

2019 Proposed Bylaw Changes - • — • - Adopted Friday, January 25, 2019

The Bylaws Committee has proposed four changes as the first update to the bylaws since they were adopted in August 2008. The four proposals are listed with the rational detailed after the new proposed language. The original bylaws are posted at <https://www.sacrab.org/bylaw.html>

ARTICLE 5: MEMBERS

5.1 Types of Members. There shall be four types of membership in the SRAB: (1) Executive Committee; (2) Governing Body; (3) Resident Committees; and (4), Associate Members.

5.2 Executive Committee. The Executive Committee (also referred to as the “Board of Directors” or the “Board”) shall oversee and be responsible for the daily operations of the SRAB. In addition, the Executive Committee shall represent all the Residents of HA-operated developments and will act in an advisory capacity to convey concerns of the Residents to HA staff or to the Housing Commission.

- a. The Executive Committee shall consist of the following “Executive Officers”: Chair, 1st Vice Chair, 2nd Vice Chair/Parliamentarian, Secretary, and Treasurer.
- b. The members of the Executive Committee shall be elected by the Governing Body from its membership, for a three-year term.
- c. All Executive Committee members must be from SHRA managed housing and in good standing with the HA at the time of election.
- d. The Executive Committee may designate sub-committees to carry out functions of the SRAB (e.g. Capital Fund and Annual Plan Committees). SRAB members shall chair all sub-Committees but the members of sub-committees are not limited to only SRAB members.

5.3 Governing Body. The Governing Body is responsible for the general management and direction of the SRAB. The Governing Body shall elect Executive Officers, approve budgets and/or expenditures, and approve methods of fund raising.

- a. The Governing Body shall be comprised of each Executive Committee Member, a delegate from each Resident Committee and a representative from each SHRA AMP that has no resident committee.
 - i. All Governing Body Members must be from SHRA managed housing and in good standing with the HA at the time of election or selection. All Governing Body Members must reside in the communities they represent.
- b. SRAB Governing Body members shall be responsible for:
 - i. Acting on the needs of the residents as defined in the purpose.
 - ii. Attending meetings, including Resident Committee meetings, and other special meetings as appropriate.
 - iii. Meeting with residents and disseminating information and materials of benefit to the residents.
 - iv. Attending orientation and training sessions.
 - v. Serving on sub-committees and projects of the SRAB.
 - vi. Attend regularly scheduled meetings with the HA and Executive Committee to discuss problems, plan activities, and review progress.

5.4 Removed

5.5 (5.4) Resident Committees. The SRAB shall accept or create Resident Committees from SHRA managed housing communities. Other similar committees shall be designated as Associate Committees. The conditions for the acceptance or formation of a committee and the rules of maintaining committees shall be as set forth in the

Resident Advisory Board - Committee Procedure Manual, as amended (hereinafter referred to as the Manual), incorporated by reference in its entirety hereto. Procedures for the election of officers, recall procedures, responsibilities of officers, and minimum accounting standards of the Resident Committees shall be as provided in the Manual. In addition, each Resident Committee shall designate a delegate to attend Governing Body meetings.

5.6 (5.5) Associate Members. All residents of the HA who are not members of the Executive Committee, or Governing Body may be Associate Members. Unless otherwise expressly provided by these Bylaws or resolution of the Governing Body, Associate Members shall be not-voting members and shall not be entitled to vote on any matters of the SRAB requiring a "Member" vote. Associate Members may sit on sub-committees. The Executive Committee shall determine any price structure, if any, for Associate Membership for any one or entity that is not a resident of the HA.

Section 6.5 **paragraph 3 and 9**

US mail, postage prepaid; or

Notices given by US mail, personal delivery, telephone, or electronic mail shall be delivered, telephoned, or sent, respectively, at least seven (7) days before the meeting.

ARTICLE 7: EXECUTIVE OFFICERS

7.1 Qualifications. All Executive Officers must live in a SHRA managed housing property and be in good standing with the HA at the time of election. In addition:

- a. The Chair, 1st Vice-Chair and 2nd Vice-Chair/Parliamentarian shall each have prior or concurrent experience serving as chairman of any committee or organization, including but not limited to chairing organizations or committees unrelated to SRAB.
- b. The Treasurer shall be or have been a resident committee chair or treasurer from a resident committee.

The Secretary must be a resident of a HA property.

No change to the balance of article 7

Section 9.2 **paragraphs 1 and 3**

The Executive Committee, acting on the corporation's behalf, may open such bank accounts as may be necessary or appropriate to conduct the corporation's activities and hold funds of the SRAB. All such bank accounts shall be at institutions recognized by the HA and the funds insured.

All checks, drafts, atm cards, payment apps, online payments, and other instruments obligating the corporation to pay money shall be signed on the corporation's behalf by at least one (1) designated Executive Officer. Entering a PIN shall be construed as signing.

Highlighted text would not be included in the amendments

Bylaw 5 Membership

What: Changes membership definitions to include those who live in RAD properties. Removes the title and restraints on the Representative Panel and allows more tenant input from communities without committees at our meetings. Renumbers remaining sections.

Why: This is why the committee was called in the first place.

As SHRA transitions from Conventional Housing to RAD we must continue to treat the residents as if there was no change. This is required in the HUD regulations that created the RAD program. Although they will have vouchers and there will be no 'Capitol Fund', representation and opportunity must continue as before.

The current language would prohibit all those whose property converts to RAD from being elected to the executive committee.

In the process, we have removed the title and requirements for the Representative Panel. The Representative Panel was an expensive method to deal with under-representation of communities without resident committees. But, how do you hold an election for a community that will not meet? We replaced that section with a sentence that provides inclusion if someone from the community attends a meeting. This invites more input from the individual.

Bylaw 6

What: Changes the notification requirements for meetings

Why: This is a change to acknowledge the fact that we have a USPS mail permit and can send the notice of our quarterly meeting to all residents via the newsletter

Bylaw 7

What: We relaxed the requirements just a bit on being elected to the executive committee.

Why: This was in response to an outside complaint that it might be too hard to get elected to the committee.

Bylaw 9.2 Banking

What: These are regulatory changes to accommodate laws like 'Check 21' passed by Congress and permits the use of state-chartered banks along with technology changes like auto-pay on our internet and on-line payments to make purchases from companies like Amazon.

Why: Federal regulation of the banking industry has changed since we first incorporated. This proposal brings our bylaws in line with current banking laws. We also may wish to use a state-chartered bank or financial institution as opposed to only federally chartered banks and institutions. This opens the door to shopping more locations for the highest rate of return on our investment dollars. The third change to this section acknowledges the technological advances that have taken place in our society where we now can make purchases and payments on-line. Entering a PIN will be viewed the same as a signature or electronic signature.