

**Governing Documents Committee  
Minutes for September 4, 2021  
Zoom Application Meeting  
9:00 a.m.**

**1. Meeting was called to order** at 9:00 a.m. by chair, John Cantley.

Present were members John Cantley (Chair), Connie Baldin, Carolyn Gilbert, Alicia Rogers, Patrice Stimpson (Vice Chair), Rick Throckmorton, Grace Wollemann, guests, Ervin Turner, Katherine King, board liaison Richard Ballard, board chair Bill Lewis II, Environmental Control Officer Joe Ladin, and general manager Karin Shulman.

**2. Minutes for August reviewed and approved by email.**

**3. Documents to be reviewed.**

**Bylaw 10.02 and 10.03 (Formation and Purpose of Budget)**

Discussion: The chair provided recommendations. These provisions require approval by the board of directors every year until the membership ratifies the revisions by the required supermajority contained in the provision. By consensus the committee recommended one further revision required by Davis/Stirling. The document is to be forwarded to the board of directors for their action.

**Bylaw 12.03 (Rights and remedies of the Association)**

Discussion: The chair provided recommendations and background. By consensus the committee recommended revisions to the provision incorporating language removed from Bylaw 10.02 and other revisions to comply with Davis/Stirling. The document is to be forwarded to the board of directors for their action.

**Rule Article 2, Section 2.02 (Due Process)**

Discussion: The committee considered further revisions to begin the process to bring all PMCPOA governing documents in line with the Davis/Stirling Act on due process. By consensus the committee agreed to recommend revisions. The document is to be forwarded to the board of directors for their action.

**Rule Article 21, EC Code 6.0 (Enforcement)**

Discussion: The chair provided background and recommendations to bring the provision in line with Davis/Stirling on due process. By consensus the committee agreed to recommend revisions. The document is to be forwarded to the board of directors for their action.

**Rule Article 21, EC Code 7.05 (Setbacks)**

Discussion: The chair provided recommendations to add a section on setbacks to the EC Code. Deferred to the October meeting for further recommendations from the ECO.

**Bylaw 2.16 (Member in Good Standing Defined)**

Discussion: The chair provided recommendations. By consensus the committee agreed to recommend revisions. The document is to be forwarded to the board of

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directors for their action.

**Business Policies and Procedures A-11 (Hearings Before the Board)**

Discussion: Deferred to the October meeting due to time constraints.

**Bylaw 12.03 Rights and remedies of the Association**

Deferred to the October meeting due to time constraints.

**Rule Article 19 (Common Rules of All Committees) 19.10**

Discussion: Deferred to the October meeting pending further research.

**Business Policies and Procedures C-2 (Condor)**

Discussion: Deferred to the October meeting due to time constraints.

**Business Policies and Procedures C-3 (CCC Box)**

Discussion: Deferred to the October meeting due to time constraints.

**5. Scheduled 3-year policies to be reviewed starting with the April, 2021 meeting:**

BPP C-5 Bulletin boards

BPP D-15 Expenditures under 10K

BPP E-14 Annual Plan

BPP E-2 Sales of Expense Items

BPP E-23 Returned Checks

BPP H-1 Board of Directors  
calendar

**6. Adjournment.**

The committee agreed by consensus to continue meeting by Zoom.

**Motion** by Connie Baldin, **SECONDED** by Alicia Rogers to adjourn at 11:35 a.m.

**Motion** carried unanimously.

The next governing documents committee meeting will be held at **9:00 a.m. on October 2, 2021, via Zoom.**

John Cantley

Chair, Governing Documents Committee