

# Governing Documents Update

June 1, 2019  
Special Board Meeting

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# Purpose

Provide the board of directors with an update on the governing documents update project and a specific review of the type of edits currently drafted.



This will include reviewing the current recommended format changes to the existing baseline governing documents (Covenants & Restrictions [C&Rs], and Bylaws) and the source of these recommended changes (Davis Stirling reorganization, legal best practice, and other considerations).

# Presentation Outcomes

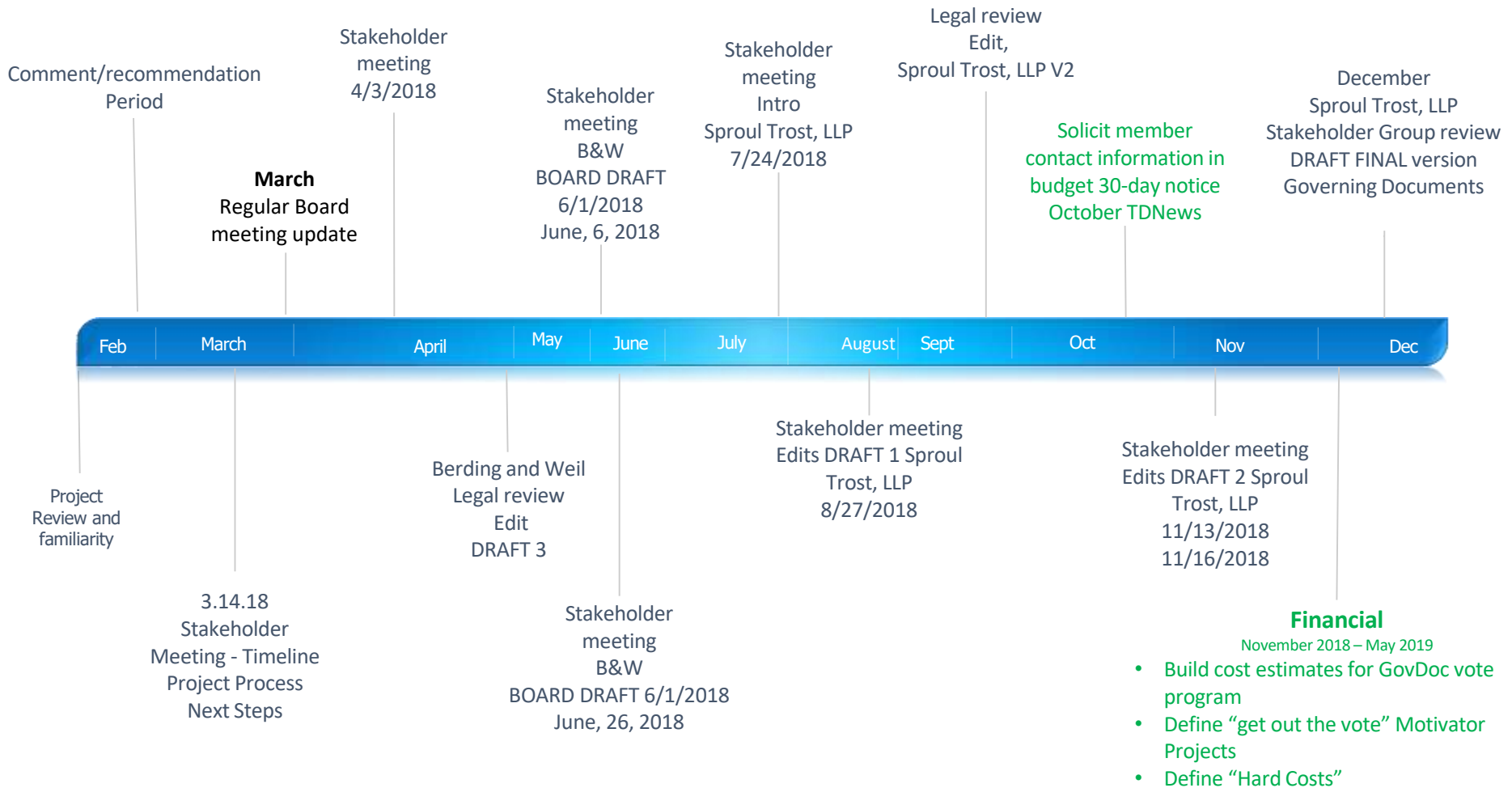
Understanding the three types and sources of varies edits being recommended to the governing documents;

- Mandated California Davis-Stirling law updates from 2014 Davis Stirling reorganization
- Recommended legal counsel best practices and stylistic edits
- Other considerations
  - Suggested Tahoe Donner best practice edits made by the working group
  - Other suggested edits recommended by various sources

Review timeline to develop board consensus to finalize a final draft of edits in each category above.

