



November 4, 2015

Dear Homeowners,

The Annual Meeting for The Lakes of Atascadero Homeowner's Association for 2016 has been established as **January 12, 2016**. The time and location will be announced when the agenda is mailed. This meeting is very important as the new Board of Directors will be appointed at that meeting.

Why do we have a Board of Directors? Better yet, ***can an Association operate without a Board?*** The answer is, ***it cannot***. Here are a couple of *facts* you may want to consider:

- ✓ Without a board, a corporation **cannot conduct business**, which means insurance coverage will lapse, maintenance ceases, rules enforcement ends, the association's corporate status lapses and lawsuits cannot be answered. This exposes each owner to potential liability.
- ✓ Without a board a custodial receiver could be appointed and they would have the power to run the association, including the power to assess the membership for all costs needed to pay for operations. There are no restrictions on the size or frequency of assessments imposed by the receiver.
- ✓ The board of directors may increase regular assessments (dues) by up to 20% of the association's preceding fiscal year without membership approval. (Civ. Code §5605(b).) (Based on our current \$195/month, that would be a \$39/month increase.

*Who do you want running your HOA? Wouldn't you like having your opinions known in decisions made?*  
**Fill out the attached Candidate Application Form and turn it in to Mark IV no later than 10 a.m. on November 30.** You can drop off your application or mail it to:

Mark IV  
P.O. Box 1988  
Atascadero, CA 93423-1988

Please provide an informational biography telling a little about yourself, your background, and why you would like to be a member of the Board of Directors. The Nominating Committee will review all applications and send out ballots to all homeowners for return prior to our annual meeting on January 12, 2016.

If fewer than six applications are received, **there will be no election**. The homeowners who do apply, providing there are fewer than six and they meet the qualifications, will be appointed to the Board of Directors at the Annual Meeting.

If you have any questions regarding this process, or the duties as a member of the Board of Directors, please feel free to call me at 460.6129.

Respectfully,

Myrna Wood  
Chairperson – Nominating Committee

Enclosures:  
Nomination/Election Timeline  
Candidate Application Form  
BOD Officer Responsibilities