

**HOMEOWNERS ASSOCIATION ACT COMMITTEE  
MEETING AGENDA**

**FINAL MEETING**

**Meeting Date: August 20, 2007**

**Time: 11:00 am – 1:00 pm**

**Location: The Grape Choice, 7 Lakeshore Plaza, Kirkland 98033**

11:00 CALL TO ORDER

Approval of minutes of August 6, 2007, meeting.

11:05 OLD BUSINESS/PENDING ITEMS

1. FINAL ACTION on Proposal 4 – Covenant Amendments (*Rovig*)
2. FINAL ACTION on Proposal 6 – Rule Making (*Morgenstern*)
3. Possible revision to Proposal 4, Recommendation 1 to include “reasonableness” standard in addition to “good faith” (*Morgenstern*)
4. Continued discussion of governance issues – the Committee will determine by vote the specific issues that will be discussed

12:50 NEW BUSINESS

1:00 ADJOURNMENT

## Governance Discussion Items

### **Conflicts Between Governing Documents:**

Trumping provisions (*addressed in part 7/9/07*)

### **Amendment of Governing Documents:**

Method for amending covenants (*addressed in Proposal 4*)

Method for amending bylaws (*addressed in Proposal 5*), rules and policies (*addressed in Proposal 6*)

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

Members’ right to propose changes to bylaws and rules to be considered at an annual or special meeting (*Nancy’s 7/12/07 email, included as Attachment 1*)

### **Rule Enforcement:**

Should we change RCW 64.38.020(11)? – Nancy’s 12/29/06 email (*addressed, but see Attachment 4 for additional information*)

### **Association Meetings:**

Should we attempt to resolve conflicts between statutes for advance notice of annual and special meetings (*addressed 7/9/07*)

Notice of meetings: Should we permit notice to be given electronically? (*addressed 7/9/07 – no action taken*)

The right to make a motion at the annual meeting without prior notice. (*Nancy’s 7/12/07 email, included as Attachment 1*)

The right to use Roberts Rules. (*Nancy’s 7/12/07 email, included as Attachment 1*)

Restrictions on holding private meetings. (*Nancy’s 7/12/07 email, included as Attachment 1*)

### **Association Special Meetings:**

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

Include discussion re right of members calling the special meeting to set the agenda, time and place for the meeting and appoint the chair. (*Nancy’s 7/12/07 email, included as Attachment 1*)

Should we change the percentage vote required to call a special meeting? (*addressed 7/9/07*)

### **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? (*addressed 7/9/07*)

Should we attempt to resolve the existing conflicts/ambiguities in the Act and the nonprofit statutes? (*specific issues addressed 7/9/07*)

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?

**Board Decisions:** Should Board members be prohibited from making decision by email that should be made in public. (*Nancy's 7/12/07 email, included as Attachment 1*)