Review current Governance Rollout/Communications timeline highlighting deadline for Final governing documents approval ahead of 45-day comment period.

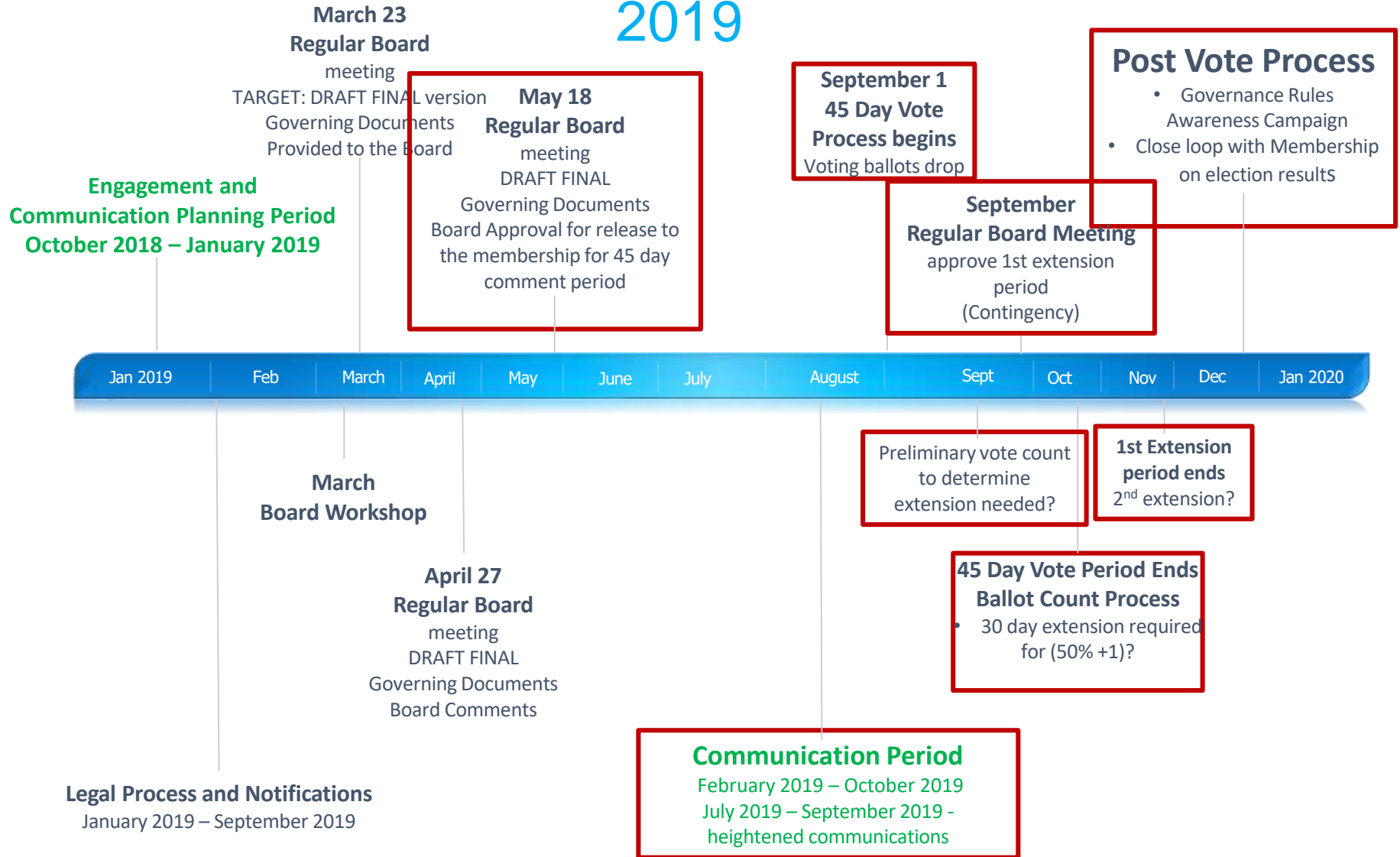
# Draft Timeline Governing Documents Update 2018



