

Amendment2026 EFHOA Bylaws Amendment Proposal

The Bylaws Committee proposed an amendment to the current Bylaws to increase the cap on annual dues from \$400 to \$500. This measure will allow the Board to increase 2027 dues by up to 10%, equaling \$39.

Why?

Annual dues have not kept pace with inflation or rising operating costs and, if adjusted over time, would now be nearly \$600. Because the cap has remained at \$400 since 2008, increasing it now would help protect Association assets. **This is a separate issue from the proposed \$300 special assessment (one-time) for capital improvements.**

The Bylaws Committee is working on major changes to the Bylaws which will be presented to membership over the next couple of months. In the meantime, we are asking you to vote to amend the Bylaws to increase the **CAP** for annual dues from \$400 to &\$500. You are only voting to increase the CAP from \$400 to \$500

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The Bylaws Committee recommends amending the current bylaw as follows:

ARTICLE I. GENERAL PROVISIONS

Section 8. Establishment and Payment of Annual Dues

Current

- A. The Board of Directors shall have authority to establish the dues to be paid each year by the members provided, however, that dues shall not exceed the sum of \$400.00 per year. Increases in the Membership rates will be voted upon by members in accordance with the Deed Restrictions. Further, the Board shall have the authority to determine reasonable fees for any other services rendered or privileges granted by the Association.

Proposed Change: \$400.00 to \$500.00.