

Amendment to American Meadows Condominium Association Bylaws Article II, Section 1(a) Executive Board.

On Mar 18, 2016, at 3:57 PM, JIM MAGOWAN <magowan@gci.net> wrote:

To: All American Meadows Condominium Association Owners
Re: Amendment to American Meadows Condominium Association Bylaws Article II, Section 1. a. Executive Board.

The Executive Board of American Meadows Condominium Association proposes to amend Bylaws Article II, Section 1. a. Executive Board to add the words AT LEAST to the number of executive Board members. The amended section will read as follows:

*The affairs of the Common Interest Community and the Association shall be governed by an Executive Board which, ~~until the termination of the period of Declarant control, shall consist of three (3) persons, and following such date shall consist of~~ **AT LEAST** three (3) persons, the majority of whom, ~~excepting the Directors appointed by the Declarant,~~ shall be Unit Owners. If any Unit is owned by a partnership or corporation, any officer, partner, or employee of that Unit Owner shall be eligible to serve as a Director and shall be deemed to be a Unit Owner for the purpose of the preceding sentence. Directors shall be elected by the Unit Owners ~~except for those appointed by the Declarant.~~ At any meeting at which Directors are to be elected, the Unit Owners may, by resolution, adopt specific procedures for conducting the elections, not inconsistent with these Bylaws or the Corporation Laws of the State of Alaska.*

Three is the minimum number of directors required by state statute. The Executive Board finds that it is usually more effective to have more than three Executive Board members. This amendment gives the association greater flexibility in electing a board as long as the required minimum is met. This amendment allows more than (3) three members to be on the Executive Board, but does not require more than three.

References to the Declarant will be deleted, as they no longer apply.

The Executive Board will accept comments regarding this amendment until March 31, 2016. Comments must be in writing and sent to the Executive Board either by U.S. Mail at:

American Meadows Condominium Association, Executive Board
C/O CMS Management LLC
12931 Aro Circle
Anchorage Alaska 99515

Or by email to: magowan@gci.net with AMCA Bylaws Amendment in the subject line.

The Board will hold a meeting, tentatively scheduled for April 8, 2016, to act on adoption of this amendment. If you have questions about this amendment please call CMS at 907-345-0190 or send an email to the above address.

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AMCA ByLaws Amendment Meeting on April 8, 2016

1. On March 18, 2016 a notice was sent to all homeowners describing a needed change to the bylaws, via an;

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...and based on this justification:

Three is the minimum number of directors required by state statute. The Executive Board finds that it is usually more effective to have more than three Executive Board members. This amendment gives the association greater flexibility in electing a board as long as the required minimum is met. This amendment allows more than (3) three members to be on the Executive Board, but does not require more than three. The homeowners had **until March 31, 2016 to send comments.**

2. **On April 5th, 2016** a final email was sent out to the homeowners with the following statement:

NOTICE TO OWNERS

The proposed amendment to the bylaws changing the board from 3 members to at least three members received only a couple of comments, all in favor of the amendment.

The Board will meet to adopt the amendment [i.e., rules are adopted ‘subject to comment, (Dec p. 31), meaning the rules goes into effect immediately, but may be changed if comments convince the Board to do so] on Friday April 8th at 6:00 pm.

3. **On Friday, April 8, 2016 at 6:45pm** the AMCA Board of Directors began the meeting to ***amend the bylaws changing the board from 3 members to at least three*** members. **Amendment was adopted.**

- a. Shortly after the amendment change, a nomination and second resulted in Michael Lee Carrigan, a Senior Airman (SrA) of the United States Air Force (USAF) and the new homeowner of unit 7686 accepting the new position of Under-Treasurer for the AMCA Board of Directors.
- b. Additionally, the AMCA House Rules (HR) 2016 04 08 Supervision and the Refuse were discussed on placing the trash cans on the east side of building 60 and 40 during Tuesday night for pickup on Wednesday morning. The rules were adopted.
- c. Resolving the parking problems concluded with a lengthy conversation on how to apply an equitable solution to providing parking spaces to the homeowners under a licensing, and parking sticker system.

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I. Keeping the licensing fee low and giving first the option to choose a parking space to units adjacent to the space did not provide equality to all homeowners, and therefore; we met with an impasse.

II. To resolve the equity problem, we plan to research the options of creating additional parking spaces from the under-used grassy areas, in an effort to provide each of the 30 homeowners a parking space.

- d. The final project focused on researching the cost of adding an AMCA group satellite dish contract with dishes attached to towers instead of the roofs as an added amenity for higher resale value of each unit.

4. The AMCA Presidents and Board of Directors Composition:

President – Essien J. Ukoidemabia

Vice President – Belle Cayanan

The Board of Directors:

Secretary – Heather Delgado

Assistant-Secretary – Robert Young

Treasurer – Olena Novitska

Assistant-Treasurer – Michael L. Carrigan

- 5. The amendment meeting adjourned at approximately 8:30pm.