**Note: Timeline anticipated to change with project process evolution**

**June 1, 2019**

# Draft Timeline Governing Documents Update 2019



**Note: Timeline anticipated to change with project process evolution**

June 1, 2019

# Three Types of Edits

Required California law updated from the 2014 Davis Stirling reorganization

Recommended legal best practices & stylistic edits

Other Considerations

Suggested Tahoe Donner best practice edits made by the working group

Other suggested edits recommended by various sources

# California Davis-Stirling Mandated Changes

## Changes to Bylaws Overview

- Added Definitions for Terms
  - Ex. 'General Notice', 'Individual Delivery', 'Reserves Studies'
- Membership Voting
  - Ex. Manner of Casting Votes, Contents of Written Ballots
- Membership Meetings
  - Ex. Now requires Board to allow any member to speak at any meeting of the membership of the Association
- Board of Directors
  - Ex. Any secret ballot tabulation and retention requirements must also require use of independent Inspector of Elections
- Meetings of Board of Directors
  - Ex. Requirement designate a physical location at where at least one board member is present for meetings
- Member Assessment Obligations and Association Finances
  - Ex. Required to disclose in budget details of reserves, reserves funding plans, and reserves accounts
- Other Required Reports and Disclosures to Members
  - Concept of a single Annual Policy Statement document rather than multiple
- Miscellaneous
  - Ex. Expansion of Member Inspection Rights

### Section 4.04. ~~Section 4. Manner of Casting Votes.~~

~~(a) Voting at Membership Meetings. Due to the size of the Association's membership and the number of non-resident Members, all Member voting shall be conducted by written ballot (see section 6 of this Article IV).~~ Voting at Membership Meetings. Voting at any membership meetings shall be limited to: (i) the receipt of written ballots previously mailed to

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~~the Members (see section 6(j), below); (ii) the conduct of informational, nonbinding votes to poll the Members in attendance with respect to a matter or issue of interest to the Association or the Tahoe Donner community; (iii) to approve a motion for the submission of a matter or proposal to the Members for a vote by written ballot in accordance with section 6; or (iv) votes on procedural matters relating to the conduct of the meeting, such as a vote to adjourn. Any motion pursuant to subparagraph (iii) of the preceding sentence must be approved by the affirmative vote of at least 5 percent of the voting power of the Members (see section 6(b), below).~~ meeting may be by voice or by ballot; provided, however, that the voting in any election of directors or any other matter identified in subparagraph (e), below, shall be conducted by secret ballot in accordance with Civil Code sections 5110 through 5135 and Section 7.05 subparagraphs (b), (d), (f), (g) and (h), below. The vote on any other issue properly before a meeting of the Members shall be conducted by secret ballot when determined by the chairman of the meeting, in his or her discretion or when requested by ten percent (10%) of the Members present at the meeting. In this context, the secret ballot need not comply with the double envelope secret balloting rules set forth in Section 7.05(b), below.

# California Davis-Stirling Mandated Changes

remain liable for any default in the payment of Assessments by the contract purchaser until title to the property sold has been transferred to the purchaser.

## Changes to Covenants & Restrictions Overview

- Recitals and Definitions
  - Ex. 'General Notice,' 'Inspector of Election(s),' 'Reserves Studies'
- Property Rights and Obligations of Owners
  - Ex. Creation of subparagraphs to set out owner obligations to provide development documents and manner of delivery
- Tahoe Donner Association
  - Ex. Requirement that a copy of Association Rules be delivered to each Owner by General Delivery
- Assessments
  - Ex. Revision to relating to the collection of delinquents assessments and the enforcement of the lien and foreclosure rights
- Insurance
  - Ex. Update throughout the section in accordance with new requirements, disclosures, and notifications
- Breach and Default
  - Ex. Modifications of sections to include mandatory dispute resolution procedures
- Notices
  - Ex. Added 'Mailing Addresses' to included requirements for general delivery and electronic delivery notices

