

RESOLUTION
OF THE BOARD OF DIRECTORS OF
THE MESQUITE GROVE ESTATES HOMEOWNERS ASSOCIATION
AUTHORIZING THE BOARD PRESIDENT OR COMMUNITY MANAGER TO DECIDE
ISSUES FOR CLOSED SESSION BOARD MEETINGS

WHEREAS, The Mesquite Grove Estates Homeowners Association (the “Association”) is governed by the Arizona Planned Community Act, A.R.S. § 33-1801 et seq., and the Amended and Restated Bylaws of the Association; and

WHEREAS, A.R.S. § 33-1804(A) permits the Board of Directors to hold closed session meetings to discuss specific matters, including:

1. Legal advice from an attorney for the Board or the Association;
2. Pending or contemplated litigation;
3. Personal, health, or financial information about an individual member of the Association, an individual employee of the Association, or an individual employee of a contractor for the Association;
4. Matters relating to the job performance, compensation, health records, or specific complaints against an individual employee of the Association or an individual employee of a contractor of the Association who works under the direction of the Association; and
5. Discussion of a unit owner’s appeal of any violation cited or penalty imposed by the Association, except on request of the affected unit owner that the meeting be held in an open session; and

WHEREAS, the Board of Directors recognizes the need to ensure compliance with A.R.S. § 33-1804 and the Association’s governing documents while maintaining the confidentiality of sensitive matters discussed in closed session meetings;

WHEREAS, the Board of Directors desires to delegate authority to the Board President and/or the Association’s Community Manager, to determine whether specific issues fall within the categories authorized for closed session meetings under A.R.S. § 33-1804(A)(1) through (5).

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of The Mesquite Grove Estates Homeowners Association hereby adopts the following resolution:

Delegation of Authority

The Board of Directors delegates to the Board President or the Community Manager, the authority to determine whether specific issues fall within the categories authorized for closed session meetings under A.R.S. § 33-1804(A)(1) through (5).

Scope of Authority

The Board President or Community Manager shall ensure that any issue determined to be discussed in a closed session meeting is limited to the following matters:

1. Legal advice from an attorney for the Board or the Association;
2. Pending or contemplated litigation;
3. Personal, health, or financial information about an individual member of the Association, an individual employee of the Association, or an individual employee of a contractor for the Association;
4. Matters relating to the job performance, compensation, health records, or specific complaints against an individual employee of the Association or an individual employee of a contractor of the Association who works under the direction of the Association; and
5. Discussion of a unit owner's appeal of any violation cited or penalty imposed by the Association, except on request of the affected unit owner that the meeting be held in an open session.

Compliance with Notice Requirements

The Board President or Community Manager shall ensure compliance with the notice requirements for closed session meetings as set forth in A.R.S. § 33-1804(C) and (D), including identifying the specific statutory paragraph(s) in A.R.S. § 33-1804(A)(1) through (5) authorizing the closed session.

Compliance with Agenda Requirements

The agendas for both open and closed meetings shall contain enough detail to reasonably inform the Members of what will be discussed. Open and closed meetings where the items to be discussed include closed meeting topics should not disclose attorney-client privileged, confidential or personal information in accordance with A.R.S. § 33-1804(A)(1) through (5).

Recordkeeping

The Board of Directors shall maintain minutes of all closed session meetings in accordance with the Association's governing documents and applicable law.

No Voting at Closed Board Meetings

The Board of Directors shall only discuss and deliberate on issues at closed Board Meetings and then vote on the issues at open Board Meetings.

RESOLVED, this 12 day of May, 2026, by the Board of Directors of The Mesquite Grove Estates Homeowners Association.


Secretary's Signature