

Ponderosa Ridge Homeowners Association  
Board of Directors Resolution to Amend the Bylaws  
November 17, 2020

WHEREAS the Ponderosa Ridge Homeowners Bylaws Article 8 states:

*“Amendment of Bylaws These Bylaws may be amended at any time and in any manner by resolution approved by a majority of the Board of Directors, subject to repeal or change by action of a majority of the total voting power of the Members, provided any such amendment may not be inconsistent with the Articles, the Declaration, or the law.”*

WHEREAS the Ponderosa Ridge Homeowners Association Bylaws do not specifically allow for membership vote by mail or electronic voting but Article 3 mandates that the Board host an annual membership meeting at least annually and meet regularly to conduct business on behalf of the Association at least quarterly.

WHEREAS the restrictions imposed to control the spread of COVID-19 make it impossible to meet in person thus creating a logistical compliance issue for the Association.

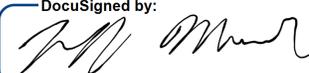
WHEREAS Governor Inslee’s Order dated 4/17/20 allows all HOA’s to conduct business electronically during the current state of emergency and thus the Board has met via Zoom to test its efficacy; the Board asserts that online meetings combined with ballot by mail or online will expand member access to witness and participate in Association business.

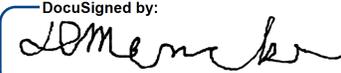
LET IT BE HEREBY RESOLVED that at a duly called meeting of the Ponderosa Ridge HOA Board of Directors held at 1:00pm on November 17, 2020 via Zoom, the Directors hereby adopt the following Bylaws amendments: (No text is proposed to be removed from the current language; the only change is the addition of the bolded/highlighted text in each of the following Bylaws Articles.)

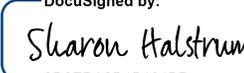
Article 2.2: *“Voting Requirements. Any action by the Association which must have the approval of the Association membership before being undertaken shall require the vote of a majority of the votes entitled to be cast by the Members **represented by electronic or mail-in ballot or** present or represented by proxy at the meeting at which a quorum is present,...”* (The remainder of this section is unchanged.)

Article 2.3: *“Quorum. The presence **by written or electronic ballot or in person or** by proxy of at least twenty-five percent (25%) of the voting power, both classes combined (and the presence of the Declarant, where the Declarant owns at least 15% pf the Lots in the Project) shall constitute a quorum...”* (The remainder of this section is unchanged.)

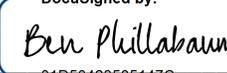
The above stated Bylaws amendments shall go into effect upon distribution of the amended language to the membership. This resolution is made by unanimous written consent of the Board, as designated by each Director’s signature below:

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Jeff Marsh, Director  
11/17/2020  
Date

DocuSigned by:  
  
E0E75E88260042A...  
Dan Mencke, Director  
11/18/2020  
Date

DocuSigned by:  
  
3D6EDA2D4B124BD...  
Sharon Halstrum, Director  
11/17/2020  
Date

DocuSigned by:  
  
F75D719ADDFB449...  
Pat Butler, Director  
11/17/2020  
Date

DocuSigned by:  
  
01D50423585147C...  
Ben Phillabaum, Director  
11/17/2020  
Date