~~(c) Notification Regarding Governing Documents.~~ Notification to Prospective Purchasers Regarding Governing Documents (Civil Code section 4525). As more particularly provided in California Civil Code section 4525, as soon as practicable before transfer of title or the execution of a real property sales contract with respect to any Separate Interest, the Owner thereof must give the prospective purchaser:

(d)

~~(i) As more particularly provided in section 1368 of the California Civil Code, as soon as practicable before transfer of title or the execution of a real property sales contract with respect to any Separate Interest, the Owner thereof must give the prospective purchaser: (A) a current copy of the Governing Documents; (B) the Association's most current financial statement; and (C) a true statement in writing from the Association ("delinquency statement") disclosing the amount of any delinquent Assessments, together with information relating to late charges, attorneys' fees, interest, and reasonable costs of collection which, as of the date the statement is issued, are or may become a lien on the Separate Interest being sold.~~

(f)

~~(ii) The Association shall, within 10 days of the mailing or delivery of a request for the information described in subparagraph (e)(i), above, provide the Owner with a copy of the current Governing Documents, together with the financial statement and the delinquency statement referred to in said subparagraph.~~

(i) a copy of the Governing Documents of the Association, including any Association Rules;

(ii) a copy of the most recent documents distributed by the Association pursuant to California Civil Code sections: 5300 (the Annual Budget Report), 5305 (a year-end review of the Association's financial statement); 5310 ( the Annual Policy Statement) (see Article XII of the Bylaws);



# Recommended legal best practices & stylistic edits

## Overview

- Legal counsel best practices
  - Bylaws
  - Covenants & Restrictions
- Legal counsel 2019 stylistic edits
  - Bylaws
  - Covenants & Restrictions

(h) ~~—(d)—~~ ~~Payment of Assessments and Compliance With Rules.~~ Each Owner ~~of a Separate Interest, other than Commercial Lot Owners,~~ shall pay, when due, each Regular, Special, Emergency, and Special Individual Assessment levied against the Owner and his or her Separate Interest ~~pursuant to Article IV, hereof, and shall observe, comply with and abide by any and all rules and regulations set forth in, or promulgated by the Association pursuant to, any Governing Document~~ in accordance with Article IV, below.

(i) ~~Compliance With Association Rules. Owners and tenants and shall observe, comply with and abide by any and all Association Rules set forth in, or promulgated by the Association pursuant to, any Governing Document for the purpose of protecting the interests of all residents or protecting the Common Areas and Common Facilities of Tahoe Donner.~~

(j) ~~—(e)—~~ ~~Discharge of Assessment Liens.~~ Each Owner shall promptly discharge any Assessment lien that may hereafter become a charge against his or her Separate Interest.

(k) ~~—(f)—~~ ~~Joint Ownership of Separate Interests.~~ In the event of joint ownership of any Separate Interest, the obligations and liabilities of the multiple Owners under the Governing Documents shall be joint and several. Without limiting the foregoing, this subparagraph (~~(h)~~) shall apply to all obligations, duties and responsibilities of Owners as set forth in this Declaration, including, ~~without limitation,~~ the payment of all Assessments.

(l)

(m) ~~—(g)—~~ ~~Prohibition on Avoidance of Obligations. No Owner, by non-use of the Common Area or Common Facilities, abandonment of the Owner's Separate Interest or otherwise may avoid the burdens and obligations imposed on such Owner by the Governing Documents, including, without limitation, the obligation to pay Assessments levied against the Owner and his or her Separate Interest pursuant to this Declaration.~~

# Other Considerations

Suggested Tahoe Donner best practice edits made by the working group and other various sources

## Bylaws Examples

- Definitions
  - Ex. 'Annual Policy Statement, Annual Budget Report, Common Area, Members'
- Membership
  - E. 'Members of the Association, Term of Membership, Multiple Ownership of Residential Separate Interests'
- Vacancies on Board of Directors
  - 'Vacancies Generally, Resignation of Directors, Authority of Board to Remove Directors, Filling of Vacancies'
- Meetings of the Board of Directors
  - 'Permitted Locations for Board Meetings, Minimum Time Requirements for Giving Notice to Directors, Executive Session Meetings to Protect the Attorney-Client Privilege'
- Officers
  - 'Officers, Election of Officers, Removal of Officers, President, Vice President, Chief Financial Officer, General Manager'
- Standing Committees of the Board
  - Ex. 'Meetings and actions, Organization, Powers of the Committee'

director elections and other membership votes that are subject to the secret ballot voting procedures that are set forth in Civil Code sections 5110 through 5135 (see Section 4.04(e), above) must also conform with those secret ballot voting requirements.

