

Section OWNERS - Sample Provision Excerpt (Public Preview)

OWNERS
Owner Voting Rights.
Owner Meetings.....
Record Dates.
Action Without Meeting...

AMENDMENTS

ISSUE #1

MISCELLANEOUS

Vote to Initiate Defect Claim

Checks, Drafts and Documents.

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MARKUP #1 · POTENTIAL ISSUE FOR REVIEW

BOARD & COUNSEL REVIEW

Sec. OWNERS (p. 2): Potential Issue for Review: Election provisions omit mandatory Davis-Stirling secret ballot procedures and independent Inspector of Elections requirements under California Civil Code §§ 5105 - 5125 - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

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:

OWNERS Owner Voting Rights. Owner Meetings..... Record Dates. Action Without Meeting...
AMENDMENTS MISCELLANEOUS Vote to Initiate Defect Claim Checks, Drafts and Documents. -i- o o ..17 .20 ..20 .20 .21 ..21 1430-38715BYLAWS16100822 3/6/06 ascription: Riverside, CA Document-Year DOCID 2006.596259 Page: 107 of 170 sdazi gnfgjf Conment: TABLE OF...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

First look for this language in other governing documents, standalone policies/resolutions, or amendments not included in this review. If not already addressed in another document (and if applicable to this community), incorporate: Pursuant to California Civil Code §§ 5100 - 5145, the Association shall maintain compliant Election Operating Rules providing for equal access to Association media,...