



ARIZONA HOUSE OF REPRESENTATIVES

Fifty-sixth Legislature
First Regular Session

House: APPROP DP 14-0-1-0 | 3rd Read 31-28-1-0
Senate: GOV DPA/SE 8-0-0-0 | 3rd Read 28-0-2-0

HB 2607: meetings; homeowners' associations

NOW: board members; condominiums; planned communities

Sponsor: Representative Parker B, LD 10

Senate Engrossed

The House Engrossed version of HB 2607 allows unit owners or members in a planned community or condominium association to call and provide written notice for a special meeting to remove a member from the association board of directors.

The Senate adopted a strike-everything amendment that does the following:

Overview

Deems the members of the board of directors are removed from office if the board fails to call, notice and hold a special meeting on removing a board member.

History

An association of condominiums or planned communities are for-profit, nonprofit or unincorporated associations of owners created under a declaration to operate portions of common ownership and obligations. The associations can assess fees and costs to members for payment of these obligations (A.R.S. §§ [33-1202](#), [33-1241](#), [33-1802](#)).

Upon receipt of a petition that calls for the removal of a member of the board of directors, the board must call for a special meeting of the association and provide for written notice of the meeting. For an association with 1,000 members or fewer, the petition must have the signatures of at least 25% of the eligible voters. For an association with more than 1,000 members, the petition must have the signatures of at least 10% of the eligible voters. The special meeting must be called, noticed and held within 30 days of the receipt of the petition. For a meeting at which a member of the board is proposed to be removed: 1) the unit owners who are eligible to vote at the time of the meeting may vote to remove any eligible member of the board by a majority vote; 2) the meeting must be called by the board as prescribed by statute and action may be taken only if a quorum is present; and 3) the unit owners may remove any member of the board with or without cause (A.R.S. §§ [33-1243](#) and [33-1813](#)).

Provisions

1. Stipulates the members of a board of directors of a condominium or a planned community association are deemed to be removed from office if the board fails to call, notice and hold a special meeting on the removal of a board member within 30 days after receiving the petition that calls for removal of a board member.

<input type="checkbox"/> Prop 105 (45 votes)	<input type="checkbox"/> Prop 108 (40 votes)	<input type="checkbox"/> Emergency (40 votes)	<input type="checkbox"/> Fiscal Note
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