

OUR CBTB GOVERNING DOCUMENTS

(Articles of Incorporation and Administrative Policies are on our website under the Documents tab)

Our documents were written in 1967 and have seen very few changes nor updates through the years. With many changes/additions to the Virginia Property Owners Act, it is important to note that most of those recent changes to state law take precedence over our antiquated documents.

Currently our entire series of governing documents are being reviewed by a well versed re-write committee lead by Kathy Craven. The work can be tedious and since the committee began last summer/fall, they have made their way through the Declaration and are into the Bylaws. The committee will bring all their recommendations to the Board of Directors (BOD) when their work is completed. The Board will determine the best way to present it to our owners. The documents will go through a legal review so that we are in full compliance with state and local regulations. A big thanks to Kathy Craven and her committee for taking this on.

Please note that Declarations can only be changed by a $\frac{2}{3}$ vote of lot owners. Bylaws and Administrative Policies can be changed by the BOD via a resolution and followed by a Board vote. Take a few minutes and read through the CBTB Declaration, Bylaws and Administrative Policies on our website. This is a good time to provide comments, questions and suggestions to CBTbay@gmail.com

We are sending this message to our owners because we are happy to answer questions and concerns. We really do want to help you with issues that are within our purview as a Board of Directors. However, it is not in anyone's best interest for a community member to come to a Board meeting with a long list of multiple concerns without first forwarding those concerns to the Board prior to the Board meeting. The Board can better and more expediently offer an appropriate reply having had the opportunity to properly review concerns, point a member in the right direction to find answers and/or provide an accurate response utilizing our documents and legal advice when necessary.

Every member of our association should feel like they are heard even though the outcome may take a while to resolve or possibly not be resolved to their liking.

Please, if you have questions and/or concerns feel free to speak to them during "Member Input" at any BOD meeting. **BUT PLEASE**, if you have multiple issues that need review and researched answers, first send us your queries the Wednesday before a scheduled BOD meeting to CBTbay@gmail.com. The Board wants to find an answer or solution and present options during the Board meeting if possible. **NOTE:** Some issues may need to be sent to the appropriate committee for further review.

We are all trying to do the best we can in the interest of all our properties and the future of our CBTB community. Volunteers are a tough commodity to come by and we have some wonderful members who work very hard. Let's all try to respect each other and approach issues with a measure of empathy and civility.

Board members, committee chairs and volunteers are all your neighbors. We all share a vested interest in keeping CBTB a place we can all enjoy and be proud of.