

SYNOPSIS OF CONSTITUTION AND BY-LAWS
Cheboygan Long Lake Area Association
3 May 2004

Ref.

- A 16 AUG 1976 Article of Incorporation. Official copy.
A-1 Copy of “ ” “
- B – MAY 1977 Constitution and By-Laws adopted. No sig, typed date at bottom of page.
- C 30 AUG 1980 Revised By-Laws established.
- C-1 30 AUG 1980 Special mtg. Revision of Sec. 6 membership Item D. Sec. 8 Board of Directors. Deleted. Sec. 9 V.P Added duty. Sec. 13 Elections. Delete “For three years”.
- E No date Copy of Constitution & By-Laws notes ** Revision adopted 02 SEP 1995
- F 02 SEP 1995 Mtg. Mins. Proposed changes to be voted at ‘96 Spring mtg.
- F-1 25 MAY 1996 By-Law changes were accepted as presented. Unanimously approved.
- G Memorial Day Annual Mtg Min Motion made & 2nd to amend Sec 3 of Constitution to _ (No yr.)[1] therefore combine Dist. 1 & 9. No vote recorded.
- H 06 JUN 1985 Notes to 25 May 1985 mtg. Rpt. Losing mins of previous mtg.
- H-1 25 MAY 1985 mtg. min No mention of lost min.
- D 07 MAY 1996 Proposed changes for the By-Laws. Date hand written, top of document.
- H-1 25 MAY 1985 mtg. min No mention of lost min.

Compiled by Tom Slunick, Secretary, 5 May 2004

Tom Slunick 5 May 2004

[1] Memorial Day in 1982 was 31 May

CHEBOYGAN LONG LAKE AREA ASSOCIATION

CHEBOYGAN, MICHIGAN 49721

The following are proposed changes for the By-Laws of Cheboygan Long Lake Area Association.

Currently

Section 3. Management: The management of this Association shall be controlled by a Board of Directors of nine members; serving terms of office of three years, two years, and one year. Election of members to the Board of Directors shall be accomplished at the annual meeting under conditions specified in the By-Laws hereafter.

Proposed Change

Section 3. Management: The management of this Association shall be controlled by a Board of Directors of four elected officers and seven district representatives; serving terms of office of two years. Election of members to the Board of Directors shall be accomplished at the annual meeting under conditions specified in the By-Laws hereafter.

Currently

Section 4. Finances: The routine expenses of this Association shall be met by original membership fees and then annual membership dues as specified. Special and extraordinary expenses shall be met by special assessments voted by the membership and by voluntary contributions of members and other interested parties. Directors shall serve without salary, but their reasonable and necessary expenses, incurred as a direct result of business of the Association shall be reimbursed as provided hereafter. All drafts for payment drawn against funds of the Association shall carry the signatures of two of the officers.

Proposed Change

Section 4. Finances: The routine expenses of this Association shall be met by original membership fees, and then annual membership dues as specified. Special and extraordinary expenses shall be met by special assessments voted by the membership and by voluntary contributions of members or other interested parties. Directors shall serve without salary, but their reasonable and necessary expenses, incurred as a direct result of business of the Association shall be reimbursed as provided hereafter. All accounts and certificates of deposit shall contain at least two officers signatures. All drafts for payment drawn against funds for the Association exceeding \$200.00 shall require the signatures of two officers.

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Cheboygan Long Lake Area Association

District Description

When writing the Newsletter in June 2003; using the large (14" X 22") Lake Association Map, which showed the Districts only by a line on the map; I arbitrarily established the following district boundaries.

District 1: From Hayes Ln (off Little Canada Dr) to around 5276 Hiawatha Dr.

District 2: From 5276 Hiawatha Dr. to, and including, Nakomis Trail.

District 3: From 4938 Hiawatha Dr. (Nakomis Trail) to 4696 Hiawatha Dr.

District 4: From 4696 Hiawatha Dr. to 4664 Hiawatha Dr.

District 5: From 4664 Hiawatha Dr. up to, but not including, E. Beechwood Dr. This District includes Long Lake, Yams, Brooks, Beacon, Yates, Slezak, & Camp Walden Drives & Roads.

District 6: E. Beechwood Dr to the end of Norway Trail, including Wylie Rd.

District 7: Agnes Rd, Manning Rd, & Lakeland Dr.

