



Community

Independence Airpark Homeowners Association

By Ron Singh, President

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As responsible members of our airpark community, we should be familiar with information in four governing documents: The Covenants, Conditions, and Restrictions (CC&Rs), Bylaws, Policies, and the Residential Through the Fence Agreement (RTTF). Past editions of this newsletter discussed the CC&Rs and the RTTF. **The topics for this edition will be the Bylaws and Policies.**

Bylaws

Because the Independence Airpark Homeowners Association (IAHA) is a homeowners association and a non-profit organization, it must have a set of rules to govern it. The rules contained in the Bylaws generally regulate the Board of Directors, just as the rules contained in the CC&Rs regulate the association members (property owners). Bylaws typically contain language relating to: The purpose of the association; the organizational structure, duties and authority of the Board of Directors; meetings; elections and terms of service; membership voting rights; committees; assessments; and guidance for legal action.

The CC&R document is recorded with Polk County and attached to the deed for each parcel of property within the airpark. The CC&Rs were adopted as part of IAHA's Bylaws and are legally binding on all property owners within the airpark.

The current Bylaws can be found here: http://www.isasg7s5.org/iaha/docs/IAHA_ByLaws.pdf

Policies

Amending the CC&Rs and Bylaws have been made deliberately difficult by Oregon law and requires approval of 75% of the total votes cast by members. Often there are other rules that are either too detailed, or need to be flexible, to be in the CC&Rs or Bylaws -- This is where policies come into play. The Board of Directors has the authority to adopt rules and regulations (beyond just the CC&Rs and Bylaws), and although have been doing so for years, had no single location to file or retrieve them. IAHA is now developing a Policy and Procedure manual which will contain all the policies being currently developed and what we can find of the past. This manual will be a living document where new policies will be added and obsolete ones removed. Expect to see a draft manual within a few weeks.