

Section 4. - Sample Provision Excerpt (Public Preview)

No membership shall be forfeited nor member be expelled except upon foreclosure for non-payment of assessment, provided, however, that membership privileges, including the right to vote and the use of club facilities, shall be restricted to those members paying currently all charges and assessments fixed and levied by the Board of Trustees; and no member...

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 4. (p. 3): Governing documents omit the mandatory Washington budget ratification procedure (30-day budget summary distribution and owner meeting within 14 - 50 days where the budget is ratified unless rejected by a majority of all votes).

Statutory / Legal Reference: RCW 64.90.525 (WUCIOA / SB 5796)

Statutory Comparison: Under RCW 64.90.525 (applicable to all Washington common interest communities under WUCIOA / SB 5796), within 30 days after the board adopts a proposed budget, it must provide a budget summary to all owners and schedule a ratification meeting within 14 to 50 days; the budget is ratified unless rejected by a majority of all votes in the association, whether or not a quorum is present.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Within thirty (30) days after adoption of any proposed budget for the common interest community, the Board must provide a copy of the budget and a summary to all unit owners and set a date for a meeting of the unit owners to consider ratification of the budget not less than...