Tom Slivich

Signature

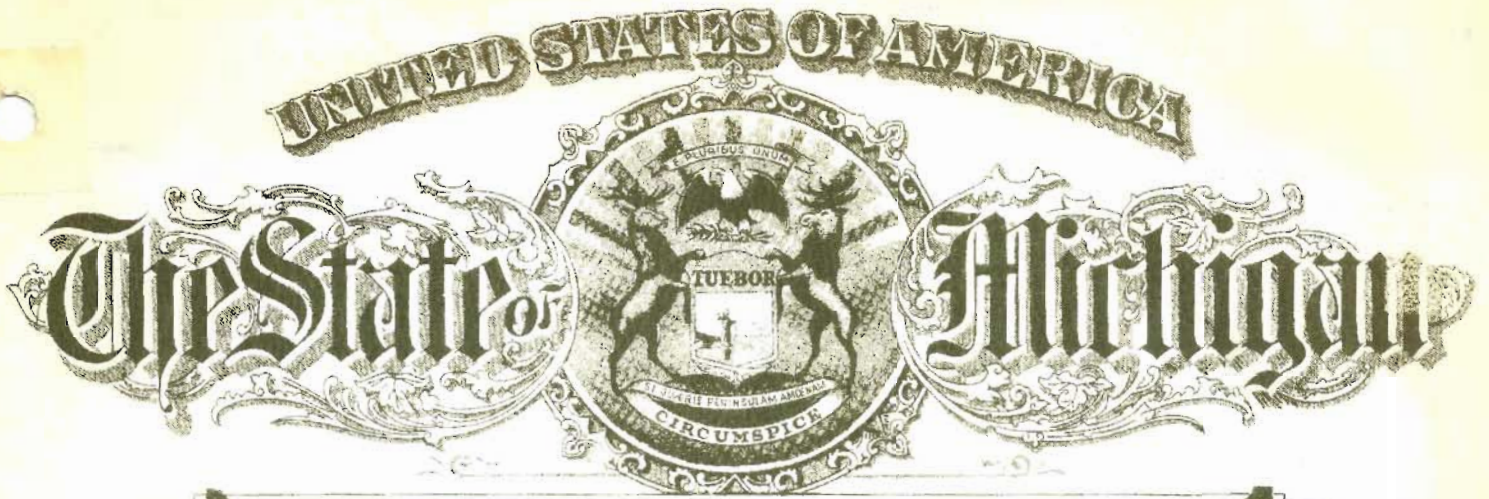
16 June 2003

Date

found subdivided between 25 MAY '85 & 20 MAR '83
Brd. Mtg. Min.

- District 1 George Zellman's property through Clayton Cannis property.
- District 2 Clayton Cannis property through the access and all lots included in the access.
- District 3 Access through Paul Lemin's property.
- District 4 Paul Lemin's property to Ron Beebe's property.
- District 5 Ron Beebe's property through Jerry Yates property.
- District 6 Jerry Yates property through Camp Walden .
- District 7 Camp Walden through John McClelland's property.
- District 8 John McClelland's property through Roger Olson's property.
- District 9 Roger Olson's property to George Zellman's property.

Ken Skrosia
Jim Helled
Harry Cunningham
Van
Jerry
Steve
Sed Cherry
Walden
Walden
Board



Michigan Department of Commerce

Lansing, Michigan

To All To Whom These Presents Shall Come:

I, Richard K. Helmbrecht, Director, Michigan Department of Commerce,
Do Hereby Certify That Articles of Incorporation of _____

BOYGAN LONG LAKE AREA ASSOCIATION

were duly filed in this office on the 16th day of August, 1976,
in conformity with Act 284, Public Acts of 1972, as amended, and Act 327, Public
Acts of 1931, as amended.

Copy

In testimony whereof, I have hereunto set my
hand and affixed the Seal of the Department,
in the City of Lansing, this 16th day
of August, 1976.

Richard K. Helmbrecht
Director



CHEBOYGAN LONG LAKE AREA ASSOCIATION

CHEBOYGAN, MICHIGAN 49721

Currently

Section 5. Dissolution: At such time as this Association may be dissolved whether by voluntary action or by operation of law, any and all monies, property and assets of the Association in excess of those needed to pay incurred obligations of the Association and expenses of dissolution, shall be donated and transferred to the successor non-profit association or corporation, if any, and if there be none, the Board of Directors shall decide on the disbursement of any remaining funds.

Proposed Change

Section 5. Dissolution: At such time as this Association may be dissolved whether by voluntary action or by operation of law, any and all monies, property and assets of the Association in excess of those needed to pay incurred obligations of the Association and expenses of dissolution, shall be donated and transferred to the successor non-profit association or the local unit of government, known as, Aloha Township Cheboygan County Michigan.

Currently

Section 7. Dues and Fees: The dues and fees for membership shall be non-refundable.

