

## **Rio De Bella – Bylaw Revision Committee Meeting Summary (Aug 27, 2026)**

### **Purpose of Meeting**

The Community Firm (Rebecca Fincher) facilitated the first committee session to begin revising Rio De Bella's bylaws and covenants. The committee will review a proposed template built from the community's existing documents and national standards.

### **Key Process Points**

- Committee will meet every couple of weeks to review sections and reach **consensus** (majority, not unanimity).
- Final decisions are **not** made in committee; the **entire membership** will vote on the final proposal.
- Updates and meeting notes will be posted publicly for transparency.
- A community-wide meeting will occur after the draft is complete, allowing residents to ask questions and give feedback.

### **Voting Requirements**

- Rio De Bella has **252 lots**; **75% participation** required = **189 votes**.
- After participation threshold is met, a **simple majority** determines approval.
- Lots with unpaid dues **may** be excluded from voting at the board's discretion.
- Oklahoma statute allows reducing participation requirement to **65%** due to the age of the HOA; community may also choose to lower to **51%** in new bylaws.

### **Bylaw Review Highlights**

#### **Article 1 – Name of Organization**

- Updated language clarifies the HOA's legal name and "doing business as" options.

#### **Article 2 – Purpose & Powers**

- New mission statement proposed.
- Adds missing language defining board powers and nonprofit status.
- Introduces dissolution clause: funds must maintain common areas until a new governing body is formed or funds are depleted.

"should the organization dissolve the monies... used to keep up with the community..."

## City & Legal Considerations

Committee discussed how dissolution interacts with city requirements for retention ponds and common areas

## Membership

- Removes outdated “membership classes” (developer vs. owner).
- Establishes **automatic membership** upon purchasing a lot; membership ends when ownership ends.

“once you buy a piece of property... you are automatically a member... terminates automatically when you are no longer an owner.”

## Lot Ownership & Voting

Discussion items:

- Some owners hold multiple lots; current bylaws give **one vote per lot**.
- Committee debated whether empty lots should pay dues and whether dues should determine voting eligibility.
- Several members expressed preference that **votes follow dues paid**.

## Voting Methods (Proposed Expansion)

- In-person voting
- Proxy voting
- Absentee ballots

Committee discussed how absentee ballots would work for unexpected agenda items.

## Enforcement & Violations

- Proposed language allows restricting voting rights for:
  - Nonpayment of dues
  - Significant covenant violations (e.g., severely overgrown yards, broken fences)
- Some members expressed concern this could lead to legal issues; topic flagged for further review.
- Discussion included “self-help” options: HOA could correct violations (e.g., mow tall grass) and bill the homeowner.

### **City & Legal Considerations**

- Committee discussed how dissolution interacts with city requirements for retention ponds and common areas.
- City cannot force an HOA to remain active; property must be deeded appropriately if dissolved.

### **Next Steps**

- Committee will resume at the highlighted section on voting restrictions.
- Rebecca will send out several date options; majority will choose the next meeting time.