

Chapter 3-02

ADMINISTRATION IN ABSENCE OF POLICY OR BOARD

In cases of emergency, where action must be taken within the Association and where applicable State law does not exist and where the Board has provided no guidance for administrative action, the General Manager shall have the power to act, but the General Manager's action shall be subject to review by action of the Board at its next regular meeting. If the Board decides that a policy is needed, the General Manager shall be directed to develop such policy for Board adoption.

In the case where there is no Board of Directors, by reason of death, resignation, or recall, the General Manager shall be authorized to assume responsibility for and take all necessary steps to sustain the viable operation of the Association, including issuing of checks and all required decision-making. In the absence of a Board of Directors, the General Manager shall follow the Association By-Laws for initiating an election of a new Board of Directors. The General Manager shall designate a homeowner responsible for calling a special meeting and conducting the Board election process. Should there be no Board of Directors or General Manager, the Association Controller shall assume responsibility for the Association and initiate an election of a new Board of Directors.