

Common Grounds Committee – Guidelines

Purpose of the Committee:

(Reference: By Laws, Stuart Mill Woods Homeowners Association Article IX Section 1.2)

The Common Grounds Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the common area, and shall perform such other functions as the Board in its discretion determines.

- The Committee is to fulfill its function with the objective of improving, maintaining and preserving the common area. (Ref. Articles of Incorporation, Article IV) recognizing members rights as stated in Article VI of the Restrictive Covenants. **“Every member shall have right and easement of enjoyment in and to the common area...”**

Membership:

The Committee should consist of at least three members approved by the Board of Directors. An elected chairman will have the responsibility of conducting the affairs of the committee to fulfill its stated purpose, reporting to the Board through its appointed liaison member. The Committee should meet at least quarterly or as reasonably necessary according to the needs of the Board.

Committee Functions:

- To investigate, analyze and determine what needs to be done to maintain or improve the common areas.
- To formulate proposals or plans for any changes or improvements to the common area and submit to the Board for approval.
- To implement approved plans for the maintenance and or improvement of the common area.
- To recommend the procedure to be taken on dead or hazardous trees.
- To accomplish any other task deemed by the Board as necessary to fulfill its responsibilities relative to the common area.

Funding: Chairman will submit to the Board Treasurer an annual budget.

Amendment: The guidelines may be changed by the Committee with the approval of the Board.