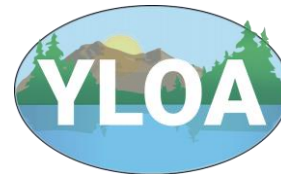




COMMITTEE



MINUTES

Committee Name: Governing Documents and Policy Committee
Committee Chair: Rebecca Brannon
Board Liaison: Christine Sturkey
Date/Time: Tuesday, November 5, 2025, 1:00 PM
Location: Clubhouse Library
Attendees: Sandra Watkins, Marie Touitou, Kathy Miller-all committee members present.

1. “In Good Standing” definition – current on assessments (including any payment plan in place).
2. Discussion and Recommendations

- a. Amend Election Rules

Election committee will decide on recommendations for or against change.

Civil Code Section 5105 now explicitly allows electronic voting despite contrary governing document provisions. Without updated rules, electronic voting remains illegal regardless of AB 2159. The amendment must follow Civil Code Section 4360’s procedures: draft the changes, provide 28 days for member comment, then board adoption. The board needs to contact attorney and have rules amended before January 2026.

- The Committee discussed possible need to have a change in Bylaws and election rules as far as hybrid of voting online and via mail. The committee decided to wait until after the next election to make changes in the election rules.
- The preferred method of contact information forms should be provided to the members in February.

3. Bring copy of DORs and Fiore CC&Rs (I will have copies of Fiore CC&Rs)

- a. Review connection between Bylaws and DORs

The committee reviewed and made notes of recommended changes to the proposed Adams Bylaws. (see attached).

The committee will continue to review and recommend changes to the Bylaws at the next meeting.

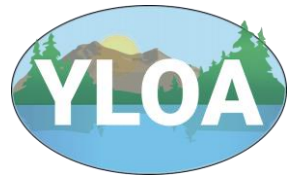
4. Continue Bylaw review

- a. Quorum Requirements (found in 3 areas of the bylaws)

Part of recommended changes will be no quorum requirement for Board of Directors elections as recommended by both our current and past HOA law firms.



COMMITTEE



5. New Laws - Discussion
6. Future Topics
 - Membership Contact Form
 - Sign Ordinance
 - ECC Rules and Guidelines
 - Board of Directors Reference Guide
 - Separation Form
 - Review and update all committee charters
7. Next meeting: December 1, 2025, 2:00 PM
8. Adjournment: