



Arranmore Homeowners Association Resolutions

To all Arranmore Homeowners: An ad hoc committee to review and implement Resolutions was recently formed. The committee's charge was to assemble all existing Resolutions, to revise as appropriate, and to recommend new ones. You may ask, "What is a Resolution?" The HOA Handbook compiled by Arranmore's attorneys, Vial Fotheringham describes the resolution process as follows:

Boards are often frustrated working with the by laws and CC & R's (the governing documents) when they try to design rules, regulations and policies that work. The governing documents are often limited in their scope and difficult to interpret. Some community concerns like money collection, parking, rules and enforcement often need better definition. It is difficult and very expensive to amend the governing documents. Another available tool is the **Resolution Process**. Each Resolution addresses a specific topic to define the issue and set a procedure on how the issue is to be dealt with. Once enacted, a Resolution carries the weight of law in the community, binding the Board to follow its provisions.

The Board creates and circulates the proposed Resolution to members for a 30-day review & written comment period. The Resolution must be fair and not in conflict with the governing documents. The following six replace all existing resolutions:

- 1) Financial Policies & Procedures
- 2) Irrigation
- 3) Parking
- 4) Capitalization of Assets
- 5) Collection of Unpaid Charges
- 6) Enforcement & Schedule of Fines

Arranmore Boards in the past have approved resolutions **without** the 30-day member comment period. The intent now is to 1) offer past resolutions without changes, 2) revise some past resolutions and 3) propose new ones. You may comment **in writing** by responding to this e-blast, or to the mailbox at the pool by October 11. Comment is unnecessary if you are in agreement with the Resolutions as above stated.

The Board will consider your input. If warranted, Resolutions will be revised and re-circulated for another comment period. If members are supportive, the Board will vote on approval at its October 14, 2013 meeting. Once approved, Resolutions are referenced in the minutes and become enforceable by the Board. Resolutions can be amended by the same procedure. Enacted Resolutions become a permanent part of Arranmore's Website. Hard copies will be given to homeowners without internet access.

Submitted by Resolution Committee, September 12, 2013
Norris Perkins,
Ken Sumida
Ruth Robinson, Chair