- A. Original Membership Fee: \$5.00 payable at the time of application for original membership.
- B. Voting Membership Annual Dues: \$10.00 payable at any time prior to the annual meeting each year.
- C. Associate Membership: \$10.00

Proposed Change

Section 7. Dues and Fees: The dues and fees for membership shall be non-refundable. Voting Membership dues are currently at \$10.00. Fees may be established otherwise, by vote of the membership, at any annual meeting.

C - above assoc member

Currently

Section 8. Board of Directors: A Board of Directors consisting of nine voting members in good standing shall be elected at the annual meeting and shall take office at said meeting. The Directors shall be elected for a three year term. Sufficient Directors shall be elected to fill any vacancies caused by resignation or expiration of terms of office.

Proposed Change

Section 8. Board of Directors: A Board of Directors consisting of four elected Officers and seven District Representatives, of which are voting members in good standing, shall be elected at the annual meeting and shall take office at said meeting. The Officers and District Representatives shall be elected for a two year term. Sufficient Directors shall be appointed to fill any vacancies caused by resignation or expiration of term.

SECTION 14. MEETINGS-(continued)

- C. Meetings of the Board of Directors: The Board of Directors shall meet at such time and place as may be convenient to them to discuss items to be brought to the attention of the membership; a meeting of the Board of Directors may be called at any time upon reasonable notice from the President.
- D. Conduct of meetings: Simple procedures shall prevail at all meeting of the Association and of the Board of Directors; in case of disputes, however, all meetings shall conform as nearly as possible to Robert Rules of Order.
- E. Quorum: For all annual meetings, general meetings and special meetings of the Association, a quorum for the conduct of business requiring a vote shall be deemed to exist if at least fifteen voting members are present. For all meetings of the Board of Directors, a quorum for the conduct of business requiring a vote shall be deemed to exist if at least four of the directors are present.
- F. Voting: On all matters of policy or assessment on a Per Member Basis, voting shall be by voice or show of hands at the discretion of the President unless the vote be challenged from the floor, in which case a simple paper ballot shall be used. Except for the purposes of amending this Constitution and By-Laws, a simple majority of the votes cast shall carry.
On all matters of assessment to be collected on a per member basis, the total proposition, including objectives, costs and the specific members to be assessed, shall be brought before the membership at a meeting of the Association. The voting will be on the basis of membership against which the assessment will be made, one vote being cast for each affected member. If at least two-thirds of the affected members are voting, then a simple majority shall carry.

SECTION 15. AMENDMENTS: Amendments to the Constitution and By-laws may be proposed by the board of Directors by Resolution or by any ten voting members in writing directed to the Board of Directors and in this event, the Board of Directors shall fairly determine the wording of the proposed Amendment. The proposed amendment shall then be read at the general meeting of the membership. At that time, the amendment shall be submitted to a vote and shall be considered adopted if at least two-thirds of the votes cast favor adoption.

SECTION 16. CONFLICTS: Any provisions of this Constitution & By-Laws which conflict with the requirements of any Statute or Court Order shall be deemed to be automatically amended to conform (if that be possible) or be cancelled but without prejudice to the remaining provisions.

This Constitution and By-Laws adopted by the Membership of the Cheboygan Long Lake Area Association at a meeting held on _____ May, 1977 (lt)

*** Revision adopted by the Membership of the Cheboygan Long Lake Area Association at a meeting held on August 30, 1980.

CONSTITUTION AND BY-LAWS
of
CHEBOYGAN LONG LAKE AREA ASSOCIATION

SECTION 1. NAME:- This association shall be organized as a non-profit association and shall be known as Cheboygan Long Lake Area Association, Aloha Township, Cheboygan County, Michigan.

SECTION 2. OBJECTIVE: The purpose of this Association shall be to seek, provide, promote and perform such acts, functions, and services as will reasonably enhance and further the comfort, convenience, enjoyment, safety, privacy, health, sanitation and welfare of its members who own or have a purchasers' interest in any lot or lots on the water shed of Long Lake, Aloha Township, Cheboygan County, Michigan, and the means of maintaining certain standards to be set by the membership from time to time and in general to exercise all powers permitted by the laws of the State of Michigan to protect the ecology of the area.

SECTION 3. MANAGEMENT: The management of this Association shall be controlled by a Board of Directors of nine members; serving terms of office of three years, two years, and one year. Election of members to the Board of Directors shall be accomplished at the annual meeting under conditions specified in the by-laws hereafter.

SECTION 4. FINANCES: The routine expenses of this Association shall be met by original membership fees, and then annual membership dues as specified. Special and extraordinary expenses shall be met by special assessments voted by the membership and by voluntary contributions of members and other interested parties. Directors shall serve without salary, but their reasonable and necessary expenses, incurred as a direct result of business of the Association shall be reimbursed as provided hereafter. All drafts for payment drawn against funds of the Association shall carry the signatures of two of the officers.

