

HICA GOVERNANCE COMMITTEE CHARTER AND GOALS

Whereas, the Hat Island Community Association is a non-profit homeowner's association subject to several governing documents, including: Articles of Incorporation, By-Laws, Washington State statutes; as well as separate CC&Rs for each division of the Association;

Whereas, the governing documents drafted by HICA and its predecessors did not contemplate the complex and complicated requirements of a modern day association;

Whereas, particular provisions of HICA's governing documents, as drafted, have led to lawsuits, which in some instances have been protracted resulting in significant expense and tremendous wasted time for the Association;

Whereas, at the most recent Long Range Planning Retreat the Community found that changes to our governing documents is a top priority;

Now, Therefore, the HICA Governance Committee adopts its Charter and Goals for 2020 as follows:

Charter

The Governance Committee shall review all of the governing documents for HICA in light of the issues set forth above.

In addressing these issues the Committee will confer with Association legal counsel when necessary to assist it in its work.

The Committee's priorities will be:

1. Determining, with the help of legal counsel, the correct procedure and method of forming one set of new CC&Rs for all divisions of the Association, including amendments and the necessary vote to adopt the same.
2. Drafting of **one** set of new CC&Rs for all of the divisions of the Association.
3. Eliminating vague language in general in the CC&Rs, and in particular clarifying the language authorizing assessments levied against members of the Association.
4. Creating an Alternative Dispute Resolution process in the CC&Rs, including conference with the Board of Trustees, Mediated Settlement, and Binding Arbitration, instead of lawsuits for disputes.
5. Addressing changes, if any, to the authorization of the Architectural Control Committee in the CC&Rs.
6. Drafting proposed changes to the By-Laws of the Association, including the time period for determination of a delinquent member for non-payment of assessments, and for foreclosure against a delinquent member.
7. Whether or not to prohibit rentals by owner members, including changes to the By-Laws and the CC&Rs.

8. What changes, if any, should be made to the assessment structure and use of facilities by multiple family, corporate, and estate owned lots.
9. Drafting language changes to the By-Laws to make them consistent and less vague.
10. Proposing a time-line for Community input and education about proposed changes and a vote on the same.

Goals

1. The Committee will address the above priorities, individually, and develop a timeline to provide the Board of Trustees and the Community with progress on the priorities.
2. The Committee will present a list of prioritized proposed changes to the CC&Rs and By-laws, including drafted language, to the Board and Community for discussion.
3. The Committee will make recommendations to the Board for follow up on proposed changes, including submitting the same for a vote by the Community.