



Bylaws Update

"Whiskey's for drinking. Water's for fighting over."

Based on the 10 Feb 2007 meeting and telephone conversations with those not at the meeting, it appears we agree to update the Romaldo bylaws. It also appears that we agree Hatch & Parent are qualified to do the work.

We will limit the scope of the bylaw update to the below, to ensure we do not exceed the \$5-7K estimate. However there are other important hurdles (e.g., securing land for a new well) that need to be addressed in the future so continue to send your ideas to me.

The goal of the bylaw update is limited to:

1. Better define water rights, so that a misunderstanding will not result in a costly debate as our increasingly valuable parcels change owners.
2. Address the increasing of the population density in a reasonable way that manages growth, rather than prevent growth.
3. Update the language to reflect modern standards in well bylaws.

Addressing the above goals, the below input from Romaldo owners will be considered for the bylaw update:

1. Participation and voting
 - a. Officers and persons that spend time or money for the benefit of Romaldo do so on a voluntary basis, unless arrangements have been made prior.
 - b. Voting
 - i. Votes will not last longer than 30 days, unless by majority vote it is extended.
 - ii. The announcement of a vote will be no shorter than one billing cycle and will go out with water bills.
 - iii. There is no requirement to vote and any parcel that does not participate forfeits their right to the vote. Parties may request that bills be forwarded via email or other means if they will be away for extended periods of time, however it is not guaranteed that the bills will be received unless residing at the parcel
 - iv. There is one vote per share, regardless of the number of persons representing a parcel
2. New parcel owners will be required to read and accept, through signature, the bylaws, and prior to becoming an owner of the parcel. It is the responsibility of the parcel seller to fulfill this obligation and parcel sellers accept all liability for not performing this function.
3. The water shortages in the 1980s demonstrated significant limitations to Romaldo's capacity. Defining and quantifying these limitations, to accommodate expansion will require professional testing and consultation.

- a. The costs associated with the above will be divided as follows
 - i. 75% by the requesting party
 - ii. 25% by the reserves of the Romaldo water company
 - b. The standards to which said study will fulfill will be decided by majority vote, on a case by case basis, if not already decided by zoning restrictions or applicable laws.
 - i. Any change to the bylaws requires a majority vote.
4. Outside the time of drought (well water is within 10 feet of pump) the maximum allotment of water allowed to a parcel is 4000 FT³/ 2 month period.
- a. The rates/ 2 month period for water usage are per the below:

i. 0-2000	\$60.00.
ii. 2000-4000	\$100- 200 (\$0.05 X FT ³)
iii. 4000-5000	\$300-\$375 (\$0.075 X FT ³)
iv. 5000-	Water will be shut off, locked out, and turned on only after majority vote
 - b.

Regards,



Bill Hurst