

**HOMEOWNERS ASSOCIATION ACT COMMITTEE
MEETING AGENDA**

**Meeting Date: June 4, 2007
Time: 11:00 am – 1:30 pm
Location: Kent Centennial Building**

11:00 CALL TO ORDER

Approval of minutes of May 7, 2007 meeting.

11:10 DISCUSSION – ECONOMIC ISSUES

12:50 NEW BUSINESS

1:00 PUBLIC COMMENT

1:30 ADJOURNMENT

Future Meetings

Date	Location
June 18 , 11:00 am (Without Public Comment)	Kent Centennial Center (400 W. Gowe Street, Kent, WA 98032)
July 9 , 11:00 am (With Public Comment)	Kent Centennial Center (400 W. Gowe Street, Kent, WA 98032)

Economic Issues

Budgeting:

Should HOA Act budgeting requirements apply prospectively only, or to all associations?

Should changes be made to existing statutory budgeting provisions?

Assessments:

Should “assessments” be statutorily defined? If so, what definition should be used?

Should declarants be required to pay common expenses until an assessment is levied and thereafter pay assessments for properties they own? Should declarants be permitted to exempt themselves from assessment obligations?

Should lien rights be governed by the Act, or left to the developer and owners to address in the covenants? If governed by the Act, what provisions should be recommended?

Should variation from any statutory provisions concerning liens be allowed? If so, under what circumstances?

Should the Act address the issue of imposing liens for unpaid fines? Or for charges other than regular and special assessments? Should these issues be left to individual communities to work out?

Collection of Assessments:

Should changes be made to the remedies available for collection of assessments, or fines, or other charges?

Should a statutory process be mandated? If so, what should it say?

Governance Discussion Items

Conflicts Between Governing Documents:

Trumping provisions (*In process*)

Amendment of Governing Documents:

Method for amending covenants (*Addressed*)

Method for amending bylaws, rules and policies?

Should owners be given additional voting rights concerning bylaws, rules and policies (e.g., the right to amend, the right to approve or to ratify board-promulgated amendments, or the right to veto board-promulgated amendments)

Potential change to RCW 64.38.010(2) – Nancy’s 12/29/06 email

Association Meetings:

Should we attempt to resolve conflicts between statutes for advance notice of annual and special meetings

Notice of meetings: Should we permit notice to be given electronically?

Association Special Meetings:

Should we consider mandating scheduling mechanisms for special meetings called by members?

Should we change the percentage vote required to call a special meeting?

Member Voting:

Should there be any mandatory requirements concerning cumulative or non-cumulative voting?

Should changes be made to the Act concerning the method in which votes are conducted (e.g., in person, by ballot, by secret ballot, by email, etc.)

Recall of Directors:

Should the process for removing board members be made easier?

Should we attempt to resolve the existing conflicts/ambiguities in the Act and the nonprofit statutes?

Should recall provisions be made mandatory? Or should variation be allowed in the governing documents?

Communications:

Are there mechanisms that can/should be imposed statutorily to facilitate better communications between association members and leaders?

Rule Enforcement:

Should we change RCW 64.38.020(11)? – Nancy’s 12/29/06 email