

Section 1 - Sample Provision Excerpt (Public Preview)

RESOLUTION REGARDING THE OPERATIVE BYLAWS
BY THE BOARD OF DIRECTORS OF
GOLDEN RAIN FOUNDATION OF WALNUT CREEK
WHEREAS, GOLDEN RAIN FOUNDATION OF WALNUT CREEK (hereinafter
"GRF"), through its volunteer Board of Directors, is responsible for management,
"maopteniese and administration of a residential commen interest der mpment the

ISSUE #1

he Declaration...

MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): 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:

RESOLUTION REGARDING THE OPERATIVE BYLAWS BY THE BOARD OF DIRECTORS OF GOLDEN RAIN FOUNDATION OF WALNUT CREEK WHEREAS, GOLDEN RAIN FOUNDATION OF WALNUT CREEK (hereinafter "GRF"), through its volunteer Board of Directors, is responsible for management, "maopteniese and administration of a residential commen interest der mpment the WHEREAS, the Declaration...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

RESOLUTION REGARDING THE OPERATIVE BYLAWS BY THE BOARD OF DIRECTORS OF GOLDEN RAIN FOUNDATION OF WALNUT CREEK WHEREAS, GOLDEN RAIN FOUNDATION OF WALNUT CREEK (hereinafter "GRF"), through its volunteer Board of Directors, is responsible for management, "maopteniese and administration of a residential commen interest der mpment the WHEREAS, the Declaration provides that the Board of Directors of...