

Vote "NO" on the Proposed OOHA Articles and Bylaws Changes - Why?

A request for a vote on the documents sent out to the OOHA homeowners is premature:

- Lack of community discussion on this "final" draft of the documents.
- Why the sudden urgency and call for a vote now?
- Why the secrecy and lack of communication since the Zoom call last April?
- Issues of this importance should be discussed, debated, and voted on at the annual in-person homeowners meeting.
- Why all or nothing, why no line-item discussion or approval?

Under the proposed documents a quorum for a meeting is as few as 25% of the homeowners, same as our existing Bylaws.

- As such, as few as 21 homeowners could change the Bylaws and our Covenants. Is this right? Is this what we want?
- We believe that changes to the Articles, Bylaws, and/or Covenants should require a 2/3's majority of the total homes.
- How will a quorum be verified and documented prior to conducting business, especially in the event of a telephone or electronic meeting?
- Our HOA has historically been governed by overwhelming consensus, resulting in broad based community support.
- Property values could drop significantly with these restrictive covenants.

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As written, it appears the new proposed bylaws would allow the Board to:

- Borrow money for improvements without a vote of the homeowners.[†]
- Increase dues above 5% with only “67% of members who are voting in person” (Article IV section 3b).[†]
- Tow vehicles in violation of parking rules. Article VIII, C (i).[†]
- Make unlimited special assessments with only “67% of members who are voting in person” (Article IV section 4).[†]
- If a 60% quorum is not reached in a meeting, could call a 2nd meeting where the quorum requirement is only 30% (Article IV Section 5).[†]
- Foreclose on your property for non-payment (Article IV Section 5).[†]
- Prohibit the use of the outlots for homeowners with unpaid dues or any infraction of published rules (Article I, Section 1 Owners’ Easements of Enjoyment (B)).
- Set any interest rate they want for delinquent homeowner dues (Article IV, Section 8).[†]
- Impose fines and liens, recoup attorney’s fees (Article X, section 1b(i) by a Board vote for violations that include: “not mowing your lawn regularly, not pruning and trimming your hedges, shrubs, and trees, not adequately watering or not removing dead unsightly vegetation, or not regular removal of weeds.” Article VI 2nd paragraph).[†]
- The Board can enforce penalties on you even if they neglected to enforce the same rules on other homeowners. Article XII Section 2.[†]
- The Architectural Control Board can propose guidelines that include: “(a) design compatibility and scale, (c) location on the Lot, (d) relation to the natural environment, (f) preservation of aesthetic beauty and conformity... (g) any other matter the Board deems to be relevant or appropriate. Article V, 2nd paragraph.

[†]Denotes a new or potential Board authority specifically delineated.

Is this the kind of neighborhood we want?