

Covenants & ByLaws
Committee Meeting
11/25/2018 - 10:00am

Committee Members attending: Chris Oliver, Cristy Herron, Fred Jones, Larry Sims, Trudi Elliott

Lot Owners attending: Mark Schepers

Prayer & Pledge: Trudi led

Introductions: Committee members did a brief introduction - what we did for a living, kids, grandkids - short, sweet, and to the point.

General discussion of goals:

- To clean up the docs so that they are consistent throughout all official documentation.
- To ensure we're abiding by Missouri State law

Things to gain a familiarity with relating to discussion of goals (homework):

- Research some rules in place for HOAs, Gated Communities, Not For Profits, Corporations and see how they all relate to each other, and where the differences lie, and how that all applies to WLOA.
- Get recommendations for a Real Estate attorney (Chris and Cristy have contacts who may be able to provide references)

Discussion of Priorities:

- First and foremost has to be assessment rule changes - it takes money to keep the park moving, we needed a more clear and concise way of making this happen. Working on putting together verbiage to allow for a small % increase per annum instead of waiting six years in between increases in order to try and keep up with doing cost of business increases and cost of living and increases.
- In trying to figure out how to best prioritize (outside of the money aspect) it was decided to take ByLaws in order and do a couple of sections at a time - going from the front of the document to the back.

Review of Task Force Report:

A task force was put together after the 2012 vote to determine what went wrong. Committee reviewed the report. The lesson learned from the investigation is that the rules MUST be followed when reviewing docs and everything MUST be done in the proper manner. Basically, we need to learn from history and not make the same mistakes. This committee is dedicated to following the guidelines lined out by our governing documentation.

Discussion of ByLaw changes:

- There are a LOT of spelling and grammatical errors throughout all docs. Will review with PC and BOD in the December meetings if spelling errors can be corrected without a lot owner vote. The committee all agreed that grammatical errors would NOT be corrected without a lot owner vote because changing grammar could possibly change the meaning of a sentence/paragraph. Discussion with PC/BOD to entail the corrections of spelling only.
- Discussed the best way to present proposed changes to PC/BOD and eventually Lot Owners. General consensus is that the cover letter that will go out to lot owners needs to be very specific in why any given section should be changed. It was agreed that the special assessment that went out didn't explain things in a clear enough fashion for lot owners to understand the importance of that assessment. The committee wants to ensure that we are clear and concise in our communication with Lot Owners.

Discussion of Committee Charter:

The Board proposed some changes to the Committee Charter. Committee needs to review the proposed changes in depth and give comments/opinions to the BOD prior to December meeting (homework).

Homework to be done prior to next C-B Committee Meeting:

Cristy to draft a cover letter format to be used during this process

Chris to draft proposed assessment change to ByLaw

All committee members to do side by side analysis of docs.

Meeting adjourned at 12:50pm