EFHOA TOWN HALL

Revised Bylaws, shaped with member feedback

A clear path from community input to a membership vote

October – November 2026

TONIGHT'S CONVERSATION

Tonight moves from context to comments

01	**How we arrived here**	History and the 2026 reset
02	**Who did the work**	Committee membership and roles
03	**How the review worked**	Cadence, source documents, and scope
04	**What needs your input**	Article-by-article discussion
05	**Where we go next**	Town halls, legal review, and member vote

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

WHY THIS REVIEW NOW

The reset created a clearer path forward

2008
Last bylaw revisions

2025
Restated bylaws tabled for broader review

FEB. 2026
New charter and purpose reset the committee's work

APR.–MAY
Members solicited; committee selected

JUNE–SEPT.
Biweekly review of every article

An earlier online committee was dissolved after concerns about progress — the new charter clarified purpose, scope, and accountability.

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

COMMITTEE CHARTER

The charter sets a practical standard for better governance

CORE CHARGE

Thoroughly examine the proposed EFHOA Bylaws — then explain what should change and why.

The goal is not change for its own sake. It is clarity, compliance, and workable governance for a fully developed community.

1. **State the Association's purpose clearly**
2. Preserve current intent where appropriate
3. Define Board responsibilities
4. Make every article understandable
5. Establish fair voting procedures
6. Meet current Texas requirements
7. Reflect HOA governance best practices

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

SCOPE OF REVIEW

Five review lenses keep the work disciplined

01

Alignment with current bylaws

Identify significant changes from 2008; test rationale and impact.

02

Administrative responsibilities

Clarify duties, powers, limits, and delegation for Board and officers.

03

Voting procedures

Review notice, quorum, eligibility, proxies, elections, and member votes.

04

Legal compliance

Check current Texas law, including Property Code Chapter 209.

05

Best practices

Support transparency, accountability, and effective governance.

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

RESPONSIBILITIES AND TIMING

The committee was asked to review, listen, document, and report

REVIEW

Hold regular meetings and examine each section of the Bylaws.

LISTEN

Seek input from legal counsel and, where appropriate, the membership.

DOCUMENT

Record findings, concerns, recommendations, and proposed amendments.

COMMUNICATE

Report to the Board and keep members informed through meetings and FAQs.

PRELIMINARY

Within 60 days

A first report to the Board

FINAL

After revision + consultation

Comprehensive recommendations, concerns, and suggested amendments

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

BYLAWS REVIEW COMMITTEE

Nine members brought the review together

LEADERSHIP

Luke Altendorf

Co-chair · ex officio - Nnn voting

Thommy McGowan

Co-chair

David Martin

Ex officio · non-voting

COMMITTEE MEMBERS

Katarina Bertlshofer

Carol Holtzapple

Debz DeFreitas

Joe Tremblay

Shay Fort

James Whitten

Members were solicited in April and May; the committee was selected at the end of May 2026.

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

WORKING METHOD

The review paired a steady cadence with authoritative source documents

CADENCE

EVERY

2 WEEKS

June through September

A consistent rhythm for section-by-section review and discussion.

DOCUMENT HIERARCHY

Texas Property Code

Current statutory requirements, including Chapter 209

3 Restrictive Covenants

Phase II · Phase VI · Consolidated phases

2008 Bylaws

The baseline document for identifying meaningful changes

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

ARTICLE-BY-ARTICLE REVIEW

Every article is open for member review

I	General Provisions	V	**Committees · expanded**	IX	**Miscellaneous · new**
II	Membership Meetings	VI	Finance	X	Indemnification
III	Board of Directors	VII	Special Rights of Members	XI	Dissolution
IV	Officers and Directors	VIII	Bylaws		

The town hall is a working session: members can comment on wording, responsibilities, procedures, and practical impact. Articles V and IX have had the most revisions.

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

MEMBER DISCUSSION

Your comments should make the text clearer and more workable

As we review each article, ask one question:

Will this language help the Association govern fairly and clearly?

COMMENT ARTICLE BY ARTICLE

01 **Is the intent clear?**

Flag language that is ambiguous, overly broad, or difficult to understand.

02 **Are responsibilities defined?**

Check whether members, officers, directors, and committees know what they must do.

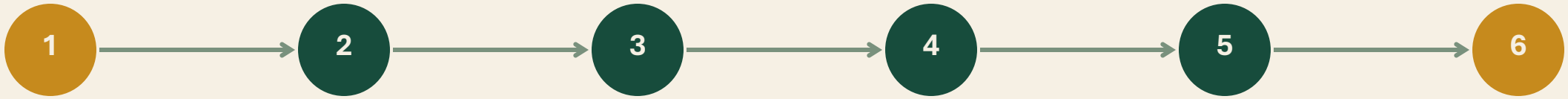
03 **Will the procedure work?**

Consider notice, timing, voting, accountability, and practical administration.

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

FROM FEEDBACK TO DECISION

Feedback now leads to legal review and a membership vote



Member feedback

Town halls

Final recommendations

December

Board submission

Committee report

Legal review

Counsel review

Board revisions

As needed

Membership vote

Date set by Board

The Board has ultimate authority to accept the committee's recommendations, request legal review, make revisions, and schedule the member vote.

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

UPCOMING SESSIONS

Two more town halls and an online form are available to get your feedback.

IN PERSON

TUE

NOV 10

7:00–8:30 p.m.

Clubhouse

Bring questions and mark up the articles that matter most to you.

VIRTUAL

MON

NOV 16

7:00–8:30 p.m.

Meeting ID

257 108 619 172 206

Passcode **iH2w8x6m**

Now through November 30th an online form is available for Membership feedback. Please review the draft Bylaws on the HOA Website under documents. https://www.emeraldforesthoa.org/documents/
The form link is: https://forms.gle/JN8QGeFKP8E1xx3d6

Source: Town Hall Meeting Agendas – Outline · Oct. 25, 2026

APPROVAL THRESHOLD

Participation determines whether the bylaws advance

20%

OF MEMBERSHIP

Minimum quorum

87 members

⅔

OF MEMBERS PRESENT

Needed to approve

58 yes votes

at the minimum quorum of 87

YOUR ROLE

Review. Comment. Show up. Vote.

Every member voice strengthens the final result.

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