

The Virginia General Assembly passed emergency legislation in 2020 temporarily allowing condominium and property owners' association boards of directors to hold meetings by electronic means during the pandemic declared state of emergency. Now the Virginia General Assembly has made this approach permanent and expanded the concept to include membership meetings, regardless of the pandemic emergency. The legislature approved House Bill 1816 in late February, and the Governor signed it on February 25, 2021. The law becomes effective July 1.

The bill states "Any meeting of the association, the board of directors, or any committee may be held entirely or partially by electronic means, provided that the board of directors has adopted guidelines for the use of electronic means for such meetings. Such guidelines shall ensure that persons accessing such meetings are authorized to do so and that persons entitled to participate in such meetings have an opportunity to do so. The board of directors shall determine whether any such meeting may be held entirely or partially by electronic means."

**Meetings of the Board of Directors (BOD).** Unless stated otherwise, meetings will be held virtually. Notice of the meeting will occur as outlined in the Bylaws. Homeowners can register to attend or join directly through a link via the official HOA website (<https://www.dawsonlanding.com/upcoming-events>). The registration form will collect first name, last name, email, phone number (optional), street number, street name, and questions/concerns for the board. Form submissions will be matched to existing contacts based on email address. Registrants will automatically receive a confirmation email containing a distinct link that will automatically log them into the meeting with the verified contact information. Three days before the meeting, reminder emails are automatically sent to all registrants. A history event is added to the homeowner's CRM record upon registration and attendance at the meeting. The board President presides over the meetings and admits individuals from the virtual waiting room. Unregistered individuals joining the meeting will be asked to state their name and address to validate being members of the community. Homeowners are offered an opportunity to speak during the open forum and otherwise observe the business of the BOD.

**Meetings of the Homeowners (Biannual).** Biannual meetings will held virtually. A physical option will be made available if requested 7 days in advance of the scheduled meeting. Homeowners will register or join the virtual option in the same manner as a regular board meeting.

These guidelines were adopted by the board on June 29, 2021, by a unanimous vote.