

Glencannon Homes Association Policies

Glencannon Board Policies are sanctioned under the Restated By-laws of the Glencannon Homes Association, Inc.:

ARTICLE VII Powers and Duties of the Board of Directors

Section 1. Powers. The Board shall have the power to:

(a) Adopt and publish rules and regulations governing the use of Common Area and facilities, and personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

and

(c) Exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to the membership by other provisions of the Declaration, the Articles of Incorporation, or the Bylaws.

Policies in Effect:

- April 19, 2011: All directors must be current with their association dues as of the last day of the previous month in order to vote at meetings. Vote: Unanimous yes.
- October 18, 2011: Email shall be the primary form of communication for Board members who have a computer and email capabilities. Vote: Unanimous yes.
- March 13, 2012: Board members shall no longer vote by phone. Vote: 5 yes, 1 no.
- August 21, 2012: All Board emails and communication between members shall be confidential. Mr. Ackerman seconded the motion. Vote: 5 yes, 1 no.
- February 15, 2013: Pools are considered a recreational structure not residential and that no above ground or below ground pools can be built in Glencannon. Vote: 4 yes, 3 no.
- February 24, 2013: Any board member present and future shall sign a confidentiality agreement stating that all information discussed in executive session shall not be shared outside of the board. Electronic communication shall not be forwarded or printed beyond the board in order to avoid further miscommunication or misinterpretation. Vote: 5 yes, 1 abstain.
- May 14, 2013: Residents with team support banners and posters shall be permitted to keep them in their yards during playoff seasons only. This does not include political or advertising signs. Vote: 5 yes, 1 no.
- December 10, 2013: The President and Vice-President shall be notified of any purchases. Vote: 5 yes, 2 no.
- August 5, 2014: One letter (no more than one page) per household (per calendar year) may be printed in the Glencannon Newsletter. Vote: Unanimous yes.

March 17, 2017:

Glencannon Home Owners Association Past Due Payment Plan Policy

For Payment Plans past due for 60 days or less—the Secretary may discuss terms with the resident to determine quick resolution to past due. If the resident will send past due amount within 7 days of discussion then secretary can wave administration fee.

For Payment Plans under \$750 in past due balances—the secretary may discuss terms with the resident to determine what resident can afford to get back in terms. The plan needs to be communicated to financial chair for approval. If there is no acting financial chairperson, then VP or President can approve. Terms should be no longer than 120month payback period. Any legal fees should be recovered as part of the agreement. These plans can be informal, but should be significant enough to get past due paid within 12 months. **If the arrange payment plan is being adhered to then the \$7 administration fee will be waived during this term. Any waived \$7 monthly administration fee may be reapplied if plan is not followed.**

For Payment Plans greater than \$750 but less than \$2,000 in past due balances—the secretary may discuss terms with the resident to determine what resident can afford to get back in terms. The plan needs to be presented to financial chair for approval. If there is no acting financial chairperson, then VP or President can approve. Terms should be no longer than 18-month payback period. Any legal fees should be recovered as an upfront payment. The payment plan will include a \$7 administration fee and stated interest per bylaws. If the past due resident is willing to agree to a 12-month payback term, then the \$7 administration fee will be waived. **Any waived \$7 monthly administration fee may be reapplied if plan is not followed.**

For Payment Plans greater than \$2,000 in past due balances—the board will determine the state of the resident affairs and if it makes sense to pursue additional legal action. In all cases, the board's first plan offer will be for resident to pay all legal costs up front and 50% of the past due balance as a down payment to plan. The remaining balance will be subject to a \$7 administration fee and stated interest rate per bylaws. The formal plan needs to be approved by the board. Terms should be no longer than 30-month payback period with smaller balances paid in 24 months or less. If the past due resident is willing to agree to a 12-month payback term, then the \$7 administration fee will be waived. **Any waived \$7 monthly administration fee may be reapplied if plan is not followed.** Vote: Unanimous yes.

No date given:

Attorney Fee Policy: Residents who fail to pay the monthly \$43 assessment for five months or more can expect an official warning letter from Glencannon Homes Association. Failure to respond will result in a letter from the Glencannon Attorney and a \$100 letter drafting fee will be added to the amount owed. Homeowners that force the Attorney file a lien on their property (for lack of payment) will also have those fees added to their account

February 12, 2019: Only one occupant from any living unit will be eligible to serve on the GHA Board of Directors at one time. Vote: 4 yes, 1 no, 1 abstain.

- April 9, 2019:
1. The following policies are removed:
 - a. May 19, 2011
 - b. October 18, 2011
 - c. February 21, 2012
 - d. November 5, 2013
 2. Active Glencannon Homes Association Policies shall be published on the <http://glencannonhomes.org/> page in a link called "Policies" under the "Covenants" link.
 3. All new policies adopted by the Glencannon Homes Association Board shall be published on the <http://glencannonhomes.org/> page within 10 business days.
 4. Any current policy not listed in the published policies are null and void as of this date. Vote: Unanimous yes.