



Property Owners Association

L.M.R.P.O.A.  
12110 N. Antelope Run  
Prescott, AZ 86305  
January 1, 2005

Dear Fellow Property Owner:

The purpose of this letter is to inform you of the results of the recent vote to amend the CC&R's and By-laws, and to inform you of what the CC&R and By-law Committee will be doing in the upcoming year.

All of the By-law amendments passed. These By-law changes incorporate key provisions of the Arizona Statutes for Homeowner Associations for planned communities into our By-laws. These require open meetings; the posting of agendas prior to meetings; that board meetings only be held in Arizona; require yearly audits; and require board members to declare conflicts of interest (if any exist) prior to board votes.

The CC&R amendment passed that requires annual dues increases greater than 20% be put to a vote of the membership.

The two other CC&R changes, which dealt with the procedures the board must use to make contracts and how special assessments could be levied, failed to pass. As you are aware, it is very difficult to pass CC&R amendments because 50 of the 66 members must vote for the change.

Our CC&R's and By-laws are not particularly well written, are ambiguous in many places, and have provisions that conflict with state law. To address these problems, the CC&R and By-law Committee will continue to draft amendments that when approved by the Board will be sent to the membership for approval. The charter that the Board has given the CC&R and By-law Committee is as follows:

*The CC&R and By-law Committee will review and suggest CC&R and By-law changes to the Board that*

- 1. Insure that LMRPOA complies with the letter and spirit of the HOA statutes for planned communities*
- 2. Eliminate inconsistencies between the two documents*
- 3. Eliminate inconsistencies between the two documents and AZ Statutes*

In the past we have found that taking this one item at a time is most effective. You will be receiving the first suggested CC&R amendment for a vote in the next week or so.

Thanks for your help and please return any mail ballots in a timely fashion.

*George E Price*

George E. Price  
Secretary, LMRPOA