

Section 3.03(d) - Sample Provision Excerpt (Public Preview)

Additional Meetings. Regular meetings of the Association may be called by the Board during the summer months after the Annual Meeting. Special meetings of the Association may be called at any time at the direction of the President, or a majority of the Board, or by 25% of the members in good standing, upon written request to the Directors of the Corporation.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 3.03(d) (p. 3): Governing documents omit the mandatory N.H. RSA 356-B:46-a budget and special assessment ratification procedure (30-day summary delivery, 10-to-60-day owner meeting, and 2/3 owner rejection threshold).

Statutory / Legal Reference: N.H. Rev. Stat. Ann. (RSA) § 356-B:46-a

Statutory Comparison: Under N.H. RSA 356-B:46-a, the board of directors must deliver a summary of any proposed budget or non-emergency special assessment within 30 days of adoption and schedule a unit owner ratification meeting between 10 and 60 days after delivery, where the budget is ratified unless rejected by 2/3 of all unit owners.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to N.H. RSA 356-B:46-a, within thirty (30) days after adoption of any proposed annual budget or non-emergency special assessment, the Board of Directors shall provide a summary to all Unit Owners and schedule a ratification meeting not less than...