

ISSUE #1

Section 1: [Article III, Section 19] Special Assessments Without Member Ratification

MARKUP #1 ->

The Board of Directors shall have the authority to levy an emergency or special capital assessment of up to \$500.00 per Lot in any fiscal year by a two-thirds (2/3) vote of the Directors without submitting the special assessment budget to a vote or ratification of the Membership.

Section 2: [Article VI, Section 6] Inspection of Association Records and Member Lists

No Member shall be entitled to inspect or copy the membership roster, email addresses, vendor contracts, or detailed general ledger financial records of the Association without the prior approval of the Board of Directors, which may be withheld in the Board's discretion to protect privacy.

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Article III, Section 19 (p. 1): [FLAGGED FOR COUNSEL REVIEW - SAFE RESOLUTION GATE] Board imposition of a special assessment without submitting the special assessment budget to member ratification.

Statutory / Legal Reference: RCW 64.38.025(3)-(4) & RCW 64.90.525

Statutory Comparison: Under RCW 64.38.025(3) and (4) and RCW 64.90.525, ANY regular or special budget adopted by the board of directors - including a special assessment - must be summarized and mailed to all owners within 30 days of adoption together with notice of a member ratification meeting to be held 14 to 50 days later.

CURRENT WORDING IN DOCUMENT:

[Article III, Section 19] Special Assessments Without Member Ratification - The Board of Directors shall have the authority to levy an emergency or special capital assessment of up to \$500.00 per Lot in any fiscal year by a two-thirds (2/3) vote of the Directors without submitting the special assessment budget to a vote or ratification of the Membership.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section Article III, Section 19 ([Article III, Section 19] Special Assessments Without Member Ratification - The Board of Directors shall have the authority to levy an emergency or special capital assessment of up to \$500.00 per Lot in any fiscal year by a two-thirds (2/3) vote of the Directors without submitting the special assessment budget to a vote or ratification of the Membership.) to conform with RCW 64.38.025(3)-(4) & RCW 64.90.525 and the manual attorney audit recommendations for Sudden Valley Community Association.