

# La Vita Homeowners Association

## SAFETY COMMITTEE CHARTER

### Purpose

The Board may establish an advisory Safety Committee to assist the Board in matters related to the well-being of the property including community reports, traffic, neighborhood lighting, loss prevention, communication, and other issues that impact the general welfare of La Vita residents as set forth in Section 522 of the Bylaws of the Association. The Committee shall conduct its business in the best interest of the Association and in accordance with the CC&Rs, the Association's Articles of Incorporation, Association Rules & Regulations, and Bylaws. Committees are governed by the provisions set forth in the Davis-Stirling Act. \*\*

### Membership

The Safety Committee shall be comprised of no more than 5 members. In addition, one Board member may sit on the committee. Other La Vita residents may attend a Safety Committee meeting as agreed upon by appointed Safety Committee members. The Safety Committee shall be 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.
- The Board may remove any committee member at any time, with or without cause
- 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.
- Committee members can be re-appointed following the one-year term

### Responsibilities

- To advise the Board and provide suggestions to improve access control, communication, loss prevention, traffic safety, and non-traffic safety.
- Report and advise on any safety maintenance issues, such as lights out, doors not shutting properly, etc. to management.
- With management and/or Board, conduct walk-throughs of the property to assess potential risk areas and/or safety maintenance issues
- Assist the Board to stay informed on the issues related to the community that is posted on media outlets or social media forums.
- Assist the Board in engaging independent experts or advisors who have recognized expertise in safety. The Committee does not have the authority to hire independent experts or create any Association expenditures without Board approval.
- In cooperation with management and Board, provide information for communications to residents to be disseminated via the newsletter, or for more critical issues, via bulletin boards, or other methods.
- Perform other duties and responsibilities as the Board, in collaboration with the committee, shall deem appropriate

## **Vacancies**

- The Board may remove a member of the committee, with or without cause. The committee may vote to recommend removal of its chairperson 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.