

Bylaws Committee Minutes
July 23, 2026

1. Call to Order.
5:08PM
2. Roll Call -

Patti Szot – Chair	Sandee Maeda
Jeanette Baysa	Trudie Andrews - absent
Al Yax	Lanell Lua
Julie Rice	Danae Marin – on phone (home sick)
3. Approval of July 23, 2026 agenda.
Julie made the motion to approve with changes, Sandee seconded, unanimous vote.
4. Review and Approve meeting Minutes for July 9, 2026.
Julie made the motion to approve with changes, Sandee seconded, unanimous vote.
5. Old Business
 - a) Julie handed out a spread sheet of the material we discussed for Article IV of the bylaws for reconciliation. We all approved the material in the spread sheet. We then began discussing Article VI. There were many concerns about material removed by the lawyers which were pertinent to the Charter (Article) of Corporation as to the purpose/objective and what really is the Association. Need to determine what the 2001 Lawsuit (Civil 6595) was about and how it fits into the situation. Also identified information that really should be inserted, we determined the lawyers removed the definition of good standing from Article V. This needs to re-inserted.
 - b) Article X section 1 and 2 were discussed and what the changes represent. How the changes improve the description of the authority and scope of each committee. There are also added statements to help prevent future needs for mediation or lawsuits.
 - c) Article XII, section 3(d). Discussed the financial burden the amendments make. The first burden is the cost from road maintenance fees to purchase and use a third-party system to send out bulk email. The second is the cost to send certified mail to first time delinquent lot owners. This cost can be taken from the amount of delinquent fees the association gets every year. In 2024-2025 budget, the amount of generated from these fees was approximately \$200,000 and in the 2025-2026 budget the amount of money collected from these fees was approximately \$260,000. The cost of sending out certified mail as outlined in the amended bylaws is approximately \$5000 a year, a very small portion of what is actually collected.

Julie left the meeting
6. New Business
 - a) There was none.
7. Next Meeting

August 13, 2026

8. Adjourn Meeting

Al made the motion to adjourn, Sandee seconded, unanimous vote

5:10PM

The Bylaws minutes were prepared by acting secretary Patti Szot.