

## Minutes of the 9/29/07 Governance Committee meeting

Attended by Merrill Balanag, Chair; Ginger Harmon, Board Rep.; Chuck Motson, Employee Rep.; and Members Eleanor Bruegeman, Alan Dashen, George Harmon, Becky Snellenberg, Scott Wilson, and Mike Worthy.

### Articles of Incorporation

There was a great deal of discussion about the Articles of Incorporation. Comments received will be reviewed, responded to and incorporated where appropriate. It was recommended that the addition of wording to support the By-Laws relating to multiple lot ownership and voting rights be added to the final draft.

Discussions around the "For" and "Against" statements ended in this committee deciding to write the "For" statement and give as many persons as possible the opportunity to write the "Against".

Chuck added that these Articles were reviewed by 3 attorneys – Amy Allison, our general matters attorney, Brad Cattle, our land use attorney and Michael Kvastad, our foreclosure attorney.

We plan to submit the revised Articles to Board a week prior to meeting with a recommendation that they submit them to community for a vote.

### By-Laws

Much more work went into these By-Laws. First we decided to add a section supporting standing committees. It will also be added to the duties of the President to appoint chairs. Changes were made to clarify how appointments are handled when vacancies on the Board occurred.

Revisions were made to handle the possible elimination of the CPI index, the ability for the Board not to raise the assessment if it was not needed and also that the raise could not exceed that index. Penalty interest was changed to not exceed the maximum allowed by law. We also added a section to give the board the authority to establish payment terms.

Our plans for these are that once we review these changes we will submit them to the attorneys for their comments. Plan to review them soon and make comments.

### Development Plan

We did a general overview of this for concepts and intentions with plans to all come prepared to get into the grit of it at the next meeting.

It was good hard work by everyone there. You all deserve thanks. The next meeting will be the third Saturday in October at 3:30 at the office. This directly follows the Finance committee meeting which directly follows the Board meeting. The time might vary slightly.

Thanks everyone!  
Merrill