

OPEN MEETING LAW  
*Arizona Association Statutes, Condominium Act*

§ 33-1248 Meetings

A. Notwithstanding any provision in the declaration, bylaws or other documents to the contrary, all meetings of the association and board of directors are open to all members of the association and all members so desiring shall be permitted to attend and listen to the deliberations and proceedings provided, however, that for regular and special meetings of the board, association members who are not board members may not participate in any deliberation or discussion unless expressly so authorized by a vote of the majority of a quorum of the board, except that any portion of a meeting may be closed only if the portion of the meeting is limited to consideration of one or more of the following:

1. Employment or personnel matters for employees of the board or the association.
2. Legal advice from an attorney for the board or the association.
3. Pending or contemplated litigation.
4. Pending or contemplated matters relating to enforcement of the association's documents or rules.

B. A meeting of the association shall be held at least once per year. Special meetings of the association may be called by the president, by a majority of the board of directors or by unit owners having twenty-five per cent, or any lower percentage specified in the bylaws, of the votes in the association. Unless other-wise provided in the articles or the bylaws of the association, not fewer than ten nor more than fifty days in advance of any meeting of the unit owners, -the secretary shall cause notice to be hand-delivered or sent prepared by United States mail to the mailing address of each unit or to any other mailing address designated in writing by the unit owner. The notice of any meeting of the unit owners shall state the time and place of the meeting. The notice of any special meeting of the unit owners shall also state the purpose for which the meeting is called, including the general nature of any proposed amendment to the declaration or bylaws, any changes in assessments that require approval of the unit owners and any proposal to remove a director or officer. The failure of any owner to receive actual notice of a meeting of the unit owners does not affect the validity of any action taken at the meeting.

C. Unless otherwise provided in the articles or bylaws of the association, for meetings of the board of directors that are held after the termination of declarant control of the association, notice to unit owners of meetings of the board of directors shall be *GIVEN AT LEAST FORTY-EIGHT HOURS IN ADVANCE OF THE MEETING* by newsletter, conspicuous posting or any other reasonable means as determined by the board of directors. An affidavit of notice by an officer of the association is prima facie evidence that notice was given as prescribed by this section. Notice to unit owners of meetings of the board of directors is not-required if emergency circumstances require action by the board before notice can be given. Any notice of a board meeting shall state the time and place of the meeting. The failure of any unit owner to receive actual notice of a meeting of the board of directors does not affect the validity of any action taken at that meeting.

You can access the Arizona Statute 33 on the internet via the Arizona State Legislature Website:  
<http://www.azieg.com>