.7%	11.8%	7.0%

1. As of 12-31-14 we have 1048 homes in Sun City Mesquite.
2. Total members 1,910
3. Total age qualified is 1,025
4. The youngest age qualified is 52 years of age and the oldest is 97.
5. There are 321 Seasonal/Snowbirds in Sun City. = 30.6%
6. Seasonal/Snowbirds come from Canada which total 24.
7. 297 of the remaining households are from the following states: please see the attached sheet. The largest population comes from these three states. Utah with 96, California with 38 and Colorado with 27.
8. Tenants are occupying 36 homes in Sun City Mesquite. = 3.4%
9. This information completes the 2015 HOPA Age Audit for Sun City Mesquite. Ideshayes