



GVB Board Brief

Community News Brief – September 2025 edition

RE: Simplifying our Documents

Last time we touched base with our Members on the topic of Policies & Procedures (P&P's) was in the March, 2025 Chatbox Newsletter. As the new 2025 Board of Directors (BOD) was getting up and running, the issue at hand was “why do we have so many P&Ps and other documents here in GVB? Aren't the Declaration of Covenants, Conditions and Restrictions (CCRs) and Bylaws (the governing documents created by the developer) enough? It's too much!!!”

Since then, we've been working earnestly to understand all the policy documents developed over the years. Without knowing it back in March, this became a massive and tedious undertaking! Six months later, we've come up with a solution that we hope will simplify all our documents for both Members and BOD alike... today and into the future.

But first...here are the challenges we faced

1. Our Bylaws allow each elected director on BOD to serve only a 1-year term and all directors' terms expire at the same time. Without planned “staggered rotation” of some of our directors, we lose valuable institutional knowledge when Members vote to almost entirely change out a BOD from one year to the next.

2. To compound this challenge, our CCRs & Bylaws are neither straightforward nor clear for guidance. Quite frankly, they can be downright confusing, especially given that our elected directors are volunteers - our neighbors and friends - giving their personal time to try to figure it all out to serve the Property Owners Association (POA).
3. Each year's BOD can be anywhere from 3-7 directors. We've never had 7 and often, only 5. As the POA grows and as our infrastructure ages, the work required just keeps snowballing and our volunteer directors become stretched thin. When this happens, managing the paperwork falls to the bottom of the priority list.
4. As a result, many "official documents" were created over the years, managed differently by each different BOD. Fast forward to today and we found ~65 "official documents," roughly half of those affecting Members directly... and not necessarily found in any one place.

So... now what?

After intensive deliberations over the past 6 months, we're planning to have only 1 document for Members. It'll be called "GVB POA RULES & REGULATIONS" and located where ALL Members can easily find it when they need it.

In addition, all other "POLICIES & PROCEDURES" documents have also been simplified. These are the documents intended to help guide the BOD to be more consistent with how they interpret and comply with our governing documents. Members will be free to view them if they wish.

All documents are currently being reviewed by our POA attorney to ensure we're compliant with our CCRs & Bylaws, along with any other necessary laws.

As soon as we receive the attorney's feedback and make any final edits, our plan is to retire the old documents and approve the new documents at one meeting. Then, an eblast will go out to inform Members where they can find the 1 "GVB POA RULES & REGULATIONS" document.

Is it perfect? No! Will it change? Most likely, as circumstances and Boards change over time.

When we began in early 2025, we hoped to reach out to Members for their input on this topic. As reality set in, that just wasn't possible to do. The complexity, detail and magnitude of the documentation addressed was beyond imagined and did not lend itself to being addressed in an open forum.

As always, Members are encouraged to contact their BOD members directly if they have any questions or comments.