

REFERENCE TITLE: homeowners' associations; records; technical correction

State of Arizona
House of Representatives
Forty-seventh Legislature
Second Regular Session
2006

HB 2620

Introduced by
Representative Mason

AN ACT

AMENDING SECTION 33-1805, ARIZONA REVISED STATUTES; RELATING TO PLANNED COMMUNITIES.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Section 33-1805, Arizona Revised Statutes, is amended to
3 read:

4 33-1805. Association financial and other records

5 A. Except as provided in subsection B of this section, all financial
6 and other records of the association shall be made reasonably available for
7 examination by any member or any person designated by the member in writing
8 as the member's representative.

9 B. Books and records kept by or on behalf of the association and the
10 board OF DIRECTORS may be withheld from disclosure to the extent that the
11 portion withheld relates to any of the following:

12 1. Privileged communication between an attorney for the association
13 and the association.

14 2. Pending or contemplated litigation.

15 3. Meeting minutes or other records of a session of a ~~board~~ meeting OF
16 THE BOARD OF DIRECTORS that is not required to be open to all members
17 pursuant to section 33-1804.

18 4. Personal, health and financial records of an individual member of
19 the association, an individual employee of the association or an individual
20 employee of a contractor for the association.

21 5. Records relating to the job performance of, compensation of, health
22 records of or specific complaints against an individual employee of the
23 association or an individual employee of a contractor of the association who
24 works under the direction of the association.

25 C. The association shall not be required to disclose financial and
26 other records of the association if disclosure would violate any state or
27 federal law.