

**SUN MEADOWS SUBDIVISION  
OWNERS ASSOCIATION, INC. – RESOLUTION**

**Sun Meadows Bylaws Adoption**

*WHEREAS*, on Wednesday, October 12, 2016 at the quarterly meeting of the Sun Meadows Subdivision Owners Association, Inc. (Association) Board of Directors (BOD), held at 6:00 PM; and

*WHEREAS*, it has come to the attention of the current BOD that there are two versions of the Bylaws for the Association in circulation; and

*WHEREAS*, August 1, 2003 is the official Charter Date of the Association pursuant to the Articles of Incorporation filed on same date with the Secretary of the State of Texas; and

*WHEREAS*, July 13, 2003 is the date of the first set of Bylaws in question and the BOD note that these Bylaws were presumably put in place prior to the Association being incorporated on August 1, 2003; and

*WHEREAS*, the BOD's primary concerns with this version of the Bylaws are: i) the Bylaws were put in place prior to incorporation and designation of Board of Directors pursuant to the Articles of Incorporation; ii) the execution and certification of the Bylaws were all done by Hartzell Elkins on behalf of absentee Directors and Officers Fred Dulock and Glenn Fuqua; and, iii) there are a few material differences in these Bylaws from the subsequent Bylaws established on February 25, 2004; and

*WHEREAS*, February 25, 2004 is the date for the second set of Bylaws in question; and

*WHEREAS*, based on the history and experience of the current BOD members, the February 25, 2004 Bylaws are what have been used to govern the Association and provided to new and existing Association Members through document posting on the Association's website; and

*WHEREAS*, the material differences between the February 25, 2004 Bylaws and the version dated July 13, 2003 are as follows: i) Paragraph 5.03 definition of Members quorum, 10% versus 30%; ii) Paragraph 6.01 date requirement for Annual Meeting, February versus September; and, iii) Paragraph 16.03 stipulation of annual Assessments, \$120/\$150 versus \$120/\$240; and

*WHEREAS*, to the best of the BOD's knowledge, the Association has always held meetings in February and had Assessments of \$120/\$150 as stipulated in the February 25, 2004 Bylaws; and

*WHEREAS*, in support of the February 25, 2004 Bylaws, there are Minutes of the Organizational Meeting of the Board of Directors (Minutes) and a Waiver of Notice of the Organizational Meeting of the Directors (Waiver) of Sun Meadows Subdivision Owners Association, Inc., both documents dated February 25, 2004; and

*WHEREAS*, the BOD note that the Minutes indicate this is the first meeting of the Association, and that a set of Bylaws was adopted at this meeting; however, the Minutes do not stipulate a date of the Bylaws to be adopted but is presumed to reference the Bylaws dated the same as the Minutes on February 25, 2004; and

*WHEREAS*, the Association records available to the current BOD show: i) the Bylaws and Waiver dated February 25, 2004 to be signed by only Hartzell Elkins, one of three directors; and, ii) the Minutes dated February 25, 2004 were not signed by the elected Secretary, Glenn Fuqua; however, this is currently the only documentation available to the BOD and provided to Association Members for reference; and

*NOW THEREFORE BE IT RESOLVED THAT* the current BOD, by unanimous consent of those in attendance, hereby agrees and establishes that the Association will adopt and continue utilizing the Bylaws dated February 25, 2004; and

*BE IT FURTHER RESOLVED THAT* the BOD shall retain the right to amend or repeal this resolution.

Executed this 12th day of October 2016.

By: Gene Savage

Gene Savage, Secretary