

Somerville Place Subdivision

January 13 at 11:57 AM ·

SPPOA NOTICE TO ALL MEMBERS:

Although the Board and an assigned committee are currently working on proposed updates to the bylaws:

The PROPOSED updates to bylaws currently being circulated are incorrect and NOT approved by the SPPOA Board of Directors nor the committee.

If you have any questions or concerns, please feel free to contact me.

Penny James - President SPPOA



Darron Lawrence There has never been a statement that they were approved. The statement has been that they were the first draft of pending proposed amendments. At no point has it been put forth as final, or approved by the board. Which it does not need to be. Any member can introduce proposed changes to bylaws, deed restrictions, or POA form and function to the association or the board. It clearly states on the documents that what is listed are proposed amendments, citing the original text, a proposed change, and a reason for the change as it addresses issues that directly caused contention this past year, and other years. As well as adjusting language that was vague and ambiguous, plus nailing down a fair, orderly, secure and corruption free election system. Circulating of these proposals is nothing more than an attempt to get members, beside the normal ten, more involved in the direction of this association with an act of transparency. Input on what is being circulated should be encouraged by the board. As this work was made an agenda item in the November board meeting for the Jan 11, 2020 meeting, and said meeting being cancelled for lack of agenda, it is being taken in a grassroots effort directly to the third branch in the governance of this association.....the unelected members. I suggest the proper course would be to work with the members, and the committee and debate them, and make the needed adjustments so we can come to a reasonable solution, and get this ship righted in form and function.

Anybody with questions, or suggestions, or comments are invited to direct message me on Facebook messenger. I am more than willing to take those to the committee, and the board.

Penny Marie James-Hyde Darron Lawrence I cannot encourage and will not justify circulation of a document which proposes changes which are absolutely against State HOA law. Besides being illegal it's very unprofessionally prepared.

<https://smallbusiness.chron.com/duties-nonprofit-bylaws...>



Duties of a Nonprofit Bylaws Committee

Darron Lawrence Like I said, it's a draft. The professional preparing comes later. Will you please cite specifics of exactly what is illegal? I'd like to know so that corrections can be made. Thank you.

Penny Marie James-Hyde Darron Lawrence that is what committee meetings are for and please note I said committee meetings, not HOA Board Meetings.

Lenora Colson-Johnson By the way. What's the name of this supposed Law Professor that was used to help with this supposed amendments? Where is his signature on this document that is circulating along with his contact information?

Tracy Smith Lawrence Lenora Colson-Johnson why would Mr Dewey sign and label a document he didn't create? Why would he put his contact information on a document he didn't create? Why are you starting supposedly? Have I ever lied to you?

Darron Lawrence Lenora Colson-Johnson do you have any constructive input? I'm all ears.

Darron Lawrence Lenora Colson-Johnson would you like a copy of the document? It's been prepared so that the bylaws in question is listed first followed by a statement of reason for change, and the proposed change. They are only suggestions. Everybody is acting like the final version of it is being disseminated. It's not. I invite you to read it and give us some input.

Tracy Smith Lawrence Lenora would you like to accompany me to meet with Mr Dewey on Wednesday the 16 at noon in Bryan? I need to discuss the article information on judicial foreclosures as stated in the 1st reading of the by laws that have been distributed. I see this truly concerns you that this may be some fictional person.

Lenora Colson-Johnson Tracy Smith Lawrence you've never met me. Nor have we ever had conversation with each other.

These supposed amendments look more like plagiarism and fitting your own personal agenda instead of the community as a whole.

Have a nice day

Lenora Colson-Johnson Darron Lawrence have already read them. And neither of you are welcome on my property. Have a nice day

Darron Lawrence Lenora Colson-Johnson well it's apparent that you are not interested in open dialogue, and I doubt that you have in fact really thoughtfully read them. You sound like you may have been told what someone thought you should know. If you had read them you would have been able to offer real counterpoints to the statements for the changes proposed. As to your remark about being written with an agenda, correct. It is written with the very agenda shared by every body involved. Which is establish election procedure, fix some errors, and clarify some things that are vague. That's the. guiding principle lsif out in meetings. Everything in them addresses specific issues that have caused contention this year, and others. Since you are obviously not interested in the sharing of ideas, and until you are ready to have a reasonable, thoughtful discussion of the issues, I bid you good day.

Ellie Hughes These bylaws are far from plagiarized. If you don't know them, how do you know their agenda? These bylaws are revised of the original that you should have been given upon closing on your place. And also, how would they know where you live? You are new here, we are trying to turn over a new leaf, and mean people should be mean by themselves. Cause I didn't know corrections officers were familiar with corporate statute(I could be wrong, but I'm just gonna go on my past experience with corrections officers in

the courthouse bringing in inmates) but you should try to be more polite to your neighbors, it doesn't set the mood of the neighborhood we are hoping for.

Darron Lawrence Penny, please understand that this isn't an attack on the leadership, or the board. We have serious issues in the foundation of this association in its regulatory documents, regardless of leadership. It is attempted in that draft to address points of contention we've had, and set procedures for things in question, and not outlined in the current bylaws. These are just ideas being presented to the members that's it. Call it a conversation starter. Nothing in it is final, but if we get people engaged we can come together and get this done.

