

Aldea Glen Homeowners Association



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November 15, 2023

Dear Fellow Aldea Glen Homeowners:

The AG HOA Board of Directors regrets that there has been a lot of confusion regarding the status of the Association over the past few months. We are sending this letter to clarify the issues. Also included is a note from the HOA Attorney regarding the upcoming November 21, 2023, special meeting notice posted on community mailboxes and perhaps received via USPS.

A group of individuals have tried to circumvent the processes for presenting complaints and grievances regarding Association issues to the Board of Directors. The HOA Bylaws provide avenues to pursue such questions and concerns. Therefore, any actions taken, entered into, carried out, or proposed by this group are illegal. They are complaining that the current Board of Directors is illegal since they have served past the stated terms of office without holding elections. This complaint is not valid.

In March 2020, the state of Washington and the United States went into lockdown due to COVID-19. At that time, the AG HOA Board of Directors suspended all actions except duties to keep the day-to-day operations progressing without human contact. The budget passed at the Annual General Meeting in May 2019 was frozen for the duration; usual bills were paid as needed; dues assessment notices, with no changes in the amount, were sent to the membership as scheduled with appropriate extensions of time to pay, the membership paid their dues, and the Board continued to tend to the affairs of the Association as required.

In May 2021, the Washington State Legislature passed and signed into law Substitute Senate Bill 5011, which amended various statutes to allow electronic meetings and notices effective July 25, 2021 (well after May 2021, when the Association would have held the Annual General Meeting). There was no formal announcement or publicity about this change, so many Association entities were unaware. By May 2022, many individuals were still uncomfortable getting together in large groups, so the Annual General Meeting was postponed again. The Board concedes we should have had an electronic meeting this past May, but there were no known concerns at the time.

RCW 24.03A.515 (6) regarding general terms of directors states, "*Despite the expiration of a director's term, the director continues to serve until the director's successor is elected, appointed, or designated and until the director's successor takes office unless otherwise provided in the articles or bylaws.*" [2021 c 176 ~ 2406] Therefore, the AG HOA has a legitimate, competent Board of Directors in place, with four Directors (the quorum of directors required to conduct business) willing and able to continue day-to-day operations of the Association UNTIL the Annual General Meeting on **May 21, 2024**. Board elections will occur at that meeting as our Bylaws provide, a new budget will be made, a Reserve Study will be presented, and the Association Membership will vote on other necessary business. You will be informed of all developments via the website or letters/notices. Due to the holidays, there will not be another Board meeting this year, but meetings will begin again in January 2024.

We thank you for your time to review this information as a member of the AG HOA. We look forward to seeing everyone at the Annual General Meeting, and we appreciate your participation in completing HOA business so we can continue to accomplish goals and tasks that benefit the community.

If you have any questions regarding this information, please put those concerns in writing to the HOA's mailing address noted above, or email hoaboard@aldeaglenhoa.com, or use the comment form on the website; if you want to remain anonymous, drop a note in the AGHOA drop box.



Sincerely,

The Aldea Glen Homeowners Association Board of Directors

The following are the governing documents that must be adhered to by the Association:

Washington State:

RCW 64.38 - HOMEOWNERS' ASSOCIATIONS

RCW 24.03A - WASHINGTON NONPROFIT CORPORATIONS ACT

SUBSTITUTE SENATE BILL 5011 - ELECTRONIC MEETINGS AND NOTICES

City of Lacey:

LACEY MUNICIPAL CODE

Aldea Glen:

ALDEA GLEN COVENANTS (Amended May 16, 2006)

ALDEA GLEN BYLAWS (Amended May 17, 2011)