

TDA WORKPLAN GOAL 5 UPDATE

MAY 26, 2023, BOARD OF DIRECTORS MEETING

PURPOSE

To introduce three items the Board will be asked to consider in the coming months:

- 1) Covenants Committee Charter Update
- 2) Update Appeal Hearing Procedures
- 3) Update Covenants and Architectural Standards Enforcement and Hearing Procedures



TDA WORKPLAN GOAL 5

Review/update enforcement and hearing procedures for community standards. Scope includes C&Rs, Bylaws, architectural standards and covenants rules for association owned property and private properties.

Deliverables:

Develop/update the enforcement and hearing procedures so all appropriate documents including association rules, covenants committee charter, board resolution for member appeals, and other related documents are unified in the association's approach to enforcement and hearing processes.

COVENANTS COMMITTEE CHARTER UPDATE

Timeline

- Committee reviewed and discussed drafted updates at the May 11, 2023 meeting
- Anticipating committee consensus on the final version at the June 8, 2023 meeting
- Recommendation for board action at the June 23, 2023 board meeting

Highlights of Proposed Charter Changes/Updates

- The charter is moved into the new committee charter template
- Many aspects of the current charter are either
 - Removed because they are a repeat of language in Resolution 2021-5
 - Synthesized into bulleted formatting
 - Removed because they appear unnecessary
- The draft update suggests committee member terms move from 2 to 3 years to be consistent with Resolution 2021-5
- The draft update suggests the committee consider adding a Vice-Chair for succession planning and to be consistent with Resolution 2021-5
- There is one proposed exemption from Resolution 2021-5 in section I - Member Responsibilities relating to the percentage of committee member attendance due to the committee's makeup of voting members and alternate members

BOARD RESOLUTION 1997-5 MEMBER APPEAL HEARING PROCEDURES UPDATE

Timeline

- June 23, 2023 board meeting
 - Overview of purpose, the objective of the updates, and a preview of changes for board feedback
 - Receive board feedback and direction for
 - Modifications to draft
 - Questions to legal counsel
- Next iteration and timing of return to the board for action TBD



COVENANTS AND ARCHITECTURAL STANDARDS ENFORCEMENT AND HEARING PROCEDURES UPDATE

Timeline

- Draft procedures introduced to committees in June
 - Includes an overview of prior work by the covenants committee (2021 draft enforcement procedures), board direction at the November 2021 board meeting, legal advisement on questions of the board, and new elements to the working draft
- Presentation to the board of directors in late summer
 - Overview and a preview of draft procedures depending on committee feedback and revisions.
 - Receive board feedback and direction for
 - Modifications to draft
 - Questions to legal counsel, staff, committees
- Final version presented to the board for consideration of 45-day member notification TBD

THANK YOU