Section II - Sample Provision Excerpt (Public Preview)

COMMITTEES:
Special committees, such as the Nominating Committee, shall be designated by the President. The President will seek volunteers and appoint the Chairperson. The Chairperson will designate the members thereof.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION — BOARD & COUNSEL REVIEW

Sec. II (p. 4): 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:
COMMITTEES: Special committees, such as the Nominating Committee, shall be designated by the President. The President will seek volunteers and appoint the Chairperson. The Chairperson will designate the members thereof.

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...