



**Bylaws Review Committee**  
Board of Directors Briefing ~ May 7, 2019

The past month was very productive, as committee members have been working diligently to meet the objectives set forth by the Board.

Our major objectives are:

1) To review and recommend necessary updates to the FORHA Bylaws.

Within this objective is the need to:

- Align the bylaws with the Texas Property Code and
- Consider other discretionary changes that clarify ambiguity, reflect actual practices, and incorporate leading bylaw practices of other similar-sized cities.

2) To act as advocates serving the needs of our community. You will hear more about how we are meeting these objectives throughout the presentation and in weeks to come.

Committee members started the review process by researching required legal updates and how they can be developed into best practices for our association. On April 6<sup>th</sup>, BRC members attended an educational session hosted by attorney Susan Rice who discussed the Texas Property Code and how it applied to Homeowners' Associations. This meeting has helped us to better understand the revisions needed to align our bylaws with state code.

We have also had three community information gathering sessions. These "Breakfast and Bylaws" meetings were held on consecutive Saturdays at the Spotted Deer Coffee Company. The BRC would like to thank Sean and Gabby for their hospitality and allowing us to gather in their new coffee house. We also thank the community members who attended. We admire them for taking an active role in the development of their association governance.

This community information-gathering segment is essential to the process of constructing a document that is understood and accepted by all and is an important part of our Change Management Plan.

In addition to educational and community meetings, we have met weekly to do the necessary work of evaluating required and discretionary revisions. Much of our discussions during these four meetings have been centered on the emerging themes that came from communications with and messages from our involved citizenry.

Preliminary topics that will be discussed more in the near future include:

- Board Authorities
- Voting Procedures
- Assessments
- Meeting Protocol

Some of the comments received from members were more procedure oriented and in the judgment of the committee would only weigh down and over complicate bylaws. But the comments did have value, so it will be the recommendation of this committee that the Board of Directors consider some of these suggestions during the next review of their Board Policies and Procedures.

It is the intention of our committee to proceed with the BRC Work Plan provided to you in your meeting materials. This plan includes two pre-vote public reviews preceded by legal and Board reviews and followed by Board briefings. After Board consideration and approval of the final draft, sufficient time is allotted for notices to be sent for a special general membership meeting to vote on proposed bylaws tentatively planned for July 30<sup>th</sup>.

This concludes the report of the Bylaws Review Committee. The BRC would like to thank the Board of Directors for choosing us to serve our community.