

Subject: Re: OOHA governance update, and appeal for volunteers
From: Howdy Pierce <howdyp@gmail.com>
Date: 7/27/22, 9:56 AM
To: John C Dean <johncdean@aol.com>
CC: hoa@oohaboulder.org

Thanks John. Do you have specific areas of concern (architectural rules, quorum, dues setting, etc.)?

I hope it's clear that the document you read is just one input to the process. Obviously we need to comply with state law but otherwise things are up to us. The whole idea is for the neighborhood to come together and figure out what we collectively think is appropriate.

And absolutely we will be circulating revised documents well in advance of any vote.

Thanks again for your comments.

—Howdy

On Jul 26, 2022, at 4:21 PM, 'John C Dean' via HOA <hoa@oohaboulder.org> wrote:

Having reviewed the attorney's letter, it appears as though they recommend transferring some homeowners rights to the board. I'm not a fan of that approach. In any event, I would like to see a red lined copy of the changes they recommend to the documents as soon as they are available and well before this is put to a vote.

Rgds, John C Dean

On 7/26/22 11:06 AM, Orange Orchard wrote:

Hello OOHA Neighbors—

As we discussed at January's AGM, the Board has been taking steps to update and modernize OOHA's governance documents. As a reminder, Colorado law governing HOA's has changed several times since we last updated our documents, and consequently many of our governance policies are no longer in compliance. Additionally, we would like to consider updating some of our other rules, because although they are legal, they could be streamlined to make it easier to run the neighborhood.

Since January, the Board has retained a law firm and received an analysis of our current documents (posted [here](#) if you would like to dive deeper). The next step is to revise these documents so they can be presented to the entire neighborhood for approval, ideally timed to coincide with next January's annual meeting. Because our rules dictate that a relatively high number of households must approve these changes in writing, we would like to make the changes in one shot, rather than doing it piecemeal.

To that end, the Board has voted to form a small governance documents working committee, which will work with the outside lawyer to draft revised documents. We'd like to solicit one to three volunteers who are not currently on the Board to sit on this committee, along with a small number of current Board members.

We expect the time commitment to be something like 2–5 meetings of one to two hours each, with homework before each meeting to review various legal drafts so you can come prepared to discuss changes. Once the documents have been drafted, we will also expect committee members to help canvass other OOHA households to answer questions and gather signatures.

If you're interested in doing this, or have other thoughts you'd like to share on the process, please respond to this email (hoa@oohaboulder.org).

Thank you and we will continue to keep you all posted as we work through the process.

—Howdy
President, OOHA Board