

Section 1 - Sample Provision Excerpt (Public Preview)

Approved the June 13, 2022 Executive Session Meeting Minutes.
2. Delinquency Review.
Homeowner's Forum
Two (2) homeowners were in attendance and one (1) homeowner spoke about a late fee waiver request.
San Clemente Shorecliffs Beach Club Association

ISSUE #1 2022 General Meeting Minutes

Directors Present
Directors Absent
Also Attending
Executive...

MARKUP #1 ->



MARKUP #1 · POTENTIAL ISSUE FOR REVIEW · RESERVE / SIRS

BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): Potential Issue for Review: Reserve provisions omit the mandatory 3-year visual reserve component inspection and annual Reserve Funding Plan disclosure requirements under California Civil Code §§ 5550 and 5300 - 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 § 5550 & 5300(b)(3)

Statutory Comparison: Under Cal. Civ. Code § 5550, the board must cause a reasonably competent and diligent visual inspection of accessible major components to be conducted at least once every three (3) years, review the study annually, and include the Reserve Funding Plan and Assessment and Reserve Funding Disclosure Summary (Civil Code § 5570) in the Annual Budget Report under § 5300.

CURRENT WORDING IN DOCUMENT:

Approved the June 13, 2022 Executive Session Meeting Minutes. 2. Delinquency Review. Homeowner's Forum Two (2) homeowners were in attendance and one (1) homeowner spoke about a late fee waiver request. San Clemente Shorecliffs Beach Club Association August 8, 2022 General Meeting Minutes Directors Present Directors Absent Also Attending Executive...

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 §§ 5550 and 5300, the Board shall cause a diligent visual inspection of the accessible major components to be conducted at least once...