

La Vita Homeowners Association

LANDSCAPE COMMITTEE CHARTER

Purpose

The Board may establish a safety committee to assist the Board in financial documentation; preparation, reporting, and review, as set forth in Section 5.22 of the Bylaws of the Association. The Committee shall conduct its business in the best interest of the Association and in accordance with the Charter, the Association's Articles of Incorporation, Declaration of Restrictions, and Bylaws.

Membership

The landscape committee shall consist of no more than 5 members, formed as follows:

- The Board shall appoint the Chair of the committee and its committee members. The committee can recommend homeowners to the Board for appointment.
- Members appointed to the committee by the Board shall be members of the Association.
- Committee members appointed may be members of the Board of Directors and/or any other Association Committee.
- Members shall serve for a one-year term, effective on the date of the appointment of the Chair.

Responsibilities

- To advise and assist the Board on all matters concerning the landscaping and irrigation of the common areas of the Association.
- Conduct a monthly walkthrough with the manager and advise the Board regarding required improvements.
- To make recommendations to the Board about plants, shrubs or flowers that is appropriate for the common areas.
- The Board hereby empowers the landscape committee to approve funds for minor landscaping expenses. The limit of the amount the landscape committee can spend without Board approval is \$200 per month.

Vacancies

- The Board may remove a member of the Committee, with or without cause. The Committee may vote to recommend removal of its Chairman or any Committee Member to the Board with cause. Vacancies created by either of the above or for any other reason shall be filled by appointment by the Board.

What is the Davis-Stirling Act?

The **Davis–Stirling Common Interest Development Act** is the popular name of the portion of the **California Civil Code**, which governs condominium, cooperative, and planned unit development communities in California.

Davis-Stirling Act Guidelines for Committees

Formation of Committees. Committees are appointed by or at the direction of the board of directors. (Corp. Code §7210; Corp. Code §7212(b).) Homeowners do not have the right to appoint themselves to committees

Size of Committees. Committees can be as small as one person or as large as the board deems necessary. However, a committee size typically falls in the one to five member range with the average being two or three members.

Committee Chair. Committee chairs are appointed by the board. Once appointed, the committee cannot elect a different chairperson. However, the committee can apply to the board for the appointment of a new chairperson.

Open Meeting Act. There is no law requiring that committees hold open meetings or post agendas. The Open Meeting Act applies only to meetings of the board. Most committees are advisory in nature and deliver their recommendations to the board of directors in open meetings where members can hear the committee's recommendations.