

Palmer Subdivision Provisions for Removing Board Members

Key Bylaw Provisions

Step	Bylaw Text	Source
Trigger	"The voting members may remove one or more directors elected by them with or without cause. "	Art. VI §7(a)
Call Meeting	"written demands ... signed and dated by members holding at least twenty percent (20%) of all the votes" → special meeting.	Art. IV §2(a)(2)
Board Duty	If no notice in 30 days , "a person signing the demand ... may set the time and place ... and give notice."	Art. IV §2(c)
Notice	14–50 days; must be posted at Sean Lane cluster mailboxes;	Art. IV §4(c)(1), §4(f)
Quorum	20% of votes entitled to be cast.	Art. V §5(a)
Vote	Majority of votes cast (FOR > AGAINST) removes each director separately.	Art. VI §7(b) + Art. V §5(c)
Removal	"The voting members may remove one or more directors ... at a meeting called for the purpose of removing that director."	Art. VI §7(c)
Filling Vacancy	"If a vacancy occurs on a board ... the voting members may fill the vacancy."	Art. VI §8(a)
One Meeting, Multiple Items	"Only business within the purpose or purposes described in the notice of the meeting may be conducted at a special meeting of the members." → Multiple purposes allowed if listed.	Art. IV §2(e)

Step	Bylaw Text	Source
Notice Must List All Items	“Notice of a special meeting includes a description of the purpose or purposes for which the meeting is called.” include any proposal to remove an officer or member of the Board, and special election to fill resulting vacancies.	Art. IV §4(c)(3)

Important Notes from Bylaws:

- **No ballot-by-mail required** (Art. IV §9 is optional for any action).
- **Proxies allowed** (Art. V §3).
- **Secret ballot** if any owner requests in writing before vote (Art. V §7).

Comparison: Recent HOA Email vs. Bylaws

The management company’s description included steps **not found in the Bylaws** (e.g., 50-day ballot return, “majority return to hold meeting”). Here’s a side-by-side for clarity:

Management Claim	Actual Bylaw	Notes
50-day ballot return	None – Notice is 14–50 days only	Optional written ballot exists, but not required for recall
Majority ballot return → meeting	None – 20% petition triggers meeting	Board must act in 30 days
Majority of “those present”	Votes cast (FOR > AGAINST)	Proxies count; quorum = 20%
Board can “decline”	Cannot – Must notice or petitioners self-notice	Art. IV §2(c)

Recommended Next Steps (Simple & Lawful)

1. **Verify Total Lots** → Calculate 20% (1 vote per Lot).

Gather Signatures → Use this template:

text

[Date]

To: Board / Manager

We demand a special meeting to:

1. Vote on removal of [Director A, B, C]
2. Hold a special election to fill any resulting vacancies

2. Unit Address _____ Owner: _____ Sign: _____ Date: _____

3. **Deliver** → Certified mail + email (keep proof).

4. **Day 31** → If no notice, **you post at Sean Lane mailboxes** and hold the meeting.

5. **Win Vote** → Majority of **votes cast** removes each director.

Final Thoughts

This process is **100% member-driven** and designed to protect the community's voice.
Following the Bylaws exactly avoids delays or challenges.

Note: This is informational only, based on the documents. I recommend having an attorney review your petition for peace of mind.