

Section CLAYTON BUSINESS AND COMMUNITY - Sample Provision Excerpt (Public Preview)

CLAYTON BUSINESS AND COMMUNITY

% ED HARTLEY

PO BOX 436

CLAYTON CA 94517-0436

Important information about your December 31, 2023, Form 990

We approved your Form 8868, Application for Automatic Extension of

ISSUE #1 Time To File an Exempt Organization Return

We approved the Form 8868 for your

December 31, 2023, Form 990, Return of

Organization Exempt From Income...

MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. CLAYTON BUSINESS AND COMMUNITY (p. 2): Election provisions omit mandatory Davis-Stirling secret ballot procedures and independent Inspector of Elections requirements under California Civil Code §§ 5105 - 5125.

Statutory / Legal Reference: Cal. Civ. Code §§ 5105, 5110 & 5115 (SB 323 / AB 2159)

Statutory Comparison: Under Cal. Civ. Code §§ 5105 and 5110, every association must adopt election operating rules and conduct specified elections through an independent third-party Inspector of Elections using secret double-envelope paper ballots (or compliant electronic secret ballots under AB 2159), with at least 30 days general notice of the nomination deadline and at least 30 days pre-ballot notice before ballots...

CURRENT WORDING IN DOCUMENT:

CLAYTON BUSINESS AND COMMUNITY % ED HARTLEY PO BOX 436 CLAYTON CA 94517-0436 Important information about your December 31, 2023, Form 990 We approved your Form 8868, Application for Automatic Extension of Time To File an Exempt Organization Return We approved the Form 8868 for your December 31, 2023, Form 990, Return of Organization Exempt From Income...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

CLAYTON BUSINESS AND COMMUNITY % ED HARTLEY PO BOX 436 CLAYTON CA 94517-0436 Important information about your December 31, 2023, Form 990 We approved your Form 8868, Application for Automatic Extension of Time To File an Exempt Organization Return We approved the Form 8868 for your December 31, 2023, Form 990, Return of Organization Exempt From Income Tax. Your new due date is November 15,...