

Subject: OOHA: Draft governance documents for review and comment
From: Orange Orchard <hoa@oohaboulder.org>
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To: publisher@travelandsports.com

OOHA Neighbors—

As we have shared a few times, OOHA needs to update its governance documents because of changes to the Colorado law concerning HOAs. A committee of the neighborhood has been meeting since last summer to recommend changes for our neighborhood. We have engaged a lawyer specializing in HOA law and educated ourselves on the issues. We also surveyed the neighborhood (thank you all for your responses) — that survey was quite influential.

We now have final draft versions of revised declarations and bylaws, which are linked below for your review and comment. If you have comments, we ask for them before April 20. Please email comments to governance@oohaboulder.org. You may also share your concerns directly with any member of the governance committee, listed below.

We will also hold a virtual meeting to discuss the changes and answer questions. That meeting will be held via Zoom at 5:30 pm on Thursday, April 6, using the following Zoom link: <https://cuboulder.zoom.us/j/94949065745> (Meeting ID: 949 4906 5745)

After the comment period is over, we intend to prepare final versions of these documents for approval. These versions will be sent to each household by both US Mail and email. We will need to receive written approval from 81 houses within 60 days.

The revised documents are available (with redlines indicating differences from our current documents) here:

- Declaration of Covenants, Conditions and Restrictions: [Word](#), [PDF](#)
- Bylaws: [Word](#), [PDF](#)

As discussed at the annual meeting, the changes can be summarized as follows:

- Updated provisions required or allowed by the Colorado Common Interest Ownership Act (CCIOA), which is the law governing HOAs in Colorado. Because CCIOA has updated how HOAs can enforce their rules, there is a new section on enforcement (Declaration, Article X), along with other changes
- Clarified that Zoom meetings and email communications can be used for meeting announcements and meetings themselves, and that votes can be taken electronically (Bylaws, Articles III, V and VI)
- Relaxed the process for amending our architectural rules (Declaration, Article V)
- Clarified that owners are responsible for ensuring that guests and tenants follow OOHA rules (Declaration, Article IX)
- Clarified insurance obligations (Declaration, Article XII)
- Made it easier to remove a Board member; added Board qualification requirements & standards of conduct (Bylaws, Article IV)
- Added option for the Board to require arbitration if two neighbors who share a driveway cannot agree on maintenance (Article VIII of the Declaration)
- Clarified requirements for homeowners to maintain exterior property and landscape (Declaration, Article VI)
- Established provisions that limits leases to 30 days or longer, thus outlawing short term rentals (Declaration, Article XI)

No changes were made to how the neighborhood raises dues, although we considered this idea. The proposed documents keep our existing rules regarding dues, with small clarifying changes only (see Article IV of the Declaration).

The committee looks forward to your suggestions and comments. Again, our email is governance@oohaboulder.org.

Thanks and we look forward to seeing you around the neighborhood.

OOHA Governance Committee:

Kate Fay

Dick Harris

Daryl James

Lisa Jensen

Christine Mullen

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