HLRPOA Bylaws Review – Compilation of Property Owner input received in response to Board request for review in September/October 2026

Article I

Change last sentence to read: “Per ARS 33-1804 Meetings of the members shall be held in Arizona." Full stop. The method of the meetings, in person or by remote) should be detailed in para/sections 3.1 or 6.1.

Article II

Section 2.4: "Members in Good Standing". Check where or why we selected "30 days" as the cut off and why we used the term "overdue". ARS 33-1803 mentions/uses the term "late at 15 days". Our Declaration 7.2 uses the term "delinquent at 45 days". Our current Bylaws Article XII says late is 15 days and delinquent is 45 days. Where did 30 days come from? Recommend our definition of Member in Good Standing use the 15 = late or 45 day = delinquent timeline and terminology.

Section 2.4 (MEMBER IN GOOD STANDING): Replace the text in Section 2.4 entirely with the following:

"Section 2.4. 'Member in Good Standing' means that all monies owed to the Association by the lot account from which the member derives their Membership are paid current; a member automatically loses good standing status when their account balance is deemed late. Good standing remains lost until all debts owed to the Association are paid in full, provided that the board of directors has not otherwise withdrawn good standing status from the member. Members in good standing may serve on the board of directors, sign petitions, and vote in elections and referenda."

Article IV

Section 4.1. Replace the text entirely with the following:

"Number: The Board will have no more than five (5) directors, each of whom must be an individual Member or an individual designated by a non-individual Owner. No more than one Member per Lot may serve on the board at one time."

Article V

Section 5.1 (Nominations) — allow nominations from the floor.
As written, a member who misses the 60-day letter-of-intent window cannot run at all, and no nominations may be made at the meeting. Proposed change: allow any member in good standing to be nominated from the floor with a seconder, with good-standing verification completed within 5 business days.

Section 5.4.A. Replace the text entirely with the following:

" A. In the event of a vacancy on the Board and the remaining directors constitute a quorum, such vacancy must remain vacant or be filled exclusively by an election by the Members. If sudden vacancies preclude a meeting quorum, the remaining director(s) retain the explicit and sole administrative authority to issue notices, execute expenditures, and call the special meeting of the members to hold the replacement election. A director elected to fill a vacancy will serve for the remainder of the unexpired term of the director they replace."

Article VII

Section 7.1.B. Change the first part of the sentence to read: "Adopt and publish Association Rules, per the Declaration 5.3, which may among other things, govern the use of the ……". The current sentence implies that the Association rules are <u>focused</u> on "the common areas" when per the declaration, they can be much broader. The declaration uses the terms "which may among other things,"

Section 7.1.B (Association Rules) — make member comment periods meaningful.
Rule changes must be shown to members 30 days before adoption, but nothing requires the board to consider the comments received. Proposed change: require the board to publish a summary of member comments and its response before adopting a rule change.

Section 7.5 (Reserve Funds). Delete the following sentence entirely:

"Such reserve funds shall be used only for board-approved road repairs or road maintenance which may, from time to time, inadvertently surpass the budgeted amount."

Article VIII

Section 8.7. Fix formatting of subsequent paragraphs to match the rest of the document. 8.7.A. President: , 8.7.B Vice President:, 8.7.C. Secretary: , and 8.7.D. Treasurer:

Section 8.7: President: Change to read, "The President, along with the secretary will set the agenda for all meetings in coordination with all directors. " Deleted is the word "regular" since the President sets the agenda for all special, emergency and regular meetings.

Section 8.7: President: Delete the final sentence ("The board may authorize the use of electronic billpay and an approving voucher system." and put it elsewhere if needed. The sentence does not belong under the president's duties since it is a board decision function.

Section 8.7: President: Recommend changing the sequence in which the duties are listed so the duties that are the sole responsibility of the President are first and then shared duties are after that.

Section 8.7: Secretary: See recommended change in #5 above concerning setting the agenda for "meetings" and not just "regular meetings".

Section 8.7: Treasurer: Change the second to last sentence starting with, "Such reserve funds.." to read, "Such reserve funds shall be used for only board-approved expenditures which may, from time to time, inadvertently surpass the budget amount". Deleted is any reference to roads repairs or maintenance since such language is too restrictive on how the funds can be used. The current restriction for road use only has contributed to the creation and juggling of the reserve fund.

Article X

Article X (Opportunity to be heard) — spell out minimum hearing protections.
Currently the form of notice and the hearing procedures are left to board resolutions,

meaning the board writes its own trial rules for stripping a member's good standing (and with it, their vote). Proposed change: require specific written charges, the right to present evidence and witnesses, an impartial decision-maker, and a written decision with reasons.

Article XI

Recommend adding "Per ARS 33-1805" to the paragraph so members and directors know the source of the authority and the limitations of the request for records.

Add concrete access standards.
"Available through coordination with the Secretary" has no timeline and no format.
Proposed change: respond to records requests within 10 business days, provide electronic copies on request, and cap copy fees.

Article XIII

Section 13.1 (Amendments) — lower the member amendment threshold.
The board may amend the bylaws freely, but members need 75% of *all* votes held by the membership — not 75% of a quorum — which makes member-driven amendments nearly impossible. Proposed change: allow amendment by two-thirds of votes cast at a meeting where a quorum is present, or require member ratification of board-adopted amendments.

Article XV

(Notices) — allow email notice with member opt-in.
The bylaws are written around U.S. Mail, while the association already communicates with members by email. Proposed change: allow email as official notice for members who opt in.

General Comments

1. State that the Declaration has almost completely been abandoned because there is no basis in a situation like ours for denying any owner something that has been either approved by a previous board or a previous board failed to take action against it. That's pretty much everything from ranching to metal buildings with yellow front doors,

bizarrely manicured front yards, hilltop homes visible from miles away, junk yards, . . . really, you name it, we'll find it. There are businesses that have been run for years that generate traffic, noise issues for neighbors, obscenely bright lights spoiling the desert night and on and on.

2. Restore the provision that before you can sue anyone, you need to get the members to approve it in a member vote. That was put in the bylaws for a reason and now that you are regularly filing lawsuits that are wasting our money that should be spent solely on the common areas (clear brush and fix the roads immediately after storms, grade more often or drag, bring in material for the places that you've taken below grade through aimless grading, install culverts), and some of those are going to blow up on you, we can see why this was a requirement.