

Section 5 - Sample Provision Excerpt (Public Preview)

BOARD MEETINGS: Board meetings outside of the annual meeting will be held in person or virtually. At least one Board meeting shall be held each year in addition to the annual meeting. Special meetings may be held on the call of the President or any three Directors after at least 24 hours notice by telephone, mail or email.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · MISSING MANDATORY STATUTORY PROVISION

BOARD & COUNSEL REVIEW

Sec. 5 (p. 3): 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).

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.

CURRENT WORDING IN DOCUMENT:

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SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to Wis. Stat. § 703.165(3), the Association shall mail written notice of intent to file a statement of lien to the Owner's unit address at least ten (10) days prior to filing any statement of lien with the clerk of circuit court.