

Tamarac Home Owners Association Summary of the 2021 By-Laws Revisions

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- The original 4/24/1981 By-Laws refer to 2 types of members. Class B Members were the developers who owned undeveloped lots. When the last Tamarac lot was developed, Class B Membership ended. All text referring to Class B Members has been removed.
- The other edits/revisions of the original 4/24/1981 By-Laws are **shaded in grey**:
 - ◇ The principal office of the corporation ~~shall be~~ is located in the office of Kurt Townsend, J.D. at 1647 E 3rd St, Tulsa, Oklahoma 74120-2807
 - ◇ The Association annual meeting shall be held in February of every year at a pre-determined date, time and location.
 - ◇ Proxies will expire at the end of one year.
 - ◇ Board Membership
 - The affairs of this Association shall be managed by a Board of ~~nine (9)~~ no less than three (3) and no more than five (5) directors.
 - Directors who have just fulfilled a three year term and wish to continue to serve are nominated. All other nominations are accepted, unless the candidate has been removed from the Board of Directors within the last three years. Such nominations may be made by members or non-members. Only members of the Association are eligible to be a director. However, a non-member can serve on the Board and perform select duties. Non-members do not have voting privileges.
 - Election to the Board of Directors shall be by ~~secret written ballot~~. a hands raised vote, unless the number of nominations exceeds the number of vacancies, then secret written ballots will be cast.
 - ◇ In the absence of a quorum, absent directors may subsequently vote on motions. When a majority of all directors vote in favor, the motion will be regarded as an act of the Board.
 - ◇ The Board of Directors shall have power to:
 - suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations. Fines may be levied for violations of Declaration rules and regulations.
 - ◇ It shall be the duty of the Board of Directors to:
 - file a lien against any property for which assessments in excess of \$100 are not paid within (240) days after due date or to bring an action at law against the owner personally obligated to pay the same, including foreclosing on an existing lien. *(240 days was chosen because our dues are assessed January 1st and owners opting for the payment plan make their 4th/final payment on August 30th)*
 - respond to Declaration violations by issuing a written notice of the violation(s) to the Owner and a prescribed period of time for correction. Should a violation persist, a fine process may be implemented not to exceed five hundred dollars (\$500.00) for each violation.
 - Appeal. Any Owner may appeal a fine.
 - Notice of Appeal. An Owner must send written notice of appeal to the Board of Directors within (10) days of receipt of the Second Notice of Violation.
 - Notice and Hearing. Upon timely receipt of a Notice of Appeal, the Directors shall schedule a hearing and notify the Owner of a date and time to hear the appeal.
 - ◇ Board Officers and Their Duties:

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- Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article, **or in the event of a vacancy eligible directors are unable or unwilling to fill.**
- The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; ~~keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board~~ **oversee service of notice of annual and special Association meetings and maintenance of current member addresses;** ~~and of the Association together with their addresses;~~ and shall perform other duties as required by the Board.
- The treasurer shall **oversee the receive and deposit receiving and depositing of all monies of the Association** in appropriate bank accounts ~~all monies of the Association and shall~~ and disbursement of such funds as directed by resolution of the Board of Directors; shall ~~sign~~ **authorize the issuance of** all checks and sign all promissory notes of the Association; ~~keep proper~~ shall oversee recordkeeping books of **all** accounts **receivable and payable;** cause an annual audit of the Association books to be made by a public accountant **as deemed necessary;** **review financials** at the completion of each fiscal year, **oversee the submission of information to a public accountant to prepare federal and state tax returns, review the Association tax returns and forward them to the President for signature;** ~~and~~ shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.
- ◇ Committees:
 - The Association ~~shall~~ **may** appoint an Architectural Control Committee, as provided in the Declaration, ~~and a Nominating Committee, as provided in these By-Laws.~~ In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.
- ◇ Amendments
 - These By-Laws may be amended **by the Board of Directors by a two-thirds (2/3) vote, or** at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy.