

HOMEOWNERS ASSOCIATION ACT COMMITTEE MEETING AGENDA

Meeting Date: July 9, 2007
Time: 11:00 am – 1:30 pm
Location: Kent Centennial Building

11:00 CALL TO ORDER

Approval of minutes of June 4 and June 18, 2007 meetings.

11:05 OLD BUSINESS/PENDING ITEMS

Governance Issues: Address and resolve statutory differences in calling and holding regular and special meetings, voting, recalling board members, etc. (*see discussion item list below and Morgenstern chart*)

11:30 NEW BUSINESS - REPORTS AND RECOMMENDATIONS FROM SUB-COMMITTEE CHAIRS;
FINAL ACTION ON TENTATIVE PROPOSALS

1. Resale Disclosures – Todd Hobart
2. Internal Dispute Resolution – Terry Leahy and Nancy Rust
3. Mediation – Rep. Larry Springer
4. Covenant Amendments – Sandy Levy
5. Bylaw Amendments – Sandy Levy
6. Rules and Rule Making – Marion Morgenstern

1:00 PUBLIC COMMENTS

1:30 ADJOURNMENT

Future Meetings

Date	Location
June 23 , 11:00 am (Without Public Comment)	Kent Centennial Center (400 W. Gowe Street, Kent, WA 98032)
August 6 , 11:00 am (With Public Comment)	Kent Centennial Center (400 W. Gowe Street, Kent, WA 98032)
August 20 , 11:00 am (Without Public Comment)	Kent Centennial Center (400 W. Gowe Street, Kent, WA 98032)

Governance Discussion Items

Conflicts Between Governing Documents:

Trumping provisions

Amendment of Governing Documents:

Method for amending covenants (*addressed*)

Method for amending bylaws (*addressed*), rules and policies (*in process*)

Potential change to RCW 64.38.010(2) – Nancy’s 12/29/06 email (*addressed*)

Rule Enforcement:

Should we change RCW 64.38.020(11)? – Nancy’s 12/29/06 email (*addressed*)

Association Meetings:

Should we attempt to resolve conflicts between statutes for advance notice of annual and special meetings

Notice of meetings: Should we permit notice to be given electronically?

Association Special Meetings:

Should we consider mandating scheduling mechanisms for special meetings called by members?

Should we change the percentage vote required to call a special meeting?

Member Voting:

Should there be any mandatory requirements concerning cumulative or non-cumulative voting?

Should changes be made to the Act concerning the method in which votes are conducted (e.g., in person, by ballot, by secret ballot, by email, etc.)

Recall of Directors:

Should the process for removing board members be made easier?

Should we attempt to resolve the existing conflicts/ambiguities in the Act and the nonprofit statutes?

Should recall provisions be made mandatory? Or should variation be allowed in the governing documents?

Communications:

Are there mechanisms that can/should be imposed statutorily to facilitate better communications between association members and leaders?