~~(j)~~ ~~(h)~~ Additional Balloting Procedures ~~(i)~~

Generally. If deemed necessary by the Board of Directors, the ~~vote by~~ written ballot shall be conducted in accordance with such additional procedures, not inconsistent with the provisions of this ~~section~~Section or applicable State law, as may be prescribed by a firm of public accountants ~~of good repute~~ by the Association's legal counsel, who may also be retained to supervise the secrecy and conduct of the balloting process and ensure its secrecy.

~~(k)~~

~~(l)~~ ~~(ii)~~ Director Elections ~~In order to ensure the secrecy of written ballots utilized in director elections and fairness in the conduct of the election, the Board shall use the services of a public accountant, legal counsel or a bank, trust company, or similar neutral firm to receive and tabulate all written ballots (whether returned by mail or sent in person by Members attending the meeting at which the election takes place). The firm retained to perform such services shall have the full powers of an inspector of elections appointed by the Board pursuant to section 7614 of the California Corporations Code.~~

~~(m)~~ ~~(i)~~ Notification of Results of Balloting Process

Upon tabulation of the written ballots, the Board shall notify the Members by General Notice, of the outcome of the vote by posting the results in the Association's principal office within 30~~within fifteen~~ (15) days following the close of the balloting process and tabulation of the ballots. ~~The and the tabulated results of the election shall also be disclosed~~recorded in the next ~~meeting~~ meeting of the ~~Association's newsletter~~Board of Directors. If the number of written ballots cast with respect to any matter prior to conclusion of the stated balloting period is insufficient to satisfy the minimum quorum requirements for valid Member action, the Board shall so notify the Members. Written ballots that are solicited with respect to any matter identified in Section 4.04(e), above, shall be tabulated at a duly noticed meeting of the Board or the Members that is open to attendance by all Members (Civil Code section 3129(n)).

~~(n)~~ ~~(j)~~ Prohibition of Revocation of Written Ballots

Once cast, a written ballot may not be revoked.

~~(o)~~ ~~(k)~~ Conduct of Informational Meetings

Use of the written ballot procedures set forth ~~herein~~in this Section 4.06 shall not preclude the Association from also conducting informational meetings of the Members to provide information or a forum during the prescribed balloting period or from scheduling a Board or membership meeting to coincide with the culmination of the prescribed balloting period.

Section 4.07. Section 2. Majority Vote of Members Constitutes Approval; Exceptions. If a quorum is present Represented Required for Valid Action. In any vote of the Members, whether conducted at a meeting or by use of a mailed written or secret ballot, the affirmative vote of a Majority of a Quorum of the majority of the voting power of Members who are entitled to vote and voting on any matter (other than the election of directors) shall be the act of the Members, unless the vote of a greater number is required by the California's Nonprofit

# Other Considerations

Suggested Tahoe Donner best practice edits made by the working group and other various sources

## Covenants and Restrictions

- Definitions
  - Ex. 'Civil Code Common Area, Condominium Association, Condominium Plan, Davis Sterling Act, Development Fund'
- Property Rights and Obligations of Owners AND THE ASSOCIATION
  - 'Right to Borrow, Annexation of Additional Property to the Tahoe Donner Development, De-annexation by the Board; Effect of De-annexation'
- Association Membership
  - 'Voting Rights of Members, Use of Development Fund for Capital Improvements'
- Architectural APPROVAL
  - 'Purpose of Architectural Approval Requirements, Fees; Professional Consultants, Architectural Rules'
- Minimum Construction Standards
  - 'Approval by Architectural Standards Committee, Lot Coverage, Authority to Adopt Additional Architectural Standards Rules'
- Association and Owner Maintenance Responsibilities
  - 'Landscaping; Janitorial; Painting, Drainage Systems, Owner's Responsibility for Maintenance of Condominium Units, Authority for Entry of Lot'

