

From: Judy Sutton <jsutton48@hotmail.com>
Subject: Re: Incorporation
Date: April 10, 2019 at 4:50:02 PM MDT
To: Michael Reynolds <michael@earthship.com>, GillianDan
FryerBradford <info@bluefeathersoap.com>
Cc: Greater World Board
<members@greaterworldboard.com>

Gillian, are you ok with presenting salient points of incorporating including the initial and any additional costs going forward. Also the liabilities of the board and homeowners especially regarding the common land. Will incorporating reset the 20year clock?

I am assuming the director and board will remain the same. I am willing to present what I got from the internet.

On April 10, 2019, at 4:21 PM, Michael Reynolds <michael@earthship.com> wrote:

please see CAPS below

On Apr 10, 2019, at 3:17 PM, info@bluefeathersoap.com wrote:

That is what has gotten the board in trouble. We ADVISE. INCORPORATED OR UNINCORPORATED... THE HOA ACT AND OUR EXISTING DOCUMENTS AGREE ON MANY THINGS - ONE OF THOSE THINGS IS POWERS AND DUTIES OF THE DIRECTOR AND CO DIRECTORS - I.E. THE BOARD

Everything from now on must be decided by the full membership, as the Chavez stated.

CHAVEZ IS NOT THE LAST WORD BUT I AM OK WITH FULL MEMBERSHIP APPROVAL ON OUR EFFORTS TO MOVE FORWARD

The required vote for changing founding documents is a minimum of 2/3.

I AM OK WITH THIS AS WELL

We hold a vote to ask the community if they approve creating the GWHOA Inc (or whatever name they want.)

I AM NOT SURE IT IS NECESSARY TO CHANGE THE NAME OR EVEN PUT THAT UP AS A POSSIBILITY WE HAVE NO NEED TO TRASH WHAT WE HAVE BEEN FOR TWO DECADES

The Q & A should inform the community of the advantages and disadvantages of both incorporating and doing nothing.

I AGREE WITH THIS

I THINK ONE ISSUE IS THAT AN INCORPORATED ASSOCIATION WILL BE MORE EXPENSIVE IN LEGAL FEES AND MAINTENANCE AS APPOSED TO JUST RE-ESTABLISHING THE INCORPORATED ASSOCIATION WHICH IS CLEARLY A LESSER EXPENSE MANY PEOPLE WANT FEES TO CONTINUE TO BE MINIMAL

I THINK THAT IS ONE OF THE MANY THINGS THAT IS UNIQUE ABOUT THIS COMMUNITY

I WOULD LIKE TO KEEP THAT ASPECT

And any other alternatives, like abolishing the GWLUA entirely (not a good thing at this point.)

NO NEED TO ABOLISH IT AND I DOUBT IF THAT IS EVEN A POSSIBILITY IN VIEW OF THE LANGUAGE IN BOTH OUR DOCUMENTS AND THE HOA DOCUMENTS - BOTH OF WHICH ARE VALID AT THIS MOMENT

LETS NOT FORGET - WE HAVE NOT YET HAD A RULING ON WHETHER THE EXISTING UNINCORPORATED ASSOCIATION IS EXPIRED AS THERE IS THE ARGUMENT OVER THE LATEST FILING DATE OF 2003 BEING A VALID BEGINNING OF THE COMMUNITY/SUBDIVISION

SO WE MAY BE FINE AS WE ARE UNTIL 2003 (20 YEARS AFTER THE FINAL FILING) THAT CORRESPONDED TO THE FINAL SUBDIVISION APPROVAL AND THE LAUNCHING OF THE BOARD OF DIRECTORS - THAT ISSUE IS BEING ARGUED

Ultimately we are creating an entirely new business entity.
MAYBE

But the community gets to say at every step.

I THINK THAT IS A GOOD IDEA

I THINK THE ISSUE HERE IS TO MAKE SURE THE COMMUNITY AT LARGE IS NOT FILLED WITH MISINFORMATION - THAT COULD MEAN THAT NO BOARD MEMBER COMMUNICATES WITH THE COMMUNITY AT LARGE ON AN INDIVIDUAL LEVEL ON THESE ISSUES - THAT THE BOARD COMMUNICATES AS A UNIT - THAT COULD BE A HEALTHY WAY TO PROCEED

THE LAST BOARD MEETING WAS FULL OF MISINFORMED ANGRY COMMUNITY MEMBERS... ANGRY BECAUSE THEY WERE MISINFORMED

/G

On Apr 10, 2019, at 2:17 PM, Judy Sutton
<jsutton48@hotmail.com> wrote:

We are now unanimous in incorporating. What is the next step? Do we present it at the Question and answer as a fait accompli? Judy

On April 10, 2019, at 12:41 PM, Amy Duke
<amy@earthship.com> wrote:

I would like to incorporate. It seems like the logical thing to do.

I can't find the link to the supporting documents though.

Anyone?

Thanks

Amy

Amy Duke

Sent from my phone

575-741-5184

On Apr 10, 2019, at 11:03 AM, Judy Sutton
<jsutton48@hotmail.com> wrote:

We now have myself, Gillian, John and Michael agreeing to incorporate, are you onboard?

----- Original Message -----

Subject: Re: Incorporation

From: Michael Reynolds <michael@earthship.com>

Sent: Wednesday, April 10, 2019, 10:47 AM
To: John LaSala <glue@me.com>
CC: Judy Sutton
<jsutton48@hotmail.com>, members@greaterworldboard.com

agreed

<LOGO Michael 2.jpg>

On Apr 9, 2019, at 3:33 PM, John LaSala <glue@me.com> wrote:

Judy,

Thank you for your diligence and I support your motion to incorporate. I would like a board vote in anticipation of next week's meeting. If we agree on incorporating, or not, we can offer our recommendation and see how the community votes.

I also support an executive meeting in June.

John

*ideas that stick 917.750.3890
gluedesign.com*

On Apr 8, 2019, at 6:08 PM, Judy Sutton
<jsutton48@hotmail.com> wrote:

I have read through all of the legal documents, the

recommendation from the lawyer and information online about incorporating. I am convinced that to save money on insuring the common lands and protecting the board and GW homeowners from legal suits that we should incorporate.

I propose that we vote whether to do it or not on email or in a meeting if you prefer prior to the Q&A session on 17 April, so that we can provide a united front.

I also propose that we make our next board meeting an executive session, so that we can deal rationally with the complex issues that we are confronting without the distraction of angry homeowners.

I have also ordered a book "Homeowners Association Manual" which I will lend to each board member when I have finished reading it.

Also I have contacted the governor's office about the asphalt plant proposal, and sent emails to the Air Quality people.

If anyone has contact information for BLM, I think it is important to contact them as well. judy