

Amendments to REHOA Bylaws and Motions passed by Board

Signatures on Association Accounts: It was proposed that the association maintain the offices of President, Vice-President, Treasurer, and Secretary as the signatories on our bank account. Additional members of the board may be added if needed. Motion was seconded and passed with unanimous voice vote – HOA Board Meeting (3/08/2001).

This motion was amended by Motion to Remove Treasurer as signer on REHOA accounts, approved by board on 05/19/2007, adopted by membership (2007 General Meeting): 11/17/2007.

Motion for Late Fees on Yearly Dues and Special Assessments - The CC&Rs state that a late fee may be charged for dues and fees not submitted on time. However, the amount of the fee is not specified. It was proposed that the late fees be set at \$25.00 on all yearly dues and/or special assessments. The board voted unanimously to adopt the proposal. Passed by Board: 4/15/2004, Adopted by membership: 11/17/2004

Motion for when a late fee is assessed: The CC&Rs state that a late fee may be charged on delinquent dues and fees, but it does not state when this late fee is assessed. Late fees will be assessed to any account that is 30 days overdue, and in the amount currently established by the board. Passed by Board: 5/13/2004, Adopted by membership: 11/17/2004

Motion for when Interest fees shall begin to be charged: It was proposed that simple interest may be charge on the principal of any fees and assessments that are over 30 days overdue. Adopted: 5/13/2004, Adopted by membership: 11/17/2004

Motion for when to place a lien: The Regatta Estates Homeowners Association may file a lien on properties whose owners are delinquent for more that 1 year on any dues and/or assessments. In addition, lien proceedings will be initiated on any home that is in arrears on dues or assessments, as soon as it is placed on the market for sale. Passed by Board: 7/29/2004, Adopted by membership: 11/17/2004

Motion to instigate the placement of a lein – The Regatta Estate Home Owner’s Association will institute liens against the three delinquent homeowners before the date for the 2004 General Meeting. Passed by Board: 10/12/2004, Adopted by membership: 11/17/2004

Motion to eliminate use of Debit/Charge Cards on REHOA accounts – REHOA Bylaws (Article VI. H.) insists on dual control (two signatures). Use of a credit or debit card attached to an REHOA account would allow a single member to make purchases and payments on their own. To maintain dual control, the Regatta Estate Home Owner’s Association will not have any debit or charge cards associated with any of its accounts. Board approval: 05/19/2007, Adopted by membership (General meeting): 11/17/07

Motion to prohibit online banking on all REHOA accounts: In order to maintain dual control, authorized signers, authorized agents, or other representatives of the Regatta Estates Homeowners Association are prohibited from conducting online banking with REHOA accounts. Board approval: 05/19/2007, Adopted by membership (2007 General meeting): 11/17/07

Motion to Remove Treasurer as a signer on REHOA accounts – The Treasurer will no longer be allowed to sign REHOA checks. The Treasurer will write the checks, but will be required to obtain the signature from one of the authorized signers. Two or more of the remaining members of the board can be added as authorized signers for the accounts. This will retain the dual control for all payments that was recommended when HOA was formed. Approved by Board: 05/19/2007, Adopted by membership (2007 General meeting): 11/17/07

Motion to eliminate any cash withdrawals from REHOA accounts: To insure that we can fully track all financial transactions, all payments from REHOA accounts must be made in the form of a check. All payments must be pre-approved by a vote of the Board, and a copy of the receipt filed in the REHOA records. Approved by Board: 05/19/2007, Adopted by membership (2007 General meeting): 11/17/07

Motion to require all incoming checks to be stamped with “For Deposit Only:” All checks received by the REHOA must be deposited in full to either the association checking or savings account. No funds can be withheld in the form of cash. Approved by Board: 05/19/2007, Adopted by membership (General meeting): 11/17/07

Motion to adopt procedures for cutting trees on HOA property: In order to obtain permission to cut trees on REHOA property, a homeowner must:

1. Acquire a report from a certified arborist indicating that the trees are dead or dangerous.
2. Acquires a letter of approval from the county land biologist.
3. Provide a map with the exact location of the trees, proving that the trees are on HOA property.
4. Submit a written request, including the above documents, to the board of directors.
5. The board of directors reviews the request.
6. If the homeowner’s request is approved, the trees must be removed by the licensed and bonded tree service, and the work must be done per the directions from the county land biologist.
7. The requesting party must replace the cut trees at a ratio of four trees for each tree cut.
8. All cost incurred are to be paid for by the party requesting the tree removal. The only exception is in the case of a dead tree.

Approved by the Board: 02/07/01, Re-approved by board: 10/27/07, Adopted by membership in general meeting, 11/17/07

Motion to add the Treasurer as Agent on REHOA accounts: The Treasurer shall be authorized to act as an Agent on association bank accounts. As an Agent, the treasurer can access the account balances and can transfer funds between existing accounts. An Agent cannot sign checks nor create new accounts. Approved by Board: 4/18/2013