

RTOA BY-LAWS AMENDMENTS

Article XII is amended as follows:

Section 12.1 Annual Meeting: The regular annual meeting of the members shall be held at 3:00 P.M. on a Sunday afternoon in February of each year. The place of the annual meeting shall be determined by the Board of Directors.

Article VI is amended as follows:

Section 6.3.1 Election of Directors by Class A Members
At the annual meeting of the Class A members there shall be elected in the manner set forth in Article VII of these By-Laws five (5) directors, such directors being elected for two (2) year terms, with a minimum of two (2) Directors retained each year.



The RTOA Newsletter



Fall 2004

RTOA Request to Amend By-Laws

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1. Recommended Alternate Time for the Annual RTOA Meeting

Over the past ten years, the attendance at our annual RTOA meeting has averaged less than 10% of our homeowners. Though some of the absences may be due to apathy, the Board believes it may also be due to the current time designated by our By-Laws. According to *Article 12, Section 12.1 Meetings of Members*, the *meeting is to be held at 8:00 pm on the first Monday in the month of February*. Work schedules, weather and people unable to drive after dark may be attributing to this lack of participation.

In order to provide a more convenient time for the majority of members, it would become necessary for the RTOA to amend our By-Laws. **The RTOA Board proposes the following as an alternate time to hold our Annual Meeting:**

a Sunday afternoon starting at 3pm in the month of February.

2. Recommended Term of RTOA Directors

According to *Article VI, Section 6.3.1 Election of Directors by Class A Members*, "there shall be elected five (5) directors, two (2) such directors for two (2) years, three (3) such directors being elected for one (1) year".

Over the last few years, the rotation of Directors has been modified such that the current Board now has four new Directors and one 2nd year Director. Based on our existing By-Law, at the end of the current term, the Board would see 3 (1yr term) Directors rotating off the Board along with the 2nd year Director, leaving only one Director. In order to provide a rotational Board while allowing for maintaining at least 2 experienced Directors with each new term, it would become necessary for the RTOA to amend our By-Laws.

The RTOA Board proposes the following as an alternate term for each Director:

Two (2) Years , with a minimum of two(2) Directors retained each year .

We need a response from everyone in order to proceed with amending the By-laws. It will take a 60% vote of all RTOA members to amend the By-Laws (per section 16.1 Amendment). Thank you for your participation.

RIVERCHASE TOWNHOMES OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
September 28, 2004

PRESENT: Susan Spafford, Geoff Hall, Charles Powell, Catherine Heinzerling

ABSENT: Zenaida Bradley

DISCUSSION ITEMS:

Treasurer's Report:

- To date, there is one remaining Townhome Unit that has not paid the Annual Dues assessment.
- Geoff Hall discussed the status of the current YTD expenses versus the Budget. Please see attached Treasury Report.

Fellowship:

An RTOA neighborhood "hot-dog roast" and "covered-dish" is scheduled for Sunday, October 17 at 1:00 pm. A sign-up list for side dishes will be posted at the mailbox before the event. The Association will pick up the cost of the hot dogs and buns.

RTOA By-Laws:

Discussion was held regarding amending the RTOA By-Laws to address:

- Changing the current Annual Meeting start time and date to a Sunday afternoon beginning at 3:00 pm in the month of February
- Changing the term of all elected RTOA Directors to two years

An article will be incorporated in the upcoming Fall 2004 newsletter with a discussion of the proposed amendment changes. In addition, a voting form will be made available. Requested submittal of the vote by the residents will be targeted for receipt no later than October 31, 2004. A 60% vote of all RTOA members to amend the By-Laws is required.

Nominating Committee for Year 2005 Board of Directors:

The nominating committee will consist of Catherine Heinzerling, Dana Mason and one other RTOA resident. Catherine Heinzerling will serve as the Chairman of the nominating committee. She will ask Roy Holloway if he wished to serve on this committee.

Common Area and Access Drives Paving:

Susan Spafford and Charles Powell will schedule a meeting with Joe McKay at Riverchase Residential Association to review our RTOA covenants in regards to paving of common areas behind the townhome units. The meeting will be scheduled in October.

The next RTOA Board meeting will be November 4, 2004 at Susan Spafford's home. With no further business, the meeting was adjourned at 9:30 P.M

Respectfully submitted,
Catherine Heinzerling, Secretary, RTOA