



SUN CITY ANTHEM COMMUNITY ASSOCIATION, INC.

March 6, 2008

Dear Mr. Frank

At the request of our auditor and the finance committee, the board will hold a workshop on March 14 to discuss certain financial transactions related to our 2007 income tax. This meeting will be held as an executive session because some of the discussions involve issues pertaining to our lawsuit with S&D Cafe, and others pertain to delinquencies. Of course, the finance committee members will only be privy to summary information, and not to any details of either lawsuit or delinquency data.

Because this is a workshop, no decisions will be made, and the board believes that these discussions should remain confidential. Unfortunately, because we are in a board election campaign, and because of your close ties to some of the candidates, **the board feels it is inappropriate to include you in these discussions.**

**As I said to you in a previous e-mail, "Unfortunately, Bob, you have a history and practice of disseminating working papers and discussions before they are accepted by the Board as Association records.** For example, one board candidate claims to have a copy of the documents provided to the Board at the "Assessment Scenarios Workshop," and is presenting this as "Board Policy." This particular document described some "what ifs" for the board to consider, but it is now being presented, incorrectly, as an issue already decided by the board. I have been unable to determine who provided the documents to this candidate, but you have a closer relationship to him than any other board member. The "Assessment Scenarios Workshop" document is not board policy, nor has it ever been voted on by the board."

**We continue to hold this sentiment, and wish to complete our "what-if" discussions without concern that they may prematurely become an unfounded issue in the board campaign. As a result we will be holding this meeting without your attendance.**

We appreciate your compliance in this matter

Sincerely,

  
Michael A. Dixon

Frank Comment: This was a flagrantly unlawful attempt to deny a director from participating in a 2008 tax planning meeting. Although I struggled to be included (see separate emails) the board, finance committee and auditor/tax preparer were ultimately successful in meeting in a private home and excluding me from the tax discussions. The board had previously filed tax returns claiming to be exempt from taxes on surplus assessment income per IRS RR 70-604, but it had refused to return/credit the hundreds of thousands of surplus dollars from 2007 to the members during that 1st quarter of 2008. I consider this letter and subsequent actions to be evidence of possible fraud.

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