

For Board consideration.

From: Documents Review Committee 1/3/2010

Item 1. We are presenting a proposed rewrite of Part 16, Appeals Process in the Rules & Regulations. After studying the document we created for your approval in December 2009, the committee felt it needed to be improved.

The new procedure requires a private hearing. The current process only implies a private hearing. It is felt that the majority of disputes can be solved privately. If the party making a complaint etc refuses to meet for the private hearing, then a letter should be sent to stating "since they refused to meet for the private hearing, their complaint or dispute or whatever is not valid and considered resolved."

There is some redundancy in 16.1, section C & D that we removed. We think it flows better and is easier to understand.

We would appreciate a motion to amend this section by completely striking the current Part 16, Appeals Process and replacing it with Part 16, Dispute Resolutions.

We would also like to have this policy printed in the Resort Newsletter on an annual basis, to remind residents that there is an official process for the resolution of disputes.

Item 2. Document Committee recommendation concerning the Book of Resolutions. (see next page)

DOCUMENTS REVIEW COMMITTEE
RECOMMENDATIONS/BOOK OF RESOLUTIONS

The committee strongly recommends that the board of directors reconsider the adoption of a book of resolutions for the following reasons:

1. According to Roberts Rules of Order 10th Edition (the current best authority) resolutions are used for important or complex questions or when greater formality is desired. They should always be submitted in writing and it is advised that when preparing a resolution other members be consulted to perfect it. (Paraphrased from RR 10th Ed.)

Resolutions should be rarely used and only on important issues. Does the board really have enough complex questions or need for greater formality to justify a book of resolutions? Do you really want to spend a lot of time preparing resolutions? We feel the current motion process is more than adequate, less time consuming and less confusing.

2. We understand the Board's need of a ready reference for adopted motions and there is a Motions book already in the office, it just needs to be brought up to date.

3. Resolution #1 proposes two forms of resolutions, both of which govern the way we live in the park. We already have a set of governing documents. This resolution proposes an additional book of governances.

4. Our Articles of Incorporation, CCR's, Bylaws, Rules and Regulations, and Design Guidelines are printed and given to all members of the Association. This resolution states that, "A Book of Resolutions adopted by the Homeowner Association will be maintained by the Secretary, posted on the GVRV website and copies provided to Association members as requested."

Are you going to print and distribute the book of resolutions to all Association members? Not all people in the park have a computer to go on-line, and posting on bulletin boards is not a sufficient method to keep members informed of rules governing their lives.

5. The proposed book of resolutions is almost identical to the original plan for the old Policy and Procedures manual. It was to be kept current by a single individual; namely, the vice-president of the board. However, it was seldom, if ever current, very few people were aware of it, and at times there was confusion about which prevailed between the governing documents and the policy and procedures manual. It proved to be counterproductive. Contrary to current thought, the policy and procedures manual was not intended only for office use. It was written by a board member, Roger Hagen, and intended to be a manual for the board.

6. You have charged the DRC with reviewing all amendments and proposed amendments for appropriateness, placement, and language of such proposals within the governing documents.

Resolution #1 leaves the Documents Review Committee out of the process. We are only to be informed of adopted resolutions.

7. The proposed resolutions are to be maintained by a single individual vested in the Secretary of the board. All other governing documents are kept by a permanent committee of the board vested in the Documents Review Committee.

The Documents Review Committee believes keeping a separate and secondary set of governing documents ill advised. We believe that this is a step backward, not forward.

DRC 1/3/2011