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Polk County Iowa
TIMOTHY J. BRIEN RECORDER
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RECORDER'S COVER SHEET

Document Title: Second Amendment to the Bylaws of the
Townhomes of Meadow Point Association

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Grantee(s): N/A

Legal Description:

**SECOND AMENDMENT
TO THE BYLAWS OF THE
TOWNHOMES OF MEADOW POINT ASSOCIATION**

WHEREAS, the Bylaws of the Townhomes of Meadow Point Association were previously amended pursuant to an Amendment dated July 10, 1990; and

WHEREAS, Article XIII of the Bylaws of the Townhomes of Meadow Point Association, as amended, provide that the Bylaws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members present in person or by proxy; and

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WHEREAS, the requisite number of members of the Townhomes of Meadow Point Association, hereinafter "Association", desire that the action set forth in the Resolutions hereinafter set forth shall be taken, and cast their votes at an official meeting of the Association, held on the 9 day of December, 2005, in favor of the following Resolutions;

NOW, THEREFORE, the Association hereby consents to the taking of the actions set forth in the following Resolutions and hereby adopts the same as of the date hereof:

RESOLVED, that Article V, Section 1 of the Bylaws of the Association shall be stricken and the following is substitutes therefor:

Section 1. Nomination. Nominations for election to the Board of Directors shall be made as follows:

- (a) The Board shall determine the number of vacancies to be filled in order to maintain a Board with at least three (3) and not more than five (5) Directors.
- (b) The Board, or a nominating committee designated by the Board, may nominate candidates to fill the vacancies.
- (c) The Owner(s) of at least six (6) Units may sign a petition nominating one or more candidates to fill the vacancies on the Board. The petition must be delivered to the Board at least forty-five (45) days before the annual meeting.
- (d) If an insufficient number of candidates are nominated pursuant to Section 1 (a) and (b) to fill the vacancies on the Board, then (and only then) nominations may be made from the floor at the annual meeting.

RESOLVED, that Article V, Section 2 of the Bylaws of the Association shall be stricken and the following substitutes therefor:

Section 2. Election. Members may vote at the Annual Meeting in person, by proxy, or by absentee ballot. All proxies and absentee ballots shall be submitted to the Board, or the person designated by the Board to receive them. Members may vote for as many candidates as there are vacancies on the Board (e.g., If there are 3 candidates and 2 vacancies on the Board, then Members may vote for up to 2 of the 3 candidates). The candidates receiving the most votes shall be elected to the Board.

Dated this 9 day of December, 2005

Barbara J. Albrecht
Secretary

TOWNHOMES OF MEADOW POINT
ANNUAL MEETING
December 8, 2005

Celia Wright, president of the Board of Directors, called the meeting to order at 6:15 p.m. at Mama Lacona's Restaurant in Urbandale. The Association's Christmas dinner party was being held in conjunction with the meeting. A total of 45 homeowners, including the Board of Directors, Ms. Wright, Carol Cowling, Joyce Philabaum and Barbara Albrecht, were present. One per unit of the following had been distributed to members as they arrived: The proposed change in the bylaws, a ballot for voting on that proposal and the 2006 budget.

Ms. Wright introduced the homeowners new to the Association since last December: Doug and Cindy Miers, Hank and Marion Staub, Doc and Kay Jennings and Ray and Lily Pockrandt.

The President expressed the gratitude of the Association for Mrs. Philabaum's services as a board member. Mrs. Philabaum is retiring from the Board of Directors but has agreed to continue as chairman of the grounds committee.

Mrs. Albrecht announced that the three candidates for two-year terms on the Board of Directors had been duly elected. They are Hermann Langweg, David Lynch and Mrs. Albrecht. Two current members have one year left on their two-year terms: Ms. Wright and Mrs. Cowling.

For the purpose of voting on the bylaws proposal, members representing 44 units attended or were represented by other members who held their proxies. A quorum was declared. Mrs. Philabaum explained the changes, saying that the Board's attorney had been consulted and the proposed changes were the recommendation of the attorney and the Board. Members then voted. The result: 37 for the bylaws change, 7 against.

Treasurer Philabaum reviewed the Board-approved budget. He also discussed the increase in the insurance costs, stating that bids from other companies had been requested but the few which responded had more expensive coverage than State Farm's.

Ms. Wright adjourned the meeting.

Respectfully submitted,

Barbara J. Albrecht

Barbara J. Albrecht, Secretary