

Expanding the Association's Boundaries

Report on Action Items from January 29, 2026 Board Meeting

Any actions taken on this topic will be taken after review and discussion by the Board of Governors and with consideration of member comments.

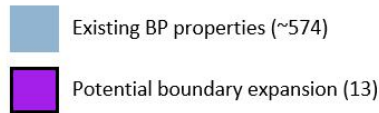
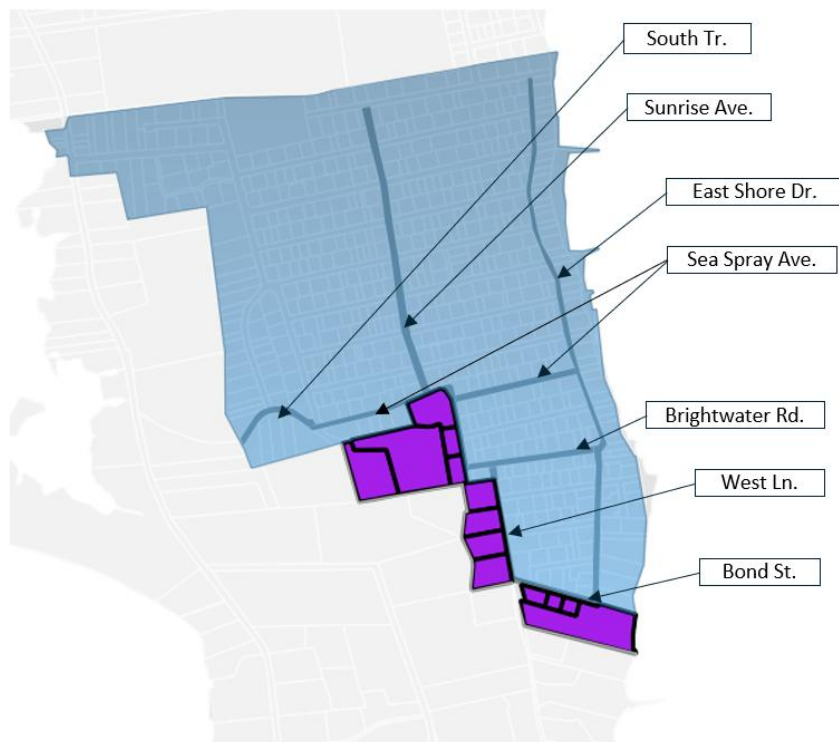
Bill Bayne, Dominick Reis, and Colleen Chapin had a call with Association Counsel, Mark Branse of Halloran and Sage on Tuesday February 17th. The call was an outcome of the January 29th BOG meeting with the focus on two questions raised during that BOG meeting.

1. Can we charge an initiation fee for those properties that would opt in if we moved to expand the Association boundaries?
 - Attorney Branse advised that we are not a club in the sense of a country club and thus an initiation fee would not be allowed. We could charge a fee that is positioned as an application fee and would offset expenses associated with expanding properties. The key message here is that any fees be revenue neutral. A larger fee could be seen as potentially influencing decisions relating to inclusion which would be improper and possibly illegal.
2. Can we expand the boundaries and then accept properties as and when those properties wish to jump in, be it next month, next year or 10 years from now?
 - There is a defined statutory process (enabling legislation) that describes the process of a taxing district expanding its properties. That process requires a 2/3 approval vote by the included properties.

Recommended next steps:

1. If the BOG is interested in moving forward, we should decide what we think is a reasonable slice of “contiguous properties”. Mr. Reis has offered the description “contiguous properties which use the public roads within the currently defined boundaries to access their property.”

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2. Solicit informal member feedback on the question “are you open to expanding the boundaries to include identified contiguous properties only?” This would measure general support from our membership to determine if the Board should pursue this idea.
3. If there is interest in expanding the boundaries, the BOG would send to each property within the potential expansion area a one-time offer.
 - a. This might look something like: “BP is considering expanding Association boundaries. This would allow your property to become a formal part of the Association with all rights (access to amenities and governance) and responsibilities (additional annual property taxes). Please respond by *DATE* if you are interested.

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4. Spin up a charter change commission and follow the established statutory process for amending the charter to amend the boundaries.
5. Membership votes on the charter amendment recommendation.
6. The Charter amendment process itself is an involved process that requires establishing a formal committee to run the process, hold public hearings to solicit input, and provide recommended amendments to the BOG. If the BOG accepted the recommended amendments, these amendments would be referred to the membership for adoption (or not).
 - a. BP last went through a Charter amendment process in 2021.