Section 1 - Sample Provision Excerpt (Public Preview)

By l -L aws - Old Mountain View Neighborhood Association
December 2January 22, 2024 Revision E.1
(ReplacesJanuary 22, 2024 Revision ERevision D.1, October 4, 2010)
Last Amended at OMVNA General Meeting Dec211, 2024 3and OMVNA Meeting Jan 22, 2024
GREEN HIGHLIGHT is minor corrections to language

ISSUE #1

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:
By l -L aws - Old Mountain View Neighborhood Association December 2January 22, 2024 Revision E.1 (ReplacesJanuary 22, 2024 Revision ERevision D.1, October 4, 2010) Last Amended at OMVNA General Meeting Dec211, 2024 3and OMVNA Meeting Jan 22, 2024 GREEN HIGHLIGHT is minor corrections to language. YELLOW...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):
By l -L aws - Old Mountain View Neighborhood Association December 2January 22, 2024 Revision E.1 (ReplacesJanuary 22, 2024 Revision ERevision D.1, October 4, 2010) Last Amended at OMVNA General Meeting Dec211, 2024 3and OMVNA Meeting Jan 22, 2024 GREEN HIGHLIGHT is minor corrections to language. YELLOW HIGHLIGHT is a proposal to add 2 more at...