~~(h) — (d) Payment of Assessments and Compliance With Rules.~~ Each Owner ~~of a Separate Interest, other than Commercial Lot Owners,~~ shall pay, when due, each Regular, Special, Emergency, and Special Individual Assessment levied against the Owner and his or her Separate Interest ~~pursuant to Article IV, hereof, and shall observe, comply with and abide by any and all rules and regulations set forth in, or promulgated by the Association pursuant to, any Governing Document~~ in accordance with Article IV, below.

(i) Compliance With Association Rules. Owners and tenants and shall observe, comply with and abide by any and all Association Rules set forth in, or promulgated by the Association pursuant to, any Governing Document for the purpose of protecting the interests of all residents or protecting the Common Areas and Common Facilities of Tahoe Donner.

~~(j) — (e) Discharge of Assessment Liens.~~ Each Owner shall promptly discharge any Assessment lien that may hereafter become a charge against his or her Separate Interest.

~~(k) — (f) Joint Ownership of Separate Interests.~~ In the event of joint ownership of any Separate Interest, the obligations and liabilities of the multiple Owners under the Governing Documents shall be joint and several. Without limiting the foregoing, this subparagraph ~~(f)h~~ shall apply to all obligations, duties and responsibilities of Owners as set forth in this Declaration, including, ~~without limitation,~~ the payment of all Assessments.

(l)

~~(m) — (g) Prohibition on Avoidance of Obligations. No Owner, by non-use of the Common Area or Common Facilities, abandonment of the Owner's Separate Interest or otherwise may avoid the burdens and obligations imposed on such Owner by the Governing Documents, including, without limitation, the obligation to pay Assessments levied against the Owner and his or her Separate Interest pursuant to this Declaration.~~

director elections and other membership votes that are subject to the secret ballot voting procedures that are set forth in Civil Code sections 5110 through 5135 (see Section 4.04(e), above) must also conform with those secret ballot voting requirements.

(i) ~~(h)~~ ~~Additional Balloting Procedures~~ ~~(i)~~  
~~Generally~~, If deemed necessary by the Board of Directors, the vote by written ballot shall be conducted in accordance with such additional procedures, not inconsistent with the provisions of this ~~section~~ Section or applicable State law, as may be prescribed by a firm of public accountants ~~of good repute~~ or by the Association's legal counsel, who may also be retained to ~~supervise the secrecy and~~ conduct of the balloting process ~~and ensure its secrecy~~.

(j) ~~(i)~~ ~~Director Elections~~—In order to ensure the secrecy of written ballots utilized in director elections and fairness in the conduct of the election, the Board shall use the services of a public accountant, legal counsel or a bank, trust company, or similar neutral firm to receive and tabulate all written ballots (whether returned by mail or not in person by Members attending the meeting at which the election takes place). The firm retained to perform such services shall have the full powers of an inspector of elections appointed by the Board pursuant to section 7614 of the California Corporations Code.

(m) ~~(j)~~ ~~Notification of Results of Balloting Process~~. Upon tabulation of the written ballots, the Board shall notify the Members, by General Notice, of the outcome of the vote by posting the results at the Association's principal office within 30 days following the close of the balloting process and tabulation of the ballots. ~~The and the tabulated results of the election shall also be disclosed~~ recorded in the next ~~meeting~~ meeting of the Association's non-profit Board of Directors. If the number of written ballots cast with respect to any matter prior to conclusion of the stated balloting period is insufficient to satisfy the minimum quorum requirements for valid Member action, the Board shall so notify the Members. Written ballots that are solicited with respect to any matter identified in Section 4.04(e), above, shall be tabulated at a duly noticed meeting of the Board or the Members that is open to attendance by all Members (Civil Code section 5120(a)).

(n) ~~(k)~~ ~~Prohibition of Revocation of Written Ballots~~. Once cast, a written ballot may not be revoked.

