

MEMORANDUM

TO: UCIOA drafting committee members, ABA advisor and Observers
FROM: Bill Breetz
DATE: November 11, 2020

RE: Procedural Matters for our Upcoming meeting

1. Once again, I understand we will all receive an email shortly before our Friday and Saturday meetings with a link to join our meeting at 10 a.m. CENTRAL time.

In addition to the starting times, the Reporter and I have agreed to the following schedule each day:

- a. Meeting Begins: 10 a.m. CENTRAL TIME
- b. No set time for a mid-morning break – feel free to step back from the computer as appropriate
- c. Lunch break: 1 p.m. CENTRAL TIME
- d. Meeting resumes: 1:45 p.m.
- e. Meeting concludes: 5:00 p.m.

2. Jim and I also agree that, since we are scheduled for only 12 hours of meeting time over our two day session, we should first resolve what we believe are the most significant issues that remain outstanding. To that end, our agenda will be as follows:

- a. APPLICABILITY – Article 1, Part 2
[Please prepare for this by reading both of Jim’s memo on this subject].
- b. LIMITED COMMON ELEMENTS – § 2-108(c)
[Allocation of LCE without unit owner vote]
- c. TERMINATION – § 2-118
[Partial termination; adding 80% of non-declarant vote; Individual appraisal]
- d. MASTER ASSOCIATIONS – § 2-120
[Enabling Unit Owner vote to reject Executive Board assignment of duties]
- e. ADVERSE POSSESSION – § 2-125
[Further Consideration of Reporter’s text]
- f. POWERS OF ASSOCIATION – § 3-102(a)(9)
[Reconcile this Section with provisions of § 2-108 on limited common elements]
- g. TRANSFER OF SPEC DEC RIGHTS – § 3-104
[Resolve alternatives]

- h. MEETINGS – § 3-108
[Meetings via ZOOM; Commissioner Biklen issues on communication]
- i. VOTING – § 3-110
[Especially voting by ballot without a meeting]
- j. ASSESSMENTS – § 3-115
[“Benefitting fewer than all”; Commissioner Hawkin’s issues]

That’s it. I look forward to seeing you all shortly.

Bill Breetz