

## Recommended Changes to By-Laws

### Article II

Section 4: “To levy periodic assessments against the members as more particularly provided for in the Bylaws of the Association”

**Change:** “To levy periodic assessments to the members as allowed per the Bylaws of the association.

### Article IV

Section 1: “The Annual Meeting of the Association shall be held in Wolfeboro each year for the purpose of electing officers and transacting such other business as may come before the meeting”

**Change:** “The Annual Meeting of the Association shall be held in Wolfeboro either in person or via zoom, each year for the purpose of electing officers, approving the coming years budget, and other orders of business that come up”

Section 6: “All proxies must be submitted to the secretary or his or her designee, prior to call to order of any meeting to allow sufficient time for the Secretary to record same in the roll call. In the case of duplicate proxies, the more recent proxy will be judged to be prevailing provided a written revocation of previous proxy is stated therein, otherwise the original proxy is considered to be the legitimate proxy.

**Change** ““All proxies must be submitted to the secretary or his or her designee, prior to call to order of any meeting to allow sufficient time for the Secretary to record same in the roll call. In the case of duplicate proxies, the more recent proxy will prevail over the previous proxy.

~~Section 7: “All business of all meetings of the association and of the board shall be conducted according to Robers Rules of Order.~~

### Article V

Section 1: “The Board of Directors, including Officers and Directors, hereafter referred to as “The Board”, shall be the official governing body of the Association and is hereby vested with all the powers possessed by the association itself, so far as this delegation is not inconsistent with the Laws of the State of New Hampshire, or with the Articles of Agreement or Bylaws of the Association. The Board shall administer the affairs of the Association, shall manage all assets of the Association, and shall perform its duties as prescribed in these Bylaws.”

**Change:** “The Board of Directors, including Officers and Directors, hereafter referred to as “The Board”, shall be the official governing body of the Association. The Board shall administer the affairs of the Association voted on by the Association, shall manage all assets of the Association as per the budget, and shall perform its duties as prescribed in these Bylaws.”

## **Article VII**

**Change:** Remove Committees of the Board, as we do not believe we are a big enough association to warrant multiple committees, nor have we been practicing this way. We would like to add protection, however, that gives the board power to do only what the association has voted on. Any expenses outside the approved budget that would exceed \$ or more need to be brought back to the association to be voted on.

## **Fiscal Procedures**

### **Article IX**

Section 1: .....”The Board shall present proposed budgets for approval by members at the Annual Meeting.

**Change:** “The Board shall present proposed budgets for approval by members at the Annual meeting to be conducted the 1<sup>st</sup> week of May”

Section 3: Each owner of a lot or lots shall be liable for an equal share of the common expenses of the Association. Multiple owners of a lot of lots shall constitute one share for purposes of common expense liability. The principle underlying assessment of common expenses shall be that such expenses borne in proportion to voting rights. Common Expenses shall include all charges, costs, and expenses whatsoever incurred by the Association in connection with its functions as well as to maintain a general operating or replacement reserve. Common expenses shall not include capital improvements other than the replacement of existing facilities necessitated by age, or wear and tear of existing facilities, unless the benefit to be derived from the capital improvement inures generally to all members or to the benefit of one or more members.

**Change:** Road maintenance, and snowplowing which are common expenses, shall be shared on a pro-rata basis between the parcel owners sharing access to the road. Each parcel owner’s share of costs incurred shall be determined as follows: For each lot owned, a pro-rated cost share will be based upon the percentage of roadway extending from the start of the Private Road to the intersection of each driveway where a residence exists, or to

the midpoint of a property frontage that is adjacent to the roadway when a residence does not exist.

Section 4: To the extent that a capital improvement benefits certain members over others, the cost of the capital improvement will be specially assessed to the lots benefitted but only after approval by the owner or owners of each lot to be assessed, before any cost shall have been incurred or paid. A majority vote of the members in good standing actually present at the Annual Meeting, in person or by proxy, shall be determinative on the issue of whether a capital improvement inures to the general benefit of all members or to the benefit of one or more members.

**Change:** Any capital improvements on roads will 1<sup>st</sup> be voted on to determine if the capital improvement benefits all or just a few. If all then the cost shall be calculated as a pro-rated cost based upon percentage of roadway extending from the start of the Private road to the intersection of each driveway where a residence exists or to the midpoint of a property frontage that is adjacent to the roadway when a residence does not exist. If the improvement benefits just a few, the cost will be specially assessed to the lots benefitting.

We would like to add additional protection to prevent the board from spending monies over \$500 outside of the approved budget without coming before the association for a vote.