

EXHIBIT A

For consideration for the members, as amendments to the CC&Rs, Bylaws or member-approved principles of operation at the membership meeting, to be implemented as amendments or commissioned for further elaboration as applicable:

1. Recall all current Board members and all committee/sub-committee members. Existing Board members will not “hand pick”, anoint or otherwise decide who can join or run for positions on the Board (e.g., conditioning Board membership on support of, say, tiered dues, would be prohibited by the governing documents even though it is already violative of the Davis-Stirling Act). The new Board and committee/sub-committee will endeavor, where practicable, to include input from members who might not be similarly situated with respect to important and material matters for the Board and community (e.g., include differing viewpoints from members near a fire exit or road versus those who are not; include input from those on the lake, those who use it, and those who are not on it or do not use it, etc.).
2. No member, former Board member or committee/sub-committee member shall have a role, officially or unofficially as “consultants”, “advisors”, or a “shadow board.” They must be nominated, run, and hold an official, transparent, accountable position only. Accordingly, no member, unless elected, may claim, via letterhead or otherwise, to represent the HOA unless duly authorized by the membership pursuant to this and other applicable provisions.
3. The positions of Watermaster and book-keeper are not to be Board members nor have voting rights.
 - a. These two positions shall be the only positions that are compensated. No Board member or committee/sub-committee member be compensated aside from approved reimbursable expenses such as mileage or incidentals. Receipts and vouchers are to be provided for all reimbursements.
 - b. Any compensation plans are to be voted and approved by the membership.
 - c. Timecards and other mechanisms for verification of time spent shall be submitted prior to payroll dates.
4. The members shall direct the Board and outside counsel to assess the cost and process for separating the Woodridge Mutual Water and Property Owners Association into two distinct entities with two Boards / managers and governing corporate documentation with the following characteristics:
 - a. Mutual water will be the sole owner / manager of the water supply.
 - b. The Property Owner Association will manage all common areas, manage the “do’s” & “don’ts” of the membership through CC&Rs (Davis Stirling compliant).
 - c. Each entity shall have its own accounts and governing bodies.
5. No Board member or committee/sub-committee member shall vote on, or speak to, any expenditure when such person has any conflict of interest. Such conflict of interest must be disclosed to the Board and outside counsel for the HOA. No Board member or committee/sub-committee member shall receive in-kind services or monetary compensation (as a percentage or discounts, etc.) from any vendor, contractor, or servicing agency that provides services, materials, etc. to either the water utility or the POA (e.g., no discounts for moving members over to a service, and no private commissions for labor or services, such as those related to common-area maintenance). Violations of this rule will result in fines and referral to law enforcement, if applicable.
6. All contracts or expenses that have a material financial impact (\$1,000 or greater) or any unplanned/unexpected expenditure, will have three competing bids, unless otherwise approved as an exception by the members or delegated by the members to the Board, which must notify the members in

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each instance. Unplanned/unexpected expenditures, if above \$1,000, will be communicated to the members along with notice of any Board task that would be negatively impacted by such expenditure.

7. Expenditures are to require payment request vouchers and must be approved by the Treasurer and at least one other board member. Paper checks will have two signatures and follow the same protocol as above.

8. The Board shall conduct a search for outside counsel that will (i) ensure compliance with the Davis-Stirling Act and other legal requirements and obligations of the Board in a timely matter; (ii) represent the interest of the members in enforcing breaches of fiduciary obligations from the Board to the members; and (iii) advise on maintenance of insurance policies, and other operational matters.

9. The Board shall not embark on, or engage in, discriminatory and selective enforcement of CC&R violations.