



Suspension of Voting Rights

WHEREAS, Article 3.12 of the By-Laws and Article 7.3 of the Declarations of the Covenant, Conditions and Restrictions (CC&Rs) of the Silverstone Ranch Association (Association) grants the Board of Directors (Board) the power to suspend an Owner's right to vote if they are in violation of the CCRs or Association Rules and it is implied that failure to pay assessments and/or reimburse legally imposed legal fees is a violation of the Association's governing documents.

The Board of Directors deems it in the best interest of the Association to hold Owners responsible for their contractual obligations to pay assessments to the Association, while also creating a policy to promote compassion and empathy for fellow homeowners experiencing Major Life Events.

RESOLVED: To automatically suspend the voting rights of an Owner who is more than three (3) months past due in assessment payments as of midnight before the meeting date or vote date.

To automatically suspend the voting rights of an Owner owing legal fees exceeding the sum of three (3) months of annual assessment payments.

To automatically restore the voting rights of an Owner once all past-due annual assessment payments and legal fees have been paid in full.

DUE PROCESS: Before suspending an Owner's voting rights, the Board shall cause notice to be delivered to the Owner no less than fifteen (15) days in advance of the Board's intent to suspend privileges, and the Owner shall be given an opportunity to be heard by the Board before any suspension can be imposed.

EXEMPTIONS: If an Owner is enrolled in an approved payment plan and is current on those payments, the Owner will be exempt from automatic suspension.

If an Owner is current with payments for assessments and legal fees for more than six (6) months but has experienced a recent Major Life Event, the Board, upon its sole discretion, may exempt the Owner from automatic suspension of voting rights for six (6) months

MAJOR LIFE EVENTS: For the purposes of this Policy, a Major Life Event is defined as a change within a household, including but not limited to, marriage, divorce, birth or adoption of a child, death in the immediate family, job loss, disability, or other major change in household income.


To be considered for an exemption based on a Major Life Event, an Owner should write directly to the Board.

NOTICE TO MEMBERS: This Policy is to be referenced on all meeting notices where a vote may take place and reminders shall be prominently displayed on the Owner's statement of account.

WHEREAS, the Board distributed a copy of this policy to the membership, and no changes were made to the proposed rules;

NOW, THEREFORE, BE IT RESOLVED, the undersigned members of the Board, have executed this resolution and the policies described above, effective July 25th, 2019, and that notice of their adoption shall be given to the Membership within fifteen (15) days of today's date.

Vote Record: (please indicate your vote & sign below)

	Yes	No	Abstain	Absent
 _____ Nick Willever Director (signature if present)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Kary McFadden Director (signature if present)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Cheryl Brown Director (signature if present)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Roseann Reilly Director (signature if present)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____ Ben Vermillion Director (signature if present)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- File: Book of Minutes
- Book of Resolutions
- Welcome Package

Next Review Date: July 2020