

FGEHA Bylaws Committee Minutes
December 7, 2021

Committee Members: Mike Riley, Tim Wheeler and Dave Rahn

Committee’s Progress Schedule and Report:

Plan Element:	Progress Report
1. Familiarize ourselves with CCIOA HOA requirements and the Colorado Revised Nonprofit Corporation Act (CRNCA)	Complete
2. Review Forrest Groves Estates’ current bylaws.	Complete.
3. Solicit amendment suggestions from the Members and the Board	Complete.
4. Create a version of revised set of bylaws and associated documents based on the CCIOA that include acceptable suggestions from Members and the Board.	<p>Draft Docs: On 11/30/2021 we completed a review and did editing on the proposed bylaw Articles VI, VII and VIII. On 12/07/2021 we reviewed Articles IX and X. We discussed the next steps in our project and modified the project schedule to complete the bylaws portion prior to the policy and rules reviews.</p> <p>Non-Member Lots: Mike reported on his findings. The Committee again considered revised language for the Associate Member definition.</p> <p>Short Term Renters: The committee provided assistance in the analysis of the Short-Term Rental Policy under development. The Committee assisted by:</p> <ol style="list-style-type: none"> 1. Writing an “Impact Report” for the Board that listed significant issues and considerations related to adopting a “Short-Term Rental” policy. 2. Locating an online comprehensive attorney report on what the Board should consider in creating a Short-Term Rental policy. <p>Next Meeting Schedule: Our next meeting is on 12/14.</p>

Bylaws Restatement	Timeframe	Current Status
5. Review updated proposed bylaws with the President.	Early to Mid-January 2022	Expect to do this in very early January as scheduled or, if feasible for all Stan and the Committee Members, possibly in late December.
6. Present results of “Step 3” to 2-5 Members for comment.	Early to mid-January 2022	
7. Present bylaws that include results of step 5&6 meetings where reasonable and legal, to the Board	February 2022 Board Meeting	

FGEHA Bylaws Committee Minutes
December 7, 2021

seeking their Board's approval of a final draft.		
8. Submit Board reviewed bylaws and policies to Forrest Groves Estates' attorney for review and comment.	March 2022	
9. Present the final draft to the Members and seek their approval. (Post on Website and do a ballot mailing to each Member.)	April 2022	
10. Board and Committee members, follow up personally with the Members, as necessary, to obtain approval of at least 50% of the Members	Certification of voting results and adoption at the May 2022 Board meeting	
11. Post all new docs on website after approval.	Late May 2022. As soon as possible after the certification of the election	
12. Start managing the HOA according to the new documents.	No later than June 30,2022	

Policy and Rule Reviews	Timeframe	Current Status
1. Begin Policy and Rule Reviews with Board	January 2022	Expected to re start editing and presentation as soon as Bylaws have been finalized. Drafts of the nine required Policies and an additional five Polices have been written. All Rules previously interspersed in various documents have been centralized in the Rules section. Major open item is writing the governing Policy and Rules for Short Term Rentals which cannot be done until the Board defines the manner, the scope of the process and elects a final fee structure .
2. Continue Policy and Rules Reviews with Board	February 2022	
3. Present Updated Policy and Rule Reviews to Members for Comment	March 2022	
4. Submit Board reviewed policies to Forrest Groves Estates' attorney for review and comment.	March 2022	

FGEHA Bylaws Committee Minutes
December 7, 2021

5. Provide public comment Board Meeting. Board vote on approval if comments can be satisfactorily resolved.	April 2022	
6. Board approves Policies and rules after Bylaws voting period closes	May 2022, if not approved earlier by the Board.	
7. Post all new docs on website after approval	Late May 2022. As soon as possible after the certification of the bylaw's election	
8. Start managing the HOA according to the new documents	No later than June 30,2022	
9.		