

History

2018 Draft CCRs from Pahlsh template (ad hoc meetings)
2019 Draft Bylaws from Pahlsh (ad hoc meetings)
2019Fall Redraft CCRs from 64.90 Wedgefield template from attorney
2019Fall Update drafts (ad hoc meetings)
2020Jan By12 and Co17 submitted for attorney review
2020Feb By14 and Co19 incorporate attorney and ad hoc comments
2020Mar Leards meeting, comments incorporated
2020Jun By15 and Co20 markup accepted from March comments
COVID-19
2021Aug Out for member comments
2021Winter Various folks review comments
2022Spring ad hoc meetings to incorporate comments & leftover Discussion.txt

Draft Path Forward

Meeting to decide path forward, schedule, remaining member comments
Schedule meeting(s) w/leaders, open to members as part of 2nd comment period
Prepare summary
Publish By15a|b and Co20a|b docx w/markup and pdf on web
Print copies (w/markup?) available as requested
Notice w/summary, link to documents, schedule of meetings
Incorporate comments as decided
Re-submit for attorney review
Incorporate attorney comments
Republish on web, now "proposed" not "draft"
Schedule village meetings as need determines
Determine if any sub-votes (e.g., leasing)
Schedule, announce, distribute for annual meeting
Encourage absentee ballots or neighbor proxies (need 161 affirmative)
Annual meeting, if pass vote to adopt 64.90 as well
Continue work on lower documents (if pass)

2022-04-16 From member comments 2021-09, previous Discussion.txt, subsequent meetings			Resolved
18.4	AI	Do Articles of Incorporation require revision (pending Tish)	
		Document length and specificity	18.7
12+	By 3.05j	Rule <60% Board go to member vote?	
	By 8	Village roles	15a,17a,18.5/12/13
			review
18.E+	Co 6.9	Leasing (if approved, implementation?)	
	Co ExB	appropriate format	15b,17b

"To-Dos" other "Rules and Regulations" to draft:

- Prepare an insurance document (Bylaws generic)
- Do we need a volunteer form? added 20220412
- Continue with 'Fees and Fines Schedule' (to what degree?)
- Prepare 'Common Area Maintenance List'; front yard responsibility?
- Prepare 'Villages Community Standards' (LUS)
- Dispute resolution process
- Board orientation: Robert's Rules, WA Law, CCRs, Bylaws, Regs
- Resales Certificate and new owner/renter orientation
- Ensure we collectively understand Notice and Records requirements
- Conflict of Interest and Ethics document
- Board qualifications and nomination process added 20220412
- Reserve Fund investment policy
- Additional parking / traffic policies?
- Policy document (procedures) for monitoring leases
- Home owner's Bill of Rights
- Accounting practices w/respect to villages, including reserves
- Enforcement procedures
- Variance procedure (Co 9.9) added 20220329
- Appeal procedure (23b comment) added 20220329

Document	Responses/Notes(from 2021-09 comment period)
01_CookD.pdf	20211026EmailReview.docx
05_ColeD.pdf	05_06_07_PhaseX.docx
06_MillB.pdf	(same)
07_WrigS.pdf	(same)
09_WillR.docx	8.1 (easment/LCA)
12_CollL.pdf	Phase roles
15aBenzM.pdf	3.05i, 3.05j, 8 (villages), 11 (ammend 67%)
15bBenzM.pdf	5.5, 6.9
17aWollR.pdf	By 8, 3.11, 3.05i, 3.01, 2.05, 1.01
17bWollR.pdf	Co 5.5, 6.9, 8.1, 9.7
18_WollM.pdf	18_comments.docx
23aEvanM.docx	board qualification
23bEvanM.docx	notes to resolve (see Discussion tab)
27_MorrL.pdf	Concerns regarding board authority