Section 4 - Sample Provision Excerpt (Public Preview)

QUORUM: No formal business may be conducted at membership meetings unless at least one-twentieth of the membership, or six members, whichever is greater, are present.

ISSUE #1

MARKUP #1 ->

MARKUP #1 · POTENTIAL ISSUE FOR REVIEW — BOARD & COUNSEL REVIEW

Sec. 4 (p. 3): Potential Issue for Review: Assessment collection provisions omit the mandatory 10-day advance written notice by mail required prior to filing a statement of lien under Wis. Stat. § 703.165(3) - look for this language in other governing documents, standalone policies, or amendments that were not included in this review.

Statutory / Legal Reference: Wis. Stat. § 181.0302; Wis. Stat. § 779.70 & Ch. 181 (2021 Wis. Act 199 HOA Notice Law) & Wis. Admin. Code DFI-CCS / ATCP Ch. 134

Statutory Comparison: Under Wis. Stat. § 703.165(3), an association may not file a statement of condominium lien unless it mails written notice to the unit owner at least 10 days before filing the statement of lien. During review, look for this language in other governing documents, standalone policies/resolutions, Rules & Regulations, or recorded amendments that were not included in the uploaded document set, and...

CURRENT WORDING IN DOCUMENT:
QUORUM: No formal business may be conducted at membership meetings unless at least one-twentieth of the membership, or six members, whichever is greater, are present.

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 Wis. Stat.