Tracy Smith Lawrence Notice that this was not written by Penny

Penny Marie James-Hyde Tracy Smith Lawrence
The official statement was written by me.

Instead of working with the board, you venture out on your own (which is your absolute prerogative) and circulate a document that the members need to know are not approved by the board! Not only is it not approved by the board, but it is also not the work of the committee to which you were a part of. To my knowledge, no one but yourself on the committee, nor any board member, had access to that aforementioned document until after circulation had taken place! Therefore I released said "NOTICE"!

Tracy Smith Lawrence OK you released it thank you for clarifying that. I did not write these By-Laws, I compiled them in this format from the input from everyone that responded to my request for input and the election part was from the Harris County Precinct Judge (My Father) that you asked to help you. If you wanted something in there then send it to us and we will add it in there and take it to the lawyer like we told we you we were doing. We are doing things just like we discussed in the meetings. You wanted the rough draft to the people in January at the meeting, but there was no meeting so we are giving them to the people just like you asked. Everyone that communicated with me had access to this work. If you wanted to be part of it you should communicate with us.

Penny Marie James-Hyde Tracy Smith Lawrence I am part of it!!!!!! Which you refuse to acknowledge. As president I am over all committees! Your failure to acknowledge and go rogue is on you and I will NOT allow any member of the board to be held responsible for the actions of one rogue committee member!

Penny Marie James-Hyde Tracy Smith Lawrence the Committee's job is to gather information and present said information to the board... NOT distribute said information. It is the director's responsibility to gather input from the members to further compile a list of proposed changes. Please learn and recognize your responsibility as a Committee member or STEP ASIDE and let the committee and the board do their job!

Tracy Smith Lawrence That's what we as a committee were doing.

Somerville Place Subdivision NO ADDITIONAL COMMENTING ALLOWED ON THIS POST. Please bring questions, comments or concerns to meetings or contact board members for immediate response if needed before meeting. Additional comments will be REMOVED.

Ralph Haley They appointed a committee to bring proposed amendments before the board and then present these amendments to the association. As a committee member I have not had a request from the board or committee chair person to attend any meetings or discussions. To distribute this knowledge to the property

owners is a futile effort to enlist their help, not to get pre-approval but stimulate discussions on a subject that has irritated the entire subdivision. Now fresh out of some third world country we get CENSORSHIP

Ralph Haley At the Oct meeting the by law committee was listed as Robin Curt Darron Tracy Ralph when did it change

Ralph Haley A little history. 2010 board approved an increase to the maintenance fees. Pincelated it in to the by laws and never posted it with the county. This was done so the pool could be repaired. 2013 the deed restrictions were do to 10year deadline. No one wanted to form a committee and in an attempt to make the maintainance increase legal it was placed as the last item of the new deed restrictions notarized and filed with the county with total disregard to the objections of board members and home owners present. 2015 the board rewrote the section on how many votes a property owner has, not being satisfied they changed the foreclosure rule to non judicial foreclosur, they were told the state Senate had declared this practice to be invalid at the 2011 secession. They also wrote in the increase in maintenance fees, this was done in August and immediately filed with the county the did not allow the association to discuss or vote on the issues as required by the by laws. It has continued year after year to present time. It was reported at the last election that their were people trying to get on the board with the proper credintals if you were there think you will remember the ruckus. IF WE ARE TO HAVE A WELL RUN AND LEGAL HOA THEN LETS DO IT RIGHT AND WORK TOGETHER BY LISTENING WHETHER WE AGREE OR NOT

Darron Lawrence This will be my last comment on the matter. To be clear, this is not an attack, just a history and observation.

In November it was decided that the committee would get together for a meeting in December and go over what had been produced. As Chairman of all comittees the President did not call the December meeting, nor set a time or place as outlined in November. It's not meant to sound harsh, one of the problems with text is it's incapable of conveying feeling on any level, so don't take this wrong Penny, I'm only seeking accountability. The fact of the matter is, you dropped the ball.

In November it was also decided that a submittable version would be submitted in the January meeting, so it could be fine tuned, looked at by a lawyer, and submitted to the membership in February to vote on in March, so the election rules to be added would be voted on by the association, and would be in effect for the annual meeting. No board meeting was called for January due to " a lack of agenda" when the bylaws proposals were to be on the agenda. Again the ball was dropped. So, because this needs to be done, and everything in what is being circulated were items discussed at board meetings and among the committee members. We are going to press on and continue work on these proposals, seek legal advice on their validity, and submit a final product as a plan proposal at the annual meeting to be voted on at the semi annual meeting. The final product will be well thought out, researched, statute cited, and clear as to meaning and purpose.

This is being taken grassroots to the membership who time and time again over the history of this association have been ignored in their wishes regarding the function of this organization. Everybody seems to forget that the members actually hold all the power. I intend to rally as many as I can to this cause, and hopefully get it done, with full knowledge that the establishment will be against me, and will marshall all of their might to defeat me. I do not fear transparency, or failure.

I have no doubt that the Board has the best interest of the association in mind. But all of the best intentions will not keep a house standing on a broken foundation. I invite you to produce a counter proposal. This is going to happen.

I will leave you with a quote from President John F Kennedy

"Those who dare to fail miserably can achieve greatly."

I wish you all the best, game on.