

Kendall Yards Homeowners Association  
Board of Directors Resolution to Amend the Bylaws  
March 16, 2021

WHEREAS the Kendall Yards Homeowners Bylaws Article 8 states that the Bylaws may be amended at any time and in any manner by resolution approved by a majority of the Board of Directors, provided any such amendment shall not be inconsistent with the Articles, the Declaration, or the law.

WHEREAS the Kendall Yards Homeowners Association Bylaws do not specifically allow for membership vote by mail or electronic voting but Article 2 mandates that the Board host a membership meeting at least annually and meet regularly to conduct business on behalf of the Association.

WHEREAS restrictions imposed to control the spread of COVID-19 make it impossible to meet in person thus creating a logistical compliance issue for the Association.


WHEREAS Governor Inslee’s Order dated 4/17/20 allows all HOA’s to conduct business electronically during the current state of emergency and thus the Board has met via Zoom to test its efficacy; the Board asserts that online meetings combined with electronic ballots and/or ballots by mail will expand member access to witness and participate in Association business.

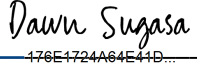
LET IT BE RESOLVED that following Bylaws amendments are hereby adopted forthwith: (No text is proposed to be removed from the current language; the only change is the addition of the bolded/highlighted text in each of the following Articles.)


Article 2.2: “Voting Requirements. Any action by the Association which must have the approval of the Association membership before being undertaken shall require the vote of a majority of the votes entitled to be cast by the Members **represented by electronic or mail-in ballot or** present or represented by proxy at the meeting at which a quorum is present...” (The remainder of this section is unchanged.)

Article 2.3: “Quorum. The presence in person or by proxy or **by written or electronic ballot** of at least twenty-five percent (25%) of the voting power, both classes combined (and the presence of the Declarant, where the Declarant owns at least 15% pf the Lots in the Project) shall constitute a quorum...” (The remainder of this section is unchanged.)


The above stated Bylaws amendments shall go into effect upon distribution of the amended language to the membership. This resolution is made by unanimous written consent of the Board, as designated by each Director’s signature below:

DocuSigned by:  8BB977CF1A0D40D...	3/18/2021
Sarah Leverette, Director	Date

DocuSigned by:  476E1724A64E41D...	3/18/2021
Dawn Sugasa, Director	Date

DocuSigned by:  600BA04B1C9E4E1...	3/18/2021
Don Durgan, Director	Date

DocuSigned by:  23B73035C BCE441...	3/18/2021
Joe Frank, Declarant Director	Date

DocuSigned by:  4E042BC728F84D4...	3/18/2021
Scott McArthur, Director	Date

DocuSigned by:  7D9CB03B1774EC...	3/19/2021
Jim Frank, Declarant Director	Date