

Grand Firs Home Owners Association: By Laws Amendment 1

ARTICLE VI. Meetings of Directors

Add to Section 4 Open Meetings:

Section 4. Open Meetings. The board will notify all Members possible through all HOA approved Social Media and HOA owned website(s) within no less than (3) days of all open meetings, but will make a good faith effort to notify the Members as soon as possible once the date is known/determined.

Add:

Section 5. Board Workshops. Board workshops are not considered Regular Meetings of the Board of Directors. The board may gather at whatever intervals and location they deem necessary to discuss topics concerning the community, personal or personnel concerns, or any other reason necessary to help the community work smoothly. The board will not need to take minutes at workshops and shall not vote to take any action as stated in Section 4 Open Meetings. The board shall use this time to collaborate to an agreement on an issue to help with board meetings taking less time for discussion.

Add:

ARTICLE XVII. Annual Election of Directors

Section 1. Quorum for Election of Directors. A quorum for the election of directors shall be 20% of the total Lots in good standing, which shall be held at the fiscal year annual meeting. If there is not a quorum present at the first meeting, a subsequent meeting shall be held and a quorum shall be 25 Lot owners in good standing. If a quorum is not present, a subsequent meeting shall be held and a quorum shall be members present in good standing. At all meetings where an election is held, the newly elected Board of Directors members shall be the ones who receive the most number of votes until all available positions are filled. Votes allowed per lot shall mirror ARTICLE III Section 4.

IN WITNESS THERETO, we, being the majority of the Directors the Grand Firs Home Owners Association have hereunto set our hands on the date(s) indicated below to adopt all of the above amendments to the By Laws pursuant to ARTICLE XI. Amendments of the By Laws:

Name: James Lahue

Position: treasurer

Date: 9/17/15

Name: TIFORNA MARGUIE

Position: Secretary

Date: 9/17/15

Name: Nathan Meeks

Position: Director

Date: 9/17/15

Name: MARY E JONES

Position: President

Date: 9/17/15

Name: HT E. C. C. C. C.

Position: Vice President

Date: 9/12/15

Date:

Date:Date:

Date: