PRMWC Community Meeting 3/14/18

**Call to order 6:10** by board president Mary Criquet, Board President

**Members In Attendance** (quorum achieved):

Janet Roark

Mary Criquet. President

Kristen (CFO) and Ray Tantarelli

Jude Fox, Secretary

Jim Babcock

Mark and Azy Heydon

Judy and Tim Teixiera

**Agenda**

1. Mandatory Bylaw Changes

a. Background:

 i. Last version of our bylaws written in 2005

1. Current California State regulations requires updates, including, for example, mandatory quarterly meetings

b. Review of Draft Revised Bylaws

 i. Revisions written by PRMWC attorney Barbara Zimmerman were sent to members via Google Document and distributed in hard copy to those in attendance 3.14.18.

 ii. Discussion of Revised Bylaws

1. Group comments included

a. Errors in content

b. Remaining ambiguities about legal vs. practical matters for our community

 i. Who owns which parcels, and what is fair WRT Voting rights

 ii. Clarifications about membership rights and responsibilities for renters vs. “proxies” vs. rent-to-own tenants.

 iii. Board Policies vs. Legal entitlement to spend money, impose mandatory meters.

 iv. All lot owners in our subdivision are entitled to vote, regardless of current access to our community well.

2. Bylaw revision will require majority vote for **all eligible votes**.

c. Bookkeeper Updates

 i. Concurrent with Bylaw updates there is a possibly legal and definitely suggested need to make our accounting procedures more formalized

1. Mary C has done the invoices for this billing cycle, existing laptop unusuitable.

2. Jim B. has current Quickbooks software and is willing to help

3. Third party candidates for bookkeepers pending

4. Mandatory Annual audit by CPA

a. Hoping to find a bookkeeper who has a relationship with CPA so that this is process is integrated with our overall bookkeeping system.

2. Bills are to be paid within 30d; late fee chages imposed on 31st day. Late Fee=10%

3. Financials will be available per request

4. Billing cycle change planned

5. Action Items

 i. Next week Wed night Sonoma county water saving meeting, may include discussion about water limits, relevant to water meter for PRMWC

 ii. Need for research about meters, current cost estimated at $5-6000 per household. There will need to be additional discussion. Already lots of concern about meters and board ability to authorize changes that would result in member expense.

 iii. Consider fees for voting members who are not using water service

 iv. Consider imposing transfer fee for new owners