

Kaktus Resident Association

Articles of the Association

§1 Name

The Associations name is Kaktus Residency Association (hereafter mentioned as the Association).

§2 The purpose of the Association

The purpose of the Association is to act in the best interest of the residents towards the landlord and administrators of the property and to convey the contact and community in-between the residents of Kaktus Towers Residency. The association will focus on structural problems that affect most of the tenants. The association cannot take care of individual issues such as a sink that doesn't work.

§3 Membership

Any resident, who is a tenant at Kaktus Towers (Dybbølsbro 1 & 3, 1577 København V), can become member of the Association.

§4 Annual General Assembly

The annual General Assembly must take place before the end of May each year. The announcement must be at the hand of each tenant at least 14 days prior to the General Assembly. The announcement of the general assembly will be distributed by notes to every mailbox of the residents with the time and date for the general assembly. The General Assembly is the Association's highest authority and is able to make decisions regardless of the number of participants present at the General Assembly.

The General Assembly's agenda must contain the following:

- 1) Election of the conductor
- 2) Election of the vote tellers
- 3) The Association's Report
- 4) The financials
- 5) Election of the board members
- 6) Proposals received
- 7) AOB (i.e. Any other business)

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Incoming proposals must be at the hand of the Association at least 1 week prior to the General Assembly.

The General Assembly can be held at any point, convened by either the board or by at least 20 members; If the members convene a General Assembly, they must do so in writing including an announcement of the agenda.

Each residency has 1 vote and it is not possible to transfer this vote to other residents.

§5 The Board

The Board consists of 9 elected representatives from Kaktus Residency. This election is held at the annual General Assembly for a 1-year term individually. The elections are held at the conductor's evaluation of whether a majority can be constituted.

Every resident at Kaktus Towers Residency is eligible to run for election. The Association is non-discriminatory and therefore does not discriminate against sex, ethnicity, disabilities, age, or political or religious beliefs.

The Board will constitute itself afterwards and will consists of the following:

- Chairman;
- Two vice-Chairman;
- Treasurer;
- Two secretaries; and
- Three ordinary members

Board meetings will be held as often as the chairman intends to or the majority of the board members finds it necessary.

When there is a major structural decision and/or orientation, it is possible for the board to announce a residents' meeting. At this meeting the board will go with the majority's decision.

Regarding special occasions such as party-planning, the board can set up a committee for such occasions. Residents who are not part of the board are eligible to be part of such committees.

The board will call for a general meeting of the tenants every second month where the board will make a brief status update, and where tenants can talk about issues that might concern the rest of the tenants. Events such as this will be announced on social media, such as the Kaktus Facebook group, and the common board in the hallway of each entrance.

One of the vice-chairman's and the treasurer have access to the bank and can pay bills, etc.

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The treasure and the chairman are responsible to prepare an annual account report that must be signed by all the board members and presented at the general assembly.

§6 Quotas

The quota is determined by the General Assembly via elections and from proposals by the board.

The Association's arrangements and projects will be financed individually via a financing plan.

Every arrangement or project will be kept separate from the Association's account and will be revisited regarding grantor's demand.

§7 Annulment of the Association

Annulment of the Association can only take place after two independent General Assemblies. They must be held 14 days apart and at each General Assembly 2/3 of the present residents must vote for an annulment.

§8 Changes to the Articles of the Association

Changes of the Articles of the Association can only take place after two independent General Assemblies. They must be held 14 days apart and at each General Assembly 2/3 of the present residents must vote for an annulment.