

Resolution

MYERS MILL HOMEOWNERS ASSOCIATION

GENERAL RESOLUTION NUMBER: 2016-01 03

SPONSOR: Arthur Rich, Vice President, Board of Directors

**Relating to the Formation of a Special Committee to Review HOA
Covenants & By-Laws.**

WHEREAS, Article IV, Section 11 of the By-Laws of Myers Mill Homeowners Association, Inc. (“By-Laws”) assigns the Board of Directors (“Board”) all powers and duties necessary for the administration of the affairs of the Myers Mill Homeowners Association (“Association) and states that the Board may shall have the power and authority to exercise all of the rights and powers of the Association; and;

WHEREAS, Article IV, Section 11(e) of the By-Laws provides that the Board may exercise any other power necessary and proper for the governance and operation of the Association; and,

WHEREAS, Article IX, Section 3 of the Declaration of Covenants, Conditions, and Restrictions for Myers Mill provides that the Declaration may be amended “after January 1, 2016 by an instrument signed by the Owners of not less that seventy-five (75%) percent of the Lots; and,

WHEREAS, the Board has determined that it is in the best interest of the Association and the Association’s members to pursue collections of assessments held in arrears.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby establishes a Special Committee to study, review, and make recommendations for changes to the Covenants that the Owners of seventy five (75%) percent of the Lots approve at the next Annual Meeting of the Owners.

Charter for the Covenants & By-Laws Review Committee

I. The Committee will be called the Covenants & By-Laws Review Committee

II. **Purpose:**

The committee will act as a primary point of contact for Members who wish to recommend/initiate changes to the current set of Covenants or by-laws. The Committee is created for the purpose of working with the both the Members and the Myers Mill Board of Directors and shall limit its activities to reviewing the current set of Covenants and By-laws, drafting & submitting recommended changes to these documents to the Board of Directors, and informing & gaining support for the changes from the Members of the Association.

III. It is the role and prerogative of the Board of Directors to enact policy and a 2/3rds majority vote by the members at the annual meeting is needed to make actual changes to the documents. The Committee is expected to offer recommendations for changes and provide information relevant to policy changes to the Members of the Association.

IV. **Membership**

Composition: The advisory committee shall consist of 12 Members. Members will be selected and appointed by the Board. Committee members will constitute a cross section of the Associations. Moreover, 100 percent of the committee members will be Members of the Association. Membership will include representation of minority viewpoints whose interests must be protected.

Term: Membership will terminate after the Annual Meeting of the Homeowners and a new board will be appointed within 90 days of the newly elected HOA Board election of officers.

V. **Organizational Structure:**

Officers: The committee will have a chair and a vice chair, who shall be members of the Board of Directors, and a recording secretary who shall be elected for the term of the committee.

VI. **Procedural Rules**

By-Laws: The committee will draft and adopt a set of written by-laws at the organizational meeting of the committee. The by-laws govern committee operation. By-laws require a two-thirds vote for adoption or change.

Meetings: The committee will meet monthly during the first year of formation and after first annual meeting of the Association after formation, will meet at least

quarterly. Written notices of upcoming meetings will be posted at the Myers Mill Bulletin board located at the pool area at least 10 days before meeting.

Minutes: Minutes of each meeting will be kept. Copies will be delivered to the Board of Directors by the Chair or the Vice Chair. Within 2 weeks after the meeting or at the next Board meeting if within 10 days of the Board meeting.

Recommendations and Reports: Committee recommendations and reports will be submitted in writing to the Board. Documents will include both suggested changes and justification for suggestions. The Board will respond/react to such recommendations in writing.

Dismissal: Members who are absent without reasonable cause from three consecutive meetings will be considered to have resigned their seat. The committee will move to fill the position.

Public Announcement: While members are expected and encouraged to discuss the proposed changes within the community, members shall not report opinions expressed in meetings, nor shall they report independently on committee action.

VII. The initial members of this committee will be as follows.

Chair:

Wade Bond

Vice-Chair:

Arthur Rich

Members At Large

Amy Fite
Rob Greenwood.
Donna Romeo
Kristi Kalberer

Mandy Schherer
Megan Everett
Christine Stephens
Monica Quesada

Lisa Horan
Julie Wallace
Valerie Basset

Myers Mill Homeowners Association, Inc.


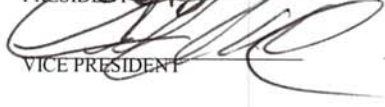
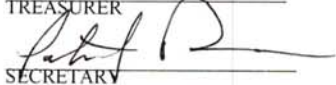

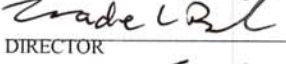



RESOLUTION ACTION RECORD


Resolution Type: Establish Bylaw Commc No. 2016-03

Pertaining to: Formation

Duly adopted at a meeting of the Board of Directors held: 18 May 2016

Motion by: Tracy Stephens Seconded by: Arthur Rich

	VOTE			
	YES	NO	ABSTAIN	ABSENT
 PRESIDENT	✓			
 VICE PRESIDENT	✓			
TREASURER				
 SECRETARY	✓			
 DIRECTOR	✓			
 DIRECTOR	✓			
 DIRECTOR	✓			
 DIRECTOR	✓			
 DIRECTOR	✓			

ATTEST:

SECRETARY

5/18/16
DATE

FILE:
Book of Minutes -
Book of Resolutions:

	Book No.	Page No.
Policy	_____	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution Effective Date: _____