(o) ~~(l)~~ ~~Conduct of Informational Meetings~~. Use of the written ballot procedures set forth ~~herein~~ in this Section 4.06 shall not preclude the Association from also conducting informational meetings of the Members to provide information or a forum during the prescribed balloting period or from scheduling a Board or membership meeting to coincide with the culmination of the prescribed balloting period.

Section 4.07. Majority Vote of Members Constitutes Approval  
Exceptions—If a quorum is present Represented Required for Valid Action. In any vote of the Members, whether conducted at a meeting or by use of a mailed written or secret ballot, the affirmative vote of a Majority of a Quorum of the majority of the voting power of Members who are entitled to vote and voting on any matter (other than the election of directors) shall be the act of the Members, unless the vote of a greater number is required by the California's Nonprofit

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received by the Association in order to be counted; and (iii) the percentage of affirmative votes necessary to approve the measure. Written ballots that are distributed in connection with director elections and other membership votes that are subject to the secret ballot voting procedures that are set forth in Civil Code sections 5110 through 5135 (see Section 4.04(e), above) must also conform with those secret ballot voting requirements.

(g) ~~Additional Balloting Procedures~~. If deemed necessary by the Board of Directors, the written ballot shall be conducted in accordance with such additional procedures, not inconsistent with the provisions of this ~~Section~~ or applicable State law, as may be prescribed by a firm of public accountants ~~of good repute~~ or by the Association's legal counsel, who may also be retained to supervise the accuracy and conduct of the balloting process.

(h) ~~Notification of Results of Balloting Process~~. Upon tabulation of the written ballots, the Board shall notify the Members, by General Notice, of the outcome of the vote within fifteen (15) days following the close of the balloting process and tabulation of the ballots and the tabulated results of the election shall be recorded in the next meeting of the Board of Directors. If the number of written ballots cast with respect to any matter prior to conclusion of the stated balloting period is insufficient to satisfy the minimum quorum requirements for valid Member action, the Board shall so notify the Members. Written ballots that are solicited with respect to any matter identified in Section 4.04(e), above, shall be tabulated at a duly noticed meeting of the Board or the Members that is open to attendance by all Members (Civil Code section 5120(a)).

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Section 4.07. Majority Vote of Members Represented Required for Valid Action. In any vote of the Members, whether conducted at a meeting or by use of a mailed written or secret ballot, the affirmative vote of a Majority of a Quorum of the Members who are entitled to vote and voting on any matter (other than the election of directors) shall be the act of the Members, unless the vote of a greater number is required by the California Nonprofit Mutual Benefit Corporation Law (Cal. Corp. Code sections 7110 et seq.) the Davis-Stirling Common Interest Development Act (Cal. Civil Code section 4000 et seq.) or by the Governing Documents of the Association. In the case of director elections, the candidates receiving the greatest number of votes, up to the number of directors to be elected, shall be elected to fill the vacancies.

written ballot must be received by the Association in order to be counted; and (iii) the percentage of affirmative votes necessary to approve the measure. Written ballots that are distributed in connection with director elections and other membership votes that are subject to the secret ballot voting procedures that are set forth in Civil Code sections 5110 through 5135 (see Section 4.04(e), above) must also conform with those secret ballot voting requirements.

(g) ~~Additional Balloting Procedures~~. If deemed necessary by the Board of Directors, the written ballot shall be conducted in accordance with such additional procedures, not inconsistent with the provisions of this Section or applicable State law, as may be prescribed by a firm of public accountants or by the Association's legal counsel, who may also be retained to supervise the accuracy and conduct of the balloting process.

(h) ~~Notification of Results of Balloting Process~~. Upon tabulation of the written ballots, the Board shall notify the Members, by General Notice, of the outcome of the vote within fifteen (15) days following the close of the balloting process and tabulation of the ballots and the tabulated results of the election shall be recorded in the next meeting of the Board of Directors. If the number of written ballots cast with respect to any matter prior to conclusion of the stated balloting period is insufficient to satisfy the minimum quorum requirements for valid Member action, the Board shall so notify the Members. Written ballots that are solicited with respect to any matter identified in Section 4.04(e), above, shall be tabulated at a duly

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noticed meeting of the Board or the Members that is open to attendance by all Members (Civil Code section 5120(a)).

(i) ~~Prohibition of Revocation of Written Ballots~~. Once cast, a written ballot may not be revoked.

