

# Ballot Amendment By-Laws & Declaration of Restrictions

Please send to OHA, PO Box 27321, Oakland, CA 94602, or drop off in the mailbox at 1815 Leimert Blvd, Oakland, or at the mailbox at 4217 Oakmore Road, Oakland, or Scan and Email to [oakmorehomes@yahoo.com](mailto:oakmorehomes@yahoo.com)

## *Let's get into the 21st century!*

The OHA by-laws were written before the prevalence of the internet, smart devices and internet surveys. We propose to modernize our quorum requirements, make it easier for members to participate, and use less costly communications than USPS to send notices of meetings.

To do that, we need to amend our by-laws.

### **Reason for the Amendments:**

In November 2017 and at the follow-up meeting in December 2017, and at the meeting of December 4, 2019, the OHA Board of Directors was not able to obtain the required quorum at an annual meeting. Only 25 percent, rather than the required 50 percent, of total property owners were in attendance by proxy and/or in person.

In 2018 it took weeks, multiple mailings, and door to door visits to obtain a sufficient number of proxies to achieve a 50% members quorum.

### **What we propose to change:**

We propose to amend our by-laws to allow for an electronic method for members to attend meetings, to allow the board to use methods other than the USPS (such as email) to notify members, and to reduce the number of member owners required for a meeting quorum from 50% to 25%.

Amendments require a vote in favor by two thirds (2/3) of the Members. There are 235 Member properties listed as qualified to vote. Two-thirds, or 157 Member properties voting in favor is required to approve an amendment. By approving these amendments, you can help the OHA conduct its business in alignment with 21st century standards.

The OHA Articles of Incorporation, By-Laws, Declaration of Restrictions, financials, and newsletter, are available at the OHA website ([www.oakmorehomes.com](http://www.oakmorehomes.com)) or upon request by email to [oakmorehomes@yahoo.com](mailto:oakmorehomes@yahoo.com), or by U.S.P.S. mail to: OHA, PO Box 27321, Oakland, CA 94602.

**PLEASE CIRCLE YOUR CHOICE, YES OR NO, FOR EACH AMENDMENT.**

Amendments to By-Laws Article III Meeting of Members.

[1] Paragraph 1. Meeting:

The following sentence shall be added to the end of Paragraph 1.

In addition to in-person attendance and written proxy, the board of directors shall provide to Members an electronic method to attend a Meeting of Members and to be counted in a Quorum.

YES NO

[2] Paragraph 3. Notice of Meetings:

The following sentence shall be added to the end of Paragraph 3. Notice of Meetings.

As reasonably determined by the board of directors, alternative methods of notice may be used such as email, text, and other electronic means as they become available and are used by Members. Each owner shown on the property title, shall provide their electronic and U.S. Postal Service contact information.

YES NO

[3] Paragraph 4. Quorum: OHA has a list of 235 Member properties. The Bylaws now state:

"A quorum for the transaction of business at a meeting of Members of the Association, through presence in person or by proxy, shall be established by fifty percent (50%) of the total voting power of the Association." Currently, 50% -all owners of 118 properties- must be in attendance to hold an official meeting. The amendment changes the quorum requirement to 25% -all the owners of 59 properties and reads as follows.

"A quorum for the purpose of holding a meeting of Members of the Association, through presence in person or by proxy, shall be established by twenty-five percent (25%) of the total voting power of the Association. All other Member voting requirements shall be unchanged."

YES NO

**EACH OWNER OF RECORD APPEARING ON THE TITLE MUST SEPARATELY SIGN THIS BALLOT**

Print Member OHA Property Street Address:

City & State & Zip Code:

1. Owner Print Name: \_\_\_\_\_

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Phone : \_\_\_\_\_ Print Email: \_\_\_\_\_

2. Owner Print Name: \_\_\_\_\_

Sign: \_\_\_\_\_ Date: \_\_\_\_\_

Phone : \_\_\_\_\_ Print Email: \_\_\_\_\_