

Section 1.1 - Sample Provision Excerpt (Public Preview)

Eligibility
Resident Membership shall be voluntary with one membership authorized for each property lot within the prescribed boundaries. These boundaries are the Area of Greenmeadow Units 1 and 2 as described in Volume 50 of Maps, Pages 51 and 52 and Volume 53 of Maps, Page 55, and Greenmeadow Unit 3, as described in Volume 140 of Maps, Page 30 excluding...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 1.1 (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:
Eligibility Resident Membership shall be voluntary with one membership authorized for each property lot within the prescribed boundaries. These boundaries are the Area of Greenmeadow Units 1 and 2 as described in Volume 50 of Maps, Pages 51 and 52 and Volume 53 of Maps, Page 55, and Greenmeadow Unit 3, as described in Volume 140 of Maps, Page 30 excluding...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
Eligibility Resident Membership shall be voluntary with one membership authorized for each property lot within the prescribed boundaries. These boundaries are the Area of Greenmeadow Units 1 and 2 as described in Volume 50 of Maps, Pages 51 and 52 and Volume 53 of Maps, Page 55, and Greenmeadow Unit 3, as described in Volume 140 of Maps, Page 30 excluding Lot 10 in Block B and Lot 14 in Block 10,...