

Proposed Amendments to the Bylaws of the
Estates at Dove Run

Bylaws Reference	Current Terminology	Proposed Change	HOA's Rationale for Proposed Change
Article III, Section 2, Annual Meetings	After the first Board of Directors comprised of homeowners is elected, each subsequent regular meeting of the Members shall be held on the same day of the same month of each year following the first election meeting, at which meeting they shall elect by ballot, by plurality vote, a Board of Directors and may transact such other business as may come before the meeting. If the day for the annual meeting is a legal holiday, the meeting will be held on the first day following which is not a legal holiday.	After the first Board of Directors comprised of homeowners is elected, each subsequent regular meeting of the Members shall be held on each date as the Board of Directors shall choose during the month of December immediately preceding the fiscal year which is the subject of the annual meeting, during which meeting the Members shall elect by ballot, in person or by proxy, a Board of Directors by plurality vote and may transact such other business as may come before the meeting. The annual meeting shall not be scheduled on any legal holiday.	To add consistency to the scheduling process, as prior HOA meetings were held during various months (October, November or December). The December HOA meetings will coincide with the Board elections. Going forward, HOA is willing to schedule additional meetings (earlier in the year), as needed.
Article III, Section 7, Quorum	The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, thirty (30) percent of the total Members entitled to vote shall constitute a quorum for any action except as otherwise provided in the Certificate of Corporation, the Declaration of Restrictions, or these Bylaws. If however, a quorum shall not be present at any meeting, the Members entitled to vote there shall have the power to adjourn the meeting, without notice other than announcement at the meeting, until a quorum shall be present.	Except with expansion of the duties of the Board of Directors or to the amendment, alteration, or repeal of these Bylaws, which actions shall require the affirmative vote of two thirds (2/3) of the Members of the Corporation, any action taken at an annual or special meeting of the Members shall be effective if such action is approved by the affirmative vote of the majority of the Members voting in person or by proxy at such meeting. Where notice of the meeting has been provided in accordance with Section 4 above, no action taken at such meeting shall be challenged on the basis that too few Members were in attendance either in person or by proxy.	Full participation is encouraged. However, due to consistent low voter participation, the HOA wishes to eliminate the quorum requirement (30%) relevant to Board Elections and Assessment Voting. Board Elections will be based on plurality vote, and Assessment Voting will be based on majority vote, regardless of the total number of votes casted.
Article IX, Section 2, Annual Assessments	An annual assessment shall be set by a majority vote of the Members who are voting in person or by proxy at the annual meeting.	Within thirty (30) days following the annual meeting for each fiscal year, the Board of Directors shall mail the proposed annual budget/assessment to all Members with an enclosed ballot for approval. The annual budget/assessment shall be approved by the affirmative vote of the majority of the Members who return completed ballots to the Board of Directors within ten (10) days from the date of mailing	To reflect current HOA practice of mailing proposed annual budget/assessment ballots to the owners of record, versus voting on the assessment during the annual HOA meeting. The incoming Board members will be appointed during the annual meeting. The HOA believes the newly elected Board should be provided the opportunity of reviewing the HOA's records prior to submitting the annual budget/assessment for membership approval. Ballots will be mailed within 30 days following the annual meeting.