**Legal and By-Laws Committee: June 13, 2024 Minutes**

Meeting Attendees:

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| Name |
| Michael Freedman |
| James del Grecco |
| Sean Trisler |
| Barry Mendelsohn |
| Pat Degnan |
| Kristen Neu |
| Lauren Bianchi |
| Evan Trisler |
| Mark Kempner |
| Bill Roberto |
| John DiNiro |

This meeting was called to order on Thursday, June 13, 2024 at 8:03 p.m. in person in the Trophy Room at WML Clubhouse and virtually.

The May Meeting Minutes were accepted with no revisions.

The committee reviewed and discussed Rob’s proposed amendment to Section A ('General'), paragraph #10 of the Administrative Guidelines. There was some frustration in the group as the proposed language was the same that was presented in November 2023. The committee would like confirmation that Rob has reviewed this with the E-board, however in Rob’s email with the proposed language, he reminded us that the language was actually discussed by the Board after the Constitutional Amendment did not pass, and was agreed upon, with the instruction that this language would go to Legal & Bylaws and come back to the Board in the form of a motion.

The committee voted to bring the motion verbatim to the June Board Meeting. There were 11 members present at Legal & Bylaws, 10 of which had voting rights. The results were: 1-abstain, 1-no, and 8-yes. The motion will be presented at the June Board Meeting.

We discussed the court decision that upheld our Constitution (White Meadow Lake POA v. Thorlakson). Some committee members feel that this case is being used as a fear tactic to avoid revising the Constitution. Legal and By-Laws will explore the risks vs. rewards of revising the Constitution to better reflect the current times as well as flag outdated information by engaging with Legal Counsel. Mark will approach Rob and Fred Semrau about this.

In the meantime, we will review the Administrative Guidelines for necessary revisions.

The committee feels it is very important to have someone with a legal background attend the Legal & By-Laws meetings. The Committee Chair will discuss with Rob for his schedule and the meeting date and time may be changed in the future to accommodate.

We then moved on to Administrative Guidelines.

Section C1, which states: *Minutes of each standing or special committee meeting shall be taken and promptly submitted to the office by the Committee Chairperson so that they can be included in the next Board meeting packet. Sub-committees are not required to take minutes. However, their updates and recommendations must be reported to the parent committee.*

There was discussion as to whether sub-committees should be required to take and submit meeting minutes to the parent committee. Committee members feel some important items (at both the parent committee level and/ or at subcommittee level) are sometimes not captured in the minutes.

Another Administrative Guidelines topic was briefly discussed referring to quotes. A question was raised about having 3 quotes for a motion. Sometimes 3 quotes is not easy to obtain for a variety of reasons. Some examples were provided. The overall feeling is that it would be good practice to establish a preferred vendor list for various services.

The Administrative Guidelines will be reviewed in a future meeting, as the guidelines can only be enforced using the Code of Conduct, but the Code of Conduct does not have repercussions. Therefore, we will also review the Code of Conduct in the future.

Currently, the only avenue for a resident to express their opinion to the Board is during Good and Welfare, but the current process does not allow for conversation. A suggestion was made to have a Grievance Box outside the office.

A request was also made to have the Administrative Guidelines, Boating Rules, and any other documentation regarding the Lake to be added to the WML website. Kristen informed the website will be moved to a new platform in March 2025, but we will ask if the documents can be added to the existing site in the meantime.

Kristen gave a few updates on some revisions coming from Marketing. In 1 or 2 months a document will be sent to Legal and By-Laws for review.

The meeting was officially adjourned at 9:48p.m.

Minutes written by Lauren Bianchi (Chair)  
Minutes approved by Mark Kempner (OIC)

The next meeting is: July 11, 2024