

Community Standards Committee Charter

Charter revised: 1.22.19; Board Approved 1.23.19

The Somerset Owners Association's Board of Directors has the authority to create standing committees according to Section 3.16 of the Somerset Owners Association Bylaws.

Additionally, the Board of Directors has the authority to impose fines and other sanctions for violations of governing documents; procedural requirements; continuing violations; and collection of past due fines per NRS 116.31031.

As such, the Board of Directors adopts this formal resolution to amend the Community Standards Committee Charter with the powers and duties set forth.

Purpose

The purpose of the Community Standards Committee (CSC) is to monitor governing document violations and assess fines in accordance with the approved Compliance policy of the Association. The committee shall conduct its business in conformance with the Mission, Vision and Goals of the Somerset Owners Association.

Responsibilities

The CSC has the authority to act on behalf of the Association to execute the appropriate actions outlined in the Compliance policy concerning violations, including but not limited to placing violations on hold or assessing fines. All information and actions are of confidential nature which members must strictly uphold.

The CSC shall conduct hearings with homeowners as necessary to determine appropriate courses of action regarding any fines and/or penalties. Decisions will be communicated with the homeowners following the CSC meeting.

The CSC makes recommendations to the Board for fine removals from accounts as well as provide information on actions if a homeowner chooses to appeal any decisions to the Board of Directors. Recommendations to the Board must be voted on and approved by a majority at a Community Standards meeting. Committee members do not have the authority to reverse fines without the approval of the Board of Directors unless the Board grants such authority.

Organization and Term

The Committee shall be composed of seven Board appointed members; one primary and one alternate Board member; and five Association unit owners (and up to two, non-voting members) in good standing. A quorum of the CSC will consist of a majority of members, allowing alternate members to be included if needed to create a quorum. A decision may be rendered by a majority of members at a meeting at which a quorum is present.

At least one of the assigned Board members shall be in attendance at each Committee meeting. The alternate board member is encouraged to attend all meetings and participate in committee discussion. Board members shall not vote on any matter that requires subsequent approval by the board of directors.

Each January, the Board shall appoint committee members and a non-Board member Chairperson and Vice-Chairperson, who shall be responsible for leading all meetings. In the absence of a committee chair or vice chair the attending board member may be in charge of running the meeting.

The Committee meeting calendar will be established on an annual basis for Board approval at the December Board meeting. The Committee shall meet at least once a month and additional meetings can be scheduled as necessary in order to meet the required timeframe for completion.

Community Standards Committee Charter

Charter revised: 1.22.19; Board Approved 1.23.19

A member of the association staff will attend meetings as directed by the Board of Directors, but will not serve as a committee member. Staff members may take meeting recaps and provide information to the committee.

The Community Standards Committee charter was duly updated by action of the Board of Directors on January 23, 2019.

By: _____
Board President

Attested By: _____
Board Secretary

Committee Members Required Signatures

With my signature below, I agree that as an appointed member of the Community Standards Committee, I am bound by all Somerset Governing Documents, local state and federal or other applicable laws and Board requirements to maintain all confidential information if presented. I also agree to attend scheduled meetings and to participate as an active member of this committee.

Name/Signature

Date

Name/Signature

Date

Name/Signature

Date

Name/Signature

Date

Name/Signature

Date

Name/Signature

Date

Name/Signature

Date