

Pleasant Lake Property Owners Association

Purpose and Articles

The name of this association shall be Pleasant Lake Property Owners Association (PLPOA), a non-profit organization located at Pleasant Lake, Freedom Township, Washtenaw County, in the State of Michigan.

Purpose

The purpose of this association is to actively engage issues which concern the environment of Pleasant Lake including but not limited to:

- Conserving and protecting Pleasant Lake's and it's watershed
- Promoting water quality that is safe for recreation and conducive to the renewal of fish and wildlife resources
- Promoting the education of lake property owners, watershed residents, and other users of Pleasant Lake about water quality and safety
- Promoting fellowship and understanding among the lake property owners so that a spirit of neighborliness and cooperation will exist
- Promoting an ongoing Lake Quality Assessment and Maintenance Plan that maintains environmental quality and provides for excellent recreational activities including boating, sailing, swimming, and fishing

By-Laws

Membership

1. Membership of the Association shall consist of property owners of any land abutting the lake or within the area bounded by Pleasant Lake Rd., Reno Rd., Hieber Rd., and Schneider Rd.
2. A member in good standing is defined as association membership dues being paid for the current membership year
3. Voting – the privilege to vote shall be granted to each property owner in good standing and shall be cast by the property owner, one vote per household, in person or by ballot at all meetings or elections. Ownership of more than one property shall not entitle a member to more than one vote.
4. Membership shall be from April 1 through March 30 of the following calendar year.

5. Membership dues shall be \$35.00 annually, payable by June 15. Dues may be adjusted as deemed necessary by a two-thirds vote of the active members present and entitled to vote at the Annual Meeting.

Executive Board

The duties of the Executive Board shall be to direct the general policies of the Association consistent with the wishes of the majority of the membership and in alignment with the Purpose of the Association. The Association shall not inject politics into board meetings

1. The Executive Board shall consist of nine members to be elected by the members in good standing at the Association Annual Meeting in the spring of each year.
 - a. The board members term shall be three years. Terms will be staggered so that three board members will be elected each year at the annual meeting.
 - b. Nominations and acceptances for the Executive Board shall be made from the floor. Election of board members can be made by voice vote if nominations do not exceed open positions. If nominations exceed open board positions then voting shall be by written ballot by members in good standing.
 - c. Every effort shall be made to have all areas of the lake community be represented on the Executive Board.
2. The Executive Board shall annually elect the Board President, Vice-President, Secretary, and Treasurer at the first Executive Board meeting following the annual meeting
3. The President shall preside at all meetings of the Association and Executive Board. The President shall appoint all standing and special committees and be an ex-officio member of all standing and special committees so appointed. The President shall call or schedule meetings of the Executive Board as needed and may call special meetings of the Board or Association at the written request of not less than three members of the Executive Board. It is the Presidents duty to carry out the will of the Board and Association members when approved by the Association and to conduct the affairs of the Association in a manner consistent with the authority and responsibility of the office.
4. The Vice-President shall act in the absence of the President and discharge the duties of the President at such time.
5. The Secretary shall give notice of all meetings and keep a true and accurate record of their proceedings. The Secretary shall keep a complete list of all members, their addresses, phone numbers, and e-mail addresses when possible and shall carry on the correspondence of the Association.
6. The treasurer shall keep account of all monies received by and expended by the Association. The Treasurer shall make no disbursement of funds without Executive Board approval.

7. When the term of any Executive Board member expires, he/she shall deliver to the successor any monies, books, papers, records, lists, and other properties belonging to the Association which may be in his/her possession.
8. The Association may remove from office any officer whenever, in its judgment, the welfare of the Association is in jeopardy because of their malfeasance, misfeasance, or failure to execute their duties. In order to carry out removal of an officer, a 2/3 majority vote of active members present at a meeting is required. All charges must be presented in writing to the Executive Board and Association Members at least 30 days prior to the expulsion vote.
9. If a vacancy on the Executive Board occurs before their end of term, the vacancy may be filled by an Association member in good standing by vote of the existing Executive Board members. The individual elected shall serve until the next Association Membership Meeting at which time the individual may be nominated and elected to complete the balance of the unexpired term.

Meetings

1. The Annual Meeting of the Association shall be held in the spring of each year prior to the membership deadline of June 15.
2. Additional meetings of the Association may be called at any time during the year by the President or the Executive Board.
3. It shall be the duty of the President or Executive Board to call an Association meeting if requested by five (5) or more active Association members in good standing, provided such request clearly stated in writing the purpose of the meeting
4. The Executive Board shall arrange the time and location for all Association meetings. Notice of time and location for each Annual or other Association meeting shall be posted at least 10 days prior to the date of the meeting within the community.
5. Meetings of the Executive Board shall be determined by acting Board Members. Time and location of meeting shall be made available to Board Members at least ten (10) days prior to the meeting. Association Members are welcome to attend Executive Board Meetings if at least five (5) days prior notice is given to any board member.
6. All meetings of the Association shall be conducted with the process and regulations set for in the following Rules of Order:

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| A | Call to Order | F | Report of Special Committees |
| B | Read minutes of previous meeting | G | Unfinished Business |
| C | Read communications | H | New Business |
| D | Report of Treasurer | I | Lake Fellowship |
| E | Report of Standing Committees | J | Adjournment |

Quorums and Proxies

1. Five (5) Board members shall constitute a quorum at any meeting of the Executive Board
2. Twenty five percent (25%) of the active members present and entitled to vote constitute a quorum for the transaction of business at any Association meeting.

Committees

The President shall appoint all Committees.

1. Four standing committees will be formed to manage these ongoing projects, Membership Committee, Annual Meeting Committee, July 4th Boat Parade Committee, and the Lake Management Committee
2. Special Committees may be formed as needed

Amendments

These By-Laws may be modified or amended at any annual or regular Association meeting of the members by a two-thirds (2/3) vote of the active members present and entitled to vote provided proposed modifications or amendments have been submitted to the Executive Board in writing thirty (30) days prior to the meeting and made available to all members.