

Approved Bylaw Changes at Annual Members Meeting 2024

Key: Black type = annual meeting handout on proposed changes
Blue type = approved changes and how they will now read
Red type = vote recording (need simple majority of quorum to pass)

Note: MEETING ATTENDANCE AT BEGINNING OF MEETING: 42

Title: Change “Board of Trustees” to “Board of Directors” where it is stated throughout the bylaws. (This is recommended by our HOA Attorney.)

“Board of Directors”

MOTION PASSED: 26 IN FAVOR

Article I: Membership

Sec 2: Strike entire section (refers to Members Certificates which is no longer done.)

MOTION PASSED; 34 IN FAVOR

Sec 3: The owner of each “Membership Certificate” changed to “Legal Owner: as described by Thurston Co Assessor.

NOW SECTION 2: “THE LEGAL OWNER OF EACH LOT shall be entitled to one vote for each LOT in his name on the books of the corporation. Nothing contained herein shall prevent one person, partnership, firm or corporation from owning more than one such LOT”

MOTION PASSES: 27 IN FAVOR

Sec 4: Change “Certificate” references to “Legal Owner.”

NOW SECTION 3: Change “...holder of each membership certificate...” to “...legal owner...”

MOTION PASSED: 28 IN FAVOR

Sec 7: Delete Certificates.

***Clause now reads “Ownership of lot shall be assigned only upon the sale or contract of sale of the lot described therein, in which event the owner of such lot (?) shall assign the same to the purchaser of said lot. MOTION PASSED: 28 IN FAVOR

NOTE: CURRENT ATTENDANCE is now: 45

Article II Meetings of Members:

Sec 1: The Annual Members Meeting to be moved from 2nd Saturday of May to the 3rd Saturday in May.

Clause will now read: "The annual...election of DIRECTORS and for....held on the SECOND SATURDAY OF SEPTEMBER.... Place as the board of DIRECTORS...THE FIRST MEMBERS MEETING ON THE SECOND SATURDAY OF SEPTEMBER WILL OCCUR ON SEPTEMBER 13, 2025."

MOTION PASSED WITH UNDERLINED AMENDMENT: 42 IN FAVOR

Sec 2: Special Meetings of the Members may be called at any time by the president, majority vote of the trustees or upon written request of 35% of the active members. Change from 50%.

Clause now reads: "... vote of the board of DIRECTORS...request of THIRTY FIVE percent..."

MOTION PASSED: 36 IN FAVOR

Sec 3: "Such notice may be given by mail, messenger or telephone" ADD "or electronic notification"

Now reads: "Such notice may be given... **OR ELECTRONIC NOTIFICATION**"

MOTION PASSED: 38 IN FAVOR

Sec 4: Change "majority of the members shall constitute a quorum" to "40% of the members..." and ADD "If no quorum, adjourn the meeting. Notice of the new meeting will be sent within 45 days of the adjourned meeting. The Quorum for the rescheduled meeting will be 30% of active members. The meeting's purpose is to elect board members. No other business is conducted. Amendments, assessments and all other voted business require a 40% quorum." This safeguards against a small group of members making all decisions.

Now reads: "...specified...**40% OF THE MEMBERS...IF NO QUORUM, ADJOURN THE MEETING. NOTICE OF THE NEW MEETING WILL BE SENT WITHIN 45 DAYS OF THE ADJOURNED MEETING. THE QUORUM FOR THE RESCHEDULED WILL BE 30%OF ACTIVE MEMBERS. THE MEETING'S PURPOSE IS TO ELECT BOARD MEMBERS. NO OTHER BUSINESS IS CONDUCTED. AMENDMENTS, ASSESSMENTS, AND ALL OTHER VOTED BUSINESS REQUIRE A 40% QUORUM.**"

MOTION PASSED: 23 IN FAVOR

ADD SECTION 5:"Electronic voting is permitted." "Mail in voting for Board of Trustees and Annual Members' Meeting Agenda items is allowed for owners living outside Thurston county. Their vote will be acknowledged but participation will not count toward the meeting quorum."

MOTION FAILS: 41 AGAINST

Members discuss revision of the proposal. Motion to approve revision:

”Electronic and Mail-in voting for the Board of Directors is allowed. Mail-in and electronic votes will be acknowledged and participation will count toward the meeting quorum.”

MOTION PASSES WITH EDIT: 40 IN FAVOR

ADD SECTION 6: “All votes must be counted at the members meeting in the presence of any interested members.”

“All votes must be counted at the members meeting in the presence of any interested members.”

MOTION PASSES: 34 IN FAVOR

Article III: Board of Trustees

Sec 1: Add “No more than one family member on the board at one time.”

should now read: The affairs of the corporation shall be managed by a board of DIRECTORS consisting of three members, who shall be elected from among the members of the corporation. NO MORE THAN ONE FAMILY MEMBER ON THE BOARD AT ONE TIME.” one time.”

MOTION PASSES: 39 IN FAVOR

Sec 3: Add at the end: “for a maximum of up to 3 consecutive years and for every year served equals one year off.

The first board of DIRECTORS.....the DIRECTORS elected thereafter....

MOTION TO TABLE PROPOSAL UNTIL BETTER VERBIAGE CAN BE FRAMED

MOTION TO TABLE PASSES: 43 IN FAVOR

Sec 8: Add “Board members cannot appoint board members. Board members must be voted on by the community.”

Now reads: if the number of DIRECTORS shall...such additional DIRECTOR or DIRECTORS shall be elected...in which event such additional DIRECTOR or DIRECTORS shall be... in the same manner as the DIRECTORS previously provided for are elected. BOARD DIRECTORS CANNOT APPOINT BOARD DIRECTORS. BOARD DIRECTORS MUST BE VOTED ON BY THE COMMUNITY.

MOTION PASSES: 40 IN FAVOR