

# Westminster Crier

[April 16, 2020 An Important Message](#)

## VOTE AND SUBMIT A PROXY AT THE ANNUAL MEETING

Your Board of Directors recommends a YES vote on the changes in our documents. These changes were reviewed and approved by our attorney. We had planned a meeting with Owners to review the changes and answer questions about them, however, as you all know, the pandemic has prevented such a meeting.

We have been asked about one issue, Section, *3.11 Consensus for Community Association Action* (page 2 of 9 in your package). This change allows for the Association to take legal action on behalf of the Association with the consent of two thirds of those voting at a Members' Meeting at which a quorum is present. Without this change, it would be impossible to attain the two thirds of all homeowners within Westminster. **Since there are 620 homes, it currently requires 414 yes votes to move forward with a legal proceeding. We rarely have 300 Owners take part in voting at an annual meeting even when election of directors is competitive; therefore 414 yes votes would be essentially unattainable.**

This provision is to allow the board to ask the homeowners approval to file a legal action against, for example a vendor who fails to perform or performs poorly. If a vendor, for example, were to overpay in error one of our employees, we would be able to sue to collect the over payment. Also, if a vendor or contractor caused damage and refused to make it right, the board could ask the Owners for permission to sue to collect or correct the damage.

Approval would have to take place at a Members' Meeting, with a quorum present in accordance with our documents and state statues. At least 186 Owners must be present in person or by proxy to approve such action. With this document change,

the bar still would be exceedingly high to obtain approval to take legal action which would not be taken lightly.

This is very important to the operations of the Association and an affirmative vote is encouraged. If anyone has any questions on this or other prospective changes, please contact our manager and he will pass the information on to the board members for response.