

Bylaws Committee Minutes

February 11, 2026

1. Roll Call – 4:04

Patti Szot – Chair

Jeanette Baysa-

Al Yax

Gus (Robert) Krajicek -absent

Julie Rice

2. Approval of Feb 11, 2026 agenda

Julie made the motion to approved, Al seconded, unanimous vote.

3. Review and Approve meeting minutes for Jan 14, 2026

Jeanette made the motion to approve, Patti seconded, unanimous vote.

Review and Approve meeting minutes for Jan 28, 2026

Jeanette made the motion to approve with amendments, Julie seconded, unanimous vote.

4. Old Business

a) Read Issue 3. Made a small change. Voted on wording. Unanimous vote. See Appendix 1.

b) Read Issue 3. Voted on wording. Unanimous vote. See Appendix 1.

c) Worked on Issue 1. Suggestions were made. See Appendix 1 for wording of Issue 1. Al made the motion to approve this wording, Patti seconded, unanimous vote.

d) Worked on Pro and con statements to go with the bylaws amendments for the general membership meeting.

5. New Business

a) Discussed what should be given to the Board meeting on Feb 18, 2026. It was agreed that we would give just the wording for the 3 issues. Still need to work on the pros and cons for each issue. Patti will email it out and give to shellie in the office to put in their package for the meeting.

Al left at 5:32pm

6. Next Meeting Feb 20, 2026.

This allows the bylaws committee to work on pros and cons for the General membership meeting on Feb 22, 2026. Patti will determine what times are available on that date and will contact everyone.

7. Adjourn Meeting

5:52PM

Minutes prepared by acting secretary Patti Szot

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Appendix 1: 3 approved issues.

Issue 1) Article XII, Section 3 (d) Delinquent Accounts:

A delinquency notice shall be sent to a lot owner who is delinquent 60 days after Annual Road Maintenance fees are due. The delinquency notice shall show the delinquent amount, original due date(s), and interest (not to exceed 10% per annum) due as of the notice date. The Association shall use every reasonable and customary effort to collect delinquent accounts as per Article XI. Subject to member preference, the Association shall send follow up notices by E-mail (when HPPOA has the ability) or other written correspondence. Any Consent shall be revocable by member request made either in person at the HPPOA office, by written notice or notice by electronic transmission to HPPOA. It is the responsibility of all lot owners to keep their mailing address current with the Association.

For any lot owner delinquent for the first time, the Association shall mail notices of any delinquency to the delinquency notice by Certified mail, with return receipt request, to the address shown in HPPOA's current record of owners. This procedure will go into effect the year after the amendment has been approved by the membership (Article XVI).

Issue 2) Article XII, Section 3 (l) Communications to Members

The Association shall provide members with required notices, news of Association business and matters of community interest. Members shall be provided an option to receive these communications electronically (when HPPOA has the ability) **or by mail**; with the exception of **including** the Annual **Billing Payment Notice**. **The Annual Billing Notice** which shall be mailed **shall include provisions for an embedded secure electronic payment to HPPOA (when HPPOA has the ability).** **Annual Billing Notice shall also include information for other methods of payment and consequence to lot owner(s) if the current Annual Bill is not paid (interest, fees, lien charges and inability to vote in certain affairs of the Association). "Electronic transmission (i.e., emails, payment, notices, etc.)" means any form of communication, not directly involving the physical transmission of paper, that creates a record that may be retained, and reviewed by a recipient thereof, and that may be directly reproduced in paper form by such recipient through an automated process.**

Issue 3) Article XII, Section 3 (l) subsection 2. Fiscal Statement

Within 60 days of the fiscal year end, the Association shall prepare and mail **or (when HPPOA has the ability) email (based upon member preference)** annually to each member a statement containing:

- a. Decisions impacting the Association legally or financially

- b. The President's Statement on the state of the Association.
- c. The Treasurer's Annual Report, which shall include the Association's fiscal year-end financial statement (unaudited) and 3 -year capital improvement plan.
- d. Board and member meeting dates and other items as may be required by these bylaws.

Any consent shall be revocable by the member by written notice, notice by electronic transmission or in person at the HPPOA office.