

NEW LAWS

Generally, residents get to elect the officers, amend governing documents and approve increases of dues and assessments. Secret votes are now required. For actual operations, Boards of Directors must provide notice of and allow residents to attend Board meetings. The Board of Directors must specifically meet and vote in fifteen areas, including assessing fines, foreclosures, filling a board vacancy, election of an officer, approval of budget increases and appeals from the denial of approval of by the architectural control committee.

In elections for HOAs of more than 100 lots, Boards must issue a call for candidates ten days before ballots issue. If you ask to be a candidate, the Board must add you to the ballot. For the election, the Board must provide notice of the election date and place with at least 10 days' notice but not more than 60 days' notice. This overview covers only a few of the laws that affect us all.