

Purpose of this meeting: Orientation/familiarization of the need to update the LSH POA bylaws

Hierarchy of Governance for Property Owner's Associations

1. Washington State Law – things we must legally comply with
2. Articles of Incorporation – things we must comply with to maintain our 501 (c)(7) tax exempt status.
3. Bylaws – vehicle the Board of Trustees uses to guide the effective/consistent oversight of the association (i.e. fulfilling the purpose of the POA)
4. Subcommittees – entity to capture/communicate aspects of the being part of a community POA (e.g. Park etiquette, road safety, ...)

Terms and Definitions

Lake Shore Homes Association

- Is a Property Owners Association (not a Homeowners Association)
 - POA Purpose: The primary purpose of a POA is to ensure the overall well-being of the community and to maintain common areas, shared amenities, and common property.
 - Key difference: POAs focus on community, HOAs focus on regulating/controlling what members can or cannot do with their property or on association property.

Why the need to update the LSH POA bylaws

- Current bylaws
 - Do not allow the Association Board of Trustees to effectively manage the long-term communal nature of the association.
 - Are not consistent with Washington State Law and the LSH POA Articles of incorporation.
 - Are out of date with the Association's Articles of Incorporation

Phased Approach: The bylaw committee is taking a phased approach to updating the bylaws to address the above driving issues.

Phase I: a. update by-laws to contemporary language and ensure consistency with Articles of incorporation.
b. clarify subcommittee language.

Phase II: Address current version shortcomings for effective oversight (e.g. Incorporate language regarding road maintenance)

Phase III: Improve the structure of the document, making it more useful for the Board to ensure the long-term health and viability of the association.

Process:

- We are conducting this via electronic review and vote (hardcopy will be provided to those without access to email).
- The proposed bylaws will be sent within two weeks of today (no later than September x).
- You are requested to review the proposed bylaws and vote yes or no on each aspect (Phase I a. and Phase I b.) by October 1st.
- You are encouraged to ask Board members questions regarding this Phase of the bylaws up.