

## Harbor Pointe HOA Board of Directors Meeting Special HOA Membership Meeting Minutes: August 16, 2021

Due to pandemic Covid-19 precautions, HOA meetings are being held by ZOOM.

This Special Membership Meeting was called in compliance to the existing Bylaws to vote on three motions to repeal the original HOA Bylaws and replace the original set of documents with an updated and more straightforward version. Over the past 2-3 months, tentative deletions, modifications, and consolidations to the original Bylaws were circulated to Board Members for review and commentary.

At its regular Board Meeting on June 21, 2021, the Board of Directors voted unanimously to approve the final draft of the proposed revisions. After repeal of the original Bylaws documents, the revised and consolidated version was intended to replace the HOA's original 1996 Bylaws pursuant to Article XII of those Bylaws.

Following approval by the Board of Directors, the proposed draft Bylaws were distributed to all homeowners for review and comment, and the motions to repeal and replace were scheduled for vote at a Special Membership Meeting called on August 16<sup>th</sup> immediately prior to the Board of Directors' regular meeting. If the new version were approved by two-thirds of the required of 20% quorum of our 57 homeowners eligible to vote, we would then have a professional typist retype and properly organize the new document, and produce an index to preface it. This indexed, traditionally organized, and professionally prepared document would be filed with the Deeds Office of Tazewell County.

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President Jim Carmany called the Special Membership Meeting to order at 6:03p. Other Board Members participating: Gary Rafool, Anne Dickison, Sue McGill, Isaac Imig, and Mike Kiernan. Eight additional homeowners, some within the same household, attended by ZOOM as well. All told, six Board Members and 3-4 additional voting households were represented "in person" via ZOOM, and nine additional homeowners sent in Proxy Votes prior to the appropriately announced August 16th meeting and on the Proxy Form distributed. Requirements to satisfy the prescribed threshold necessary to change Bylaws included having quora present for both the 6-member Board of Directors and twenty percent of all homeowners. All three motions could then be presented and voted upon virtually and by proxy by at least of two-thirds the HOA's number of voting members represented. Requirements to repeal and replace the original Bylaws were met.

**Motion #1:** I Move pursuant to Article XII of our HOA Bylaws of 1996 that those Bylaws be immediately repealed in full, and that the proposed 2021 Bylaws as heretofore circulated to all HOA owners prior to this meeting be adopted to immediately replace.

*Gary Rafool made the motion to approve Motion #1, Sue McGill seconded the motion, and **all approved**.*

**Motion #2:** I Move that a professional typist be employed by the HOA to place all the contents of these newly adopted Bylaws into a more readable format with numbered pages and an Index or Table of Contents referencing the various Articles and Sections if the adopted 2021 Bylaws to corresponding pages of these 2021 Bylaws.

*Gary Rafool made the motion to approve Motion #2, Sue McGill seconded the motion, and **all approved**.*

**Motion #3:** I Move that our HOA President be immediately allowed to execute a written statement authenticating the repeal of our 1996 Bylaws at this duly called and noticed Special Zoom Meeting on August 16, 2021, by an affirmative vote of at least two-thirds of all owners attending this meeting pursuant to and in accordance with Article XII of our HOA Bylaws, and that the duly adopted Bylaws of 2021 be recorded in the Tazewell County, Illinois Recorder of Deeds' Office within a reasonable time thereafter and posted electronically on our HOA web page immediately after this recording.

*Gary Rafool made the motion to approve Motion #3, Sue McGill seconded the motion, and **all approved**.*

These Minutes reflect that all three Motions were unanimously approved by both the homeowners virtually attending the Special Meeting and by the proxy votes submitted prior to this duly called and noticed Special Meeting of all homeowners.

With conclusion of the voting upon and adoptions of the motions to repeal and replace the original 1996 Bylaws with the approved Bylaws of 2021, Gary Rafool made a motion to adjourn the Special Membership Meeting, Isaac Imig seconded the motion, and all approved.

Respectfully submitted,  
Anne Dickison, Secretary