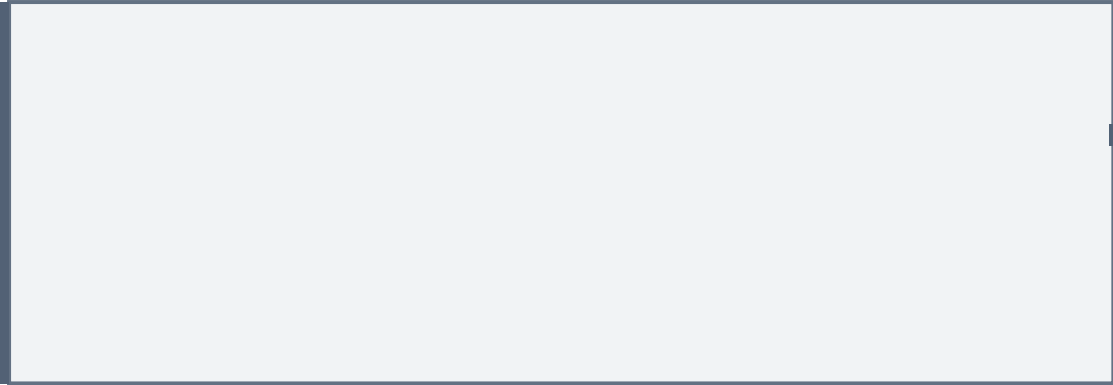


Section Article III, Section 4 - Sample Provision Excerpt (Public Preview)

Meetings of the Board of Directors Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors without notice to Unit Owners. All meetings of the Board of Directors shall be open only to Directors and invited management personnel, and Unit Owners shall have no right to...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Article III, Section 4 (p. 1): Provision authorizes holding regular Board of Directors meetings "without notice" or taking Board action by written consent outside a noticed open meeting, conflicting with undefined.

Statutory / Legal Reference: RSA Ch. 356-B (New Hampshire Condominium Act) & N.H. Code Admin. R. Jus 1400; undefined

Statutory Comparison: Under undefined and RSA Ch. 356-B (New Hampshire Condominium Act) & N.H. Code Admin. R. Jus 1400, all meetings of the Board of Directors at which a quorum gathers to conduct association business must be open to all members with advance notice posted or delivered to owners, and owners must be afforded a reasonable opportunity to speak on agenda items.

CURRENT WORDING IN DOCUMENT:

Meetings of the Board of Directors Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors without notice to Unit Owners. All meetings of the Board of Directors shall be open only to Directors and invited management personnel, and Unit Owners shall have no right to...

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Require all regular and special Board meetings to be open to all members with advance notice and agenda posting in accordance with undefined, and restrict action without a meeting to narrow emergency circumstances permitted by RSA Ch. 356-B (New Hampshire Condominium Act) & N.H. Code Admin. R. Jus 1400.