

## LRPC Governance Subcommittee Meeting

February 15<sup>th</sup>, 6:30pm

Attendees: Samantha Rorabaugh (co-Chair), James Rorabaugh, Joe O'Keefe, Fred Haslam, Curt Casey, Clive Allen, Georgia Allen, Eric Trower, Anne Mosness, Deborah Wood, Larry Brown (co-Chair)

Meeting called to order 6:33pm

Attendees introduced themselves.

Co-Chairs gave an overview of the subcommittee's general purpose and the meeting's goal – to brainstorm general ideas of improving governance of the community in the long term and begin elaborating on how to execute those ideas.

Joe O'Keefe briefly spoke about the fact that SVCA is a community as well as a corporation.

James Rorabaugh suggested one of the first items on the list be codifying what the Document Review Committee has already begun working regarding identifying, classifying and updating governing documents. He said that a good start had been made with the clean-up of the bylaws last year, now he suggested moving on to the details like how the BoD interacts with committees, staff, etc.

Joe O'Keefe mentioned exploring what people in the community like, what they don't like as well as some questions about contract law and how that fits into the current structure. He also suggested exploring the idea of changing the governance structure to more of a consensus form of government. Discussion was had regarding how to arrive at a consensus, etc. Joe also suggested looking at dissolving the HOA.

Larry Brown suggested also looking into suggestions on how to ensure continuity from year to year as Boards, committees, staff change.

Fred Haslam spoke about looking at governance from a 30k foot level and issues with the bylaws and regulations. Fred suggested adding qualifications for Board members and bringing SVCA's documents into the 21<sup>st</sup> century.

Curt Casey agreed with Fred and added that part of what needed to be done was determining what the problem really is. If that problem is antiquated bylaws and rules, then putting an action plan together is the next step.

James Rorabaugh asked for clarification on how the documents were dysfunctional.

Fred Haslam explained that there are difficulties around elections, no qualifications are required for Board members and that sometimes those who end up on the board or committees are unfamiliar with how the community is governed as well as some issues about simple versus super majority in voting.

Joe O'Keefe spoke about confusion in the voting pamphlet and the difficulty of getting a consensus amongst the community as to what many of the changes meant. He suggested that SVCA might need a

“new constitution” and that we should look at how we get to a governing body that actually works. He also suggested that perhaps year-round residents’ votes should count higher than those who live here part time.

Eric Trower spoke briefly about moving toward a better framework and more individuals contributing.

James Rorabaugh suggested looking at expanding the body politic. He mentioned issues in years past with non-competitive elections due to lack of candidates and that often there is no real debate about issues, just two sides presenting their opinions without actually discussing them with each other. He also suggested that often, people do not understand how the community/corporation works. He suggested looking into better education as well as creating a sense of community and decreasing apathy.

Anne Mosness spoke about ensuring incentive to members to maintain their homes and get to know their neighbors. She mentioned that many members’ first encounter with the association is with the ACC and that there is an issue with changing personalities leading to different decisions and interpretations of guidelines.

Larry Brown added to Anne’s comment that perhaps one of the things to look at was whether the ACC guidelines matched up with what the community wants, but that he wasn’t sure how to deal with changing personalities.

Deborah Wood commented that currently there are volumes of information, and that perhaps simplifying it down would help show people that we’re trying to build a community. She mentioned many of the ACC guidelines are open to interpretation, which can lead to consistency year to year. Perhaps looking at narrowing the guidelines down to a few specific guidelines instead of many broad ones would help increase consistency and fairness.

Samantha Rorabaugh suggested expanding the elections section of the Bylaws to provide more detail on handling special elections.