(j) ~~Conduct of Informational Meetings~~. Use of the written ballot procedures set forth in this Section 4.06 shall not preclude the Association from also conducting informational meetings of the Members to provide information or a forum during the prescribed balloting period or from scheduling a Board or membership meeting to coincide with the culmination of the prescribed balloting period.

Section 4.07. Majority Vote of Members Represented Required for Valid Action. In any vote of the Members, whether conducted at a meeting or by use of a mailed written or secret ballot, the affirmative vote of a Majority of a Quorum of the Members who are entitled to vote and voting on any matter (other than the election of directors) shall be the act of the Members, unless the vote of a greater number is required by the California Nonprofit Mutual Benefit Corporation Law (Cal. Corp. Code section 7110 et seq.) the Davis-Stirling Common Interest Development Act (Cal. Civil Code section 4000 et seq.) or by the Governing Documents of the

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procedures that are set forth in Civil Code sections 5110 through 5135 (see Section 4.04(e), above) must also conform with those secret ballot voting requirements.

(j) ~~\_\_\_\_\_ (h) \_\_\_\_\_~~ Additional Balloting Procedures. ~~\_\_\_\_\_ (i) \_\_\_\_\_~~

~~\_\_\_\_\_~~ Generally. If deemed necessary by the Board of Directors, the ~~vote by~~ written ballot shall be conducted in accordance with such additional procedures, not inconsistent with the provisions of this ~~section~~ Section or applicable State law, as may be prescribed by a firm of public accountants ~~of good repute~~ or by the Association's legal counsel, who may also be retained to supervise the secrecy and conduct of the balloting process ~~and ensure its secrecy.~~

(k)

(l) ~~\_\_\_\_\_ (ii) \_\_\_\_\_~~ Director Elections. ~~In order to ensure the secrecy of written ballots utilized in director elections and fairness in the conduct of the election, the Board shall use the services of a public accountant, legal counsel or a bank, trust company, or similar neutral firm to receive and tabulate all written ballots (whether returned by mail or cast in person by Members attending the meeting at which the election takes place). The firm retained to perform such services shall have the full powers of an inspector of elections appointed by the Board pursuant to section 7614 of the California Corporations Code.~~

(m) ~~\_\_\_\_\_ (i) \_\_\_\_\_~~ Notification of Results of Balloting Process. Upon

tabulation of the written ballots, the Board shall notify the Members, by General Notice, of the outcome of the vote ~~by posting the results at the Association's principal office within 30~~ within fifteen (15) days following the close of the balloting process and tabulation of the ballots. ~~The and the tabulated results of the election shall also be disclosed~~ recorded in the next ~~issue~~ meeting of the ~~Association's newsletter~~ Board of Directors. If the number of written ballots cast with respect to any matter prior to conclusion of the stated balloting period is insufficient to satisfy the minimum quorum requirements for valid Member action, the Board shall so notify the Members. Written ballots that are solicited with respect to any matter identified in Section 4.04(n) above, shall be tabulated at a duly noticed meeting of the Board or the Members that is held in the presence of and attendance by all Members (Civil Code section 5120(a)).

(n) ~~\_\_\_\_\_ (j) \_\_\_\_\_~~ Prohibition of Revocation of Written Ballots. Once cast, a

written ballot may not be revoked.

(o) ~~\_\_\_\_\_ (k) \_\_\_\_\_~~ Conduct of Informational Meetings. Use of the written

ballot procedures set forth ~~herein~~ in this Section 4.06 shall not preclude the Association from also conducting informational meetings of the Members to provide information or a forum during the prescribed balloting period or from scheduling a Board or membership meeting to coincide with the culmination of the prescribed balloting period.

Consolidated  
Redline + Highlights

# Next Steps

Seeking board feedback on update scope to include one or more of the sources of edit categories:

- Mandated California Davis-Stirling law updates from 2014 Davis Stirling reorganization
- Recommended legal counsel best practices and stylistic edits
- Other considerations
  - Suggested Tahoe Donner best practice edits made by the working group
  - Other suggested edits recommended by various sources

Looking for further authorization to work with legal counsel to create a final version of:

- Bylaws Update
- Covenants and Restrictions Update