

Kaktus Residents' Association

Articles of the Association

§1 Name

The name is Kaktus Residents' 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.

In order for the board to achieve its goal, residents agreed to pay a fee that will be collected through the Kaktus Towers Administration together with the monthly rent. This money will be used as follows: Budgeted expenses and emergency fund allocation.

§3 Membership

All residents at Kaktus Towers (Dybbølsbro 1 & 3, 1577 København V) are members of the Association.

§4 General Assembly

A 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.

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.

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

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

The annual General Assembly must take place before the end of September each year.

The annual 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 and budget
- 5) Election of the board members
- 6) Proposals received
- 7) Any other business

§5 The Board

The Board consists of 4 to 8 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, sexual orientation or political or religious beliefs.

The Board will constitute itself after election, and consist of the following:

- Chairman (optional);
- Two treasurers that have access to bank
- Two secretaries that arrange meetings of the board

If a chairman is elected, the chairman represents the board, otherwise the treasurers represent the board.

Board meetings will be held as often as the majority of the board members find it necessary.

When there is a need, the board will call for a general meeting of the tenants where the board will make a status update, and where tenants can bring up issues that might concern the tenants. Meetings will be announced online, and the common board in the hallway of each entrance.

The treasurers are responsible to prepare the annual account report that must be signed by all the board members and presented at the annual General Assembly.

§6 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.

§7 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 the changes.

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Text proposed by the board, 16th of september 2024.