

List of bylaw edits

Wednesday, January 22, 2025 8:45 PM

Throughout: capitalization corrections, removal of hyphenations, removal of extraneous whitespace, standardized margins, standardized paragraph spacing, standardized header formatting, replace he/him/his/she/her/hers with they/them/their, replace chairmen with chairperson.

Article II

Section 2

- Remove option to terminate membership in the corporation.

Section 3

- Remove special handling of disagreement within a marital community during voting. Should be handled the same as any other group-owned lot.

Article III

Section 1

- Add a provision allowing for the date and time of membership meetings to be decided by the board.
- Add email as an option for meeting notification.

Section 2

- Allow members to optionally provide email address to receive notices. Clarify handling when multiple means of communication are provided. Require that a reply or delivery receipt is required for email communications.

Section 3

- Remove requirement that the budget be presented in the February meeting.
- Remove mention of specific months for membership meetings.

Section 5

- Lower quorum requirement to 20 members in good standing.
- Allow mail ballots for voting at membership meetings.
- Remove sentence limiting when business can be performed, as it conflicts with RCW 64.90.525.

Section 7

- Allow mail ballots for meetings of the membership. Clarify that in person or proxy votes override mailed votes. Require ballots to be postmarked by the vote date.

Article IV

Section 2

- Simplified the term lengths for directors to two years, require that terms be staggered.

Section 3

- Include email and text message as acceptable forms of communication between directors. Remove "wire" (telegraph) as an acceptable form of communication.

Section 4

- Clarify that majority of the directors constitutes a quorum for meetings of the board only.

Section 8

- Remove Public Works committee, add Parks committee and Roads committee.
- Clarify that committees are advisory, i.e. they can't act on behalf of the board.

Article V

Section 1

- Subsection (d), explicate that dues and special assessments follow the process outlined in Article XI.
- Subsection (e), update board member compensation to be one hour of minimum wage.

Article VI

Section 1

- Require that officers be directors.
- Remove reference to a specific month for election of officers.
- Update terms of directors to two years.

Article VII

Section 3

- Add filing liens as a duty of the secretary.
- Remove receiving and depositing money as a duty of the secretary.

Section 4

- Add receiving, recording, and depositing money as a duty of the treasurer.
- Add the option for electronic transfers, and recurring electronic transfers.
- Require an annual compilation review by a CPA every year.

Section 5

- Clarify that budgets are adopted by the board, then ratified by the membership.
- Increase quorum requirement for taking out loans. Clarify that loan payments must appear in a budget and be ratified by the membership.
- Have the treasurer make restrictive endorsements on checks, rather than the secretary.
- Add option for electronic deposits.
- Change "checks" to "payments" and lower the limit to \$250 for the purpose of fulfilling these duties. Require Board approval at the next monthly meeting.
- Remove entry separating record keeping and check signing duties.

Article XI

Section 1

- Remove limitation that fees may only be changed at the February meeting.
- Clarify that dues (assessments) are specified in a budget that is adopted by the board and ratified by the membership, pursuant to RCW 64.90.525.
- Allow mail ballots for budgets.

Section 2

- Update late fees to be 3% of the delinquent amount per month.

Section 3

- Clarify that special assessments must be presented in a budget that is adopted by the board and ratified by the membership, pursuant to RCW 64.90.525.
- Allow mail ballots for special assessments.

Article XII

Section 1

- Standardize quorum requirements for bylaw amendments.
- Allow mail ballots for bylaw amendments.

Article XVI

Section 3

- Allow the board to set rules for roads, parks, and other property owned by the corporation.
- Make it so changes to rules go into effect 30 days following the vote, or after the updated rules have been sent to members, whichever is later.

Section 4

- Update amount to be contributed to the bridge account to \$5,000 or some greater amount.
- Update the amount to be contributed to the road account to \$5,000 or some greater amount.

Article XVII

Section 1

- Update dates to 2025.