Upland Green Community Organization – Bylaws Update

 The Bylaws pertain to the procedures for the operation of the Association and are not the CCRs, which primarily govern the use of the property. Below is a summary of some of the changes that are included in the proposed amended and restated Bylaws. The proposed Bylaws have been drafted in consultation with the Association’s attorney and have been approved by the Board of Directors.

Upland Green’s current Bylaws are over 40 years old and in many cases are not consistent with current law. In fact, following the Covid-19 pandemic, the legislature amended The Homeowner Association Act to give homeowner associations more flexibility pertaining to how notice may be provided and how meetings may be conducted.

The Board encourages all owners to read the full text of the original Bylaws and the new Bylaws to understand how they will impact you as an owner. The Association’s attorney will also be present at the upcoming owners meeting to answer your questions. Do not hesitate to contact any of the Board members if you have any questions.

**Annual Owners Meeting** – Annual Meeting may be held any day during the month of October instead of the third Thursday of the month at 7:00pm.

**Notice of Owners Meetings** – Adds provisions providing for electronic meetings and updates notice requirements for owners’ meetings consistent with Washington law.

**Electronic Owners Meetings** – Consistent with Washington law, adds provisions addressing meetings held by telephonic, video, or other conferencing processes.

**Quorum** – Reduces the quorum requirement for owners’ meetings from 25% to 10%.

**Owner Voting** – Modernizes and simplifies voting procedures. Adds procedures for voting by mail, absentee ballot and voting without a meeting.

**Removal of Board Members** – Reduces the required owner approval to remove a Board member as required by Washington law.

**Waiver of Board Member Dues** – Removes provision providing that Board members did not have to pay dues.

**Number of Board Members** – Reduces the number of Board members from 7 to 5.

**Action by Board without Meeting** – Clarifies procedures for Board to take action without meeting consistent with Washington law.

**Action by Board by Communication Equipment** – Adds procedure for action by Board through communication equipment consistent with Washington law.

**Officers** – Removes and updated outdated officer description to give Board flexibility to assign responsibilities.

**Committees** – Updates committee requirements consistent with Washington law.

**Enforcement Procedures** – Updates enforcement procedures consistent with HOA Act.