Rules for Regular Meetings

According to Deed Restrictions and By-Laws, only members in good standing (who do not owe money to HOA) may speak or vote.

Article VI, Section 2: Parliamentary Rules. Except as may be modified by Board resolution, Robert's Rules of Order (current edition) shall govern the conduct of Association proceedings when not in conflict with Kentucky law, the Articles of Incorporation, the Declaration, or these By-Laws.

Article II, Section 12: Quorum. Except as otherwise provided in these By-Laws, the presence in person or by alternates of the Members representing ten (**10%**) percent of the total Membership of the Association shall constitute a quorum at all meetings of the Association.

According to Robert's Rules, the quorum definition is the minimum number of voting members who must be present at a properly called meeting to conduct business in the group's name.

Article II, Section 11: Majority. As used in these By-Laws, the term "majority" shall mean those votes, owners, or other group as the context may indicate totaling more than fifty (**50%**) percent of the **total** number.

Any voting by the membership must meet the 50% threshold specified in the By-Laws. There are 61 properties in Walnut Grove Estates thus 31 votes are needed to reach the required 50% threshold. There is only one vote per property regardless of how many people actually own the property.

Article VI, Section 6: These By-Laws may be amended only by the affirmative vote (in person or by alternate) or written consent of Members representing sixty percent (**60%**) of the total votes of the Association.

Covenants, Conditions and Restrictions, Section 36: These covenants and restrictions may be canceled or amended at any time by the affirmative action of the owners of seventy-five percent (**75%**) of the lots subject to these restrictions.