

Community Standards Committee Charter

The Somerset Owners Association's Board of Directors has the authority to create standing or special committees according to Section 3.16 and advisory committees according to Section 3.18 of the 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.

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 conducts hearings with homeowners as necessary to determine appropriate courses of action regarding any fines and/or penalties. Committee members listen to the homeowners regarding the violation during the hearing, but does not have to render a decision while the homeowner is present. 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 in good standing. Committee members shall be subject to removal at any time by the Board, and any vacancies existing from time to time shall be filled by appointment of the Board. A quorum of the CSC will consist of a majority of members. A decision may be rendered by a majority of members at a meeting at which a quorum is present. The alternate Board member shall vote only when the primary Board member is not in attendance or in case of a tie vote.

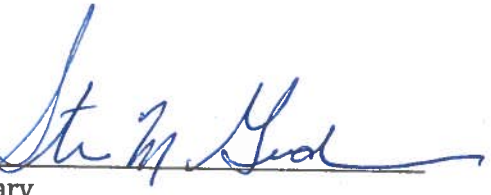
Each January, Committee members may elect from among themselves a non-Board member Chairperson and Vice-Chairperson, who shall be responsible for leading all meetings. In the absence of a committee chair or vice chair the attending board member may be in charge of running the meeting. The Committee meeting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

At least one of the assigned Board members is required to be in attendance at each Committee meeting. If neither Board member can be in attendance, the meeting will be rescheduled. 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 14 December 2017.

By: 
Board President

Attested By: 
Board Secretary