

Why Become a Member of the OFLPOA Board of Directors

The OFLPOA Covenants and Restrictions state that every person with an ownership interest in a lot within the boundaries of the OFL subdivision is a Member of the Association. There are 375 lots in the subdivision. The members of the Association are required to abide by and to carry out the responsibilities as set forth in the Covenants and Restrictions. Because these responsibilities need to be carried out in a timely and expedient manner, the Association must operate through an elected Board of Directors as specified in the covenants. A Board member must come from the Association lot owner membership. Board membership is totally voluntary and Board members must serve without compensation.

The Bylaws for the Association state that at each annual association meeting, the membership in attendance at that meeting will elect members to serve as the Association's Board of Directors. The Board is to consist of nine members, who serve two (2) year terms. Board members may succeed themselves by running for re-election to another two-year term. To provide some continuity by not having a complete turn over of the Board membership in one year, the two-year terms of four Board members expire one year and the other five member's two-year terms expire in the alternate year.

Any vacancies on the Board shall be filled by a 2/3 vote of the remaining Board membership. At the next Annual Meeting, this seat will be up for election of an Association member to fill the balance of the term of the vacated Board seat.

An Association President, Secretary and Treasurer shall be elected by the Board membership. The term of these elected officers coincides with their term as an elected Board member. In the year that their Board membership ends, whether or not they are re-elected to the Board, who will serve in that officer position will again be determined by the Board of Directors. A Board member can be re-elected to an officer position.

Acting on the behalf of the full Association membership, the main duty of the Board is to carry out the obligations and responsibilities of the Association to abide by the requirements of the OFL Covenant and Restrictions. They have many responsibilities. The major activities are determining a method of estimating the amount of the annual budget and the manner of assessing and collecting from the lot owners their respective share of the expenses. The Board can levy special assessments to be used to pay for the cost of capital improvements or extraordinary maintenance, repair or replacement on or of the common areas. They are required to assure that all lot owners pay their equal share of the annual or special assessment.

The Board will make all arrangements for the maintenance, repair and replacement of the common property and to carry out the administrative

operations of the Association. To protect the common properties and association members as a whole, they set guidelines on how the common properties can be utilized. They will conduct an Annual Association Membership Meeting for the primary purpose of electing Board members and seeking membership approval of the annual budget. They will meet as a Board at least four times a year to conduct Association business. They will communicate with the membership as required by the Bylaws and call the Association membership together for special meetings as appropriate. The Covenants also include a set of restrictions regarding what homeowners can do and must do to their property. Through an Architectural Control Committee, the Board must review and approve all plans submitted by homeowners for any changes to their property.

Board members need to be representative of the entire Association membership to the extent possible constrained by the requirements of the Covenants and Restrictions, since it is a legal document. Board members should be very dedicated to preserving and improving this superb subdivision and to enforce the Covenants to the extent practically possible. Board membership requires a lot of time, energy and commitment. You must be able to accept frequent criticism and to be rewarded by an occasional “thank you”.

If you are interested in being part of this challenging but rewarding work, take note of announcements on what to do to become an OFL Board of Director member.