SECTION 5. DISSOLUTION: At such time as this Association may be dissolved whether by voluntary action or by operation of law, any and all monies, property and assets of the Association in excess of those needed to pay incurred obligations of the Association and expenses of dissolution, shall be donated and transferred to the successor non-profit association or corporation, if any, and if there be none, the Board of Directors shall decide on the disbursement of any remaining funds.

SECTION 6. MEMBERSHIP: Membership of this Association shall consist of three categories as described below:

- A. Charter Member: A paid up member as of the date of the adoption of the Constitution and By-Laws of this Association. This, however, is an honorary title only and conveys no special privileges.
- B. Voting member: A paid up member who is the owner of, or in the process of buying (so that he can be legally said to have a purchasers' interest) a lot or lots on the water shed of Long Lake, Cheboygan, Michigan.

CHEBOYGAN LONG LAKE AREA ASSOCIATION

CHEBOYGAN, MICHIGAN 49721

Currently

Section 9. Officers and Board of Directors, of the Association shall be elected by a majority of members present at the Annual Meeting. A majority of the Board members shall be property owners on the waterfront of Long Lake, Aloha Twp., Cheboygan County, Michigan. The President and Secretary shall be elected for a two year term of the odd numbered years; the Vice-President and Treasurer shall be elected on the even numbered years.

Proposed Change

Section 9. Officers and District Representatives: These shall be elected by a majority of members present at the annual meeting. A majority of the Board Members, ~~shall be property owners~~ ^{and board of directors} on the waterfront of Long Lake, Aloha Township, Cheboygan County, Cheboygan, Michigan. The President and Secretary shall be elected for a two year term on the odd numbered years; the Vice-President and Treasurer shall be elected on the even numbered years. The District Representatives of Districts #1,3,5 and 7 shall be elected on odd numbered years; the Representatives of Districts #2,4 and 6 shall be elected on even numbered years.

*Board members
and
7/14*

ARTICLES A,B,C and D of Section 9 remain the same.

SECTION 6 MEMBERSHIP (continued)

C. Associate member: Any other paid up party not qualifying as a voting member but having an interest in and wishing to support the Association objectives and purposes on a regular paying basis.

*** D. Definition: The term "member or members" as used herein is defined as either a single person, and/or, a family unit, or partnership, or corporation. For purposes of voting or holding office in the Association, one person shall act to represent the member of which he or she is a part. In addition, for purposes of voting, on a per member basis, a signed proxy be assigned to any other member by a voting member.

SECTION 7. DUES AND FEES: The dues and fees for membership shall be non-refundable.

- A. Original Membership Fee: \$5.00 payable at the time of application for original membership.
- B. Voting Membership Annual Dues: \$10.00 payable at any time prior to the annual meeting each year.
- C. Associate Membership: \$10.00.

SECTION 8. BOARD OF DIRECTORS: A board of Directors consisting of nine voting members in good standing shall be elected at the annual meeting and shall take office at said meeting. The

*** Directors shall be elected for a threeyear term. Sufficient Directors shall be elected to fill any vacancies caused by resignation or expiration of terms of office.

SECTION 9. OFFICERS AND BOARD OF DIRECTORS, of the ASSOCIATION shall be elected by a majority of members present at the Annual meeting. A majority of the Board members shall be property owners on the waterfront of Long Lake, Aloha Township, Cheboygan County, Michigan. The President and Secretary shall be elected for a two-year term on the odd-numbered years; The Vice President and Treasurer shall be elected on the even-numbered years.

A. PRESIDENT of the Association (and of the Board of Directors) shall preside at all meetings of the Board of Directors and of the membership-at-large and shall be the chief executive officer of the Association; he shall appoint members to committees and he shall be, ex-officio, a member of all such committees; he shall see that the functions of the Association are properly executed and carried out; he shall vote only to break a tie at any meeting.

*** B. VICE PRESIDENT of the Association (and of the Board of Directors) shall assume all duties of the president in the absence of the President in the routines of that office and he shall be in charge of arrangements and facilities for all meetings of the membership of the Association. It will be the duty of the Vice President to be the representative at the Tip-of-Michigan water shed council.

SECTION 9. OFFICERS AND BOARD OF DIRECTORS (continued)

- C. SECRETARY of the Association (and of the Board of Directors) shall maintain a permanent record of membership meetings of the Board of Directors and all related business of the Association.
- D. TREASURER of the Association (and of the Board of Directors) shall maintain a permanent record of receipts and disbursements; who shall act as custodian of the funds and holdings of the Association; who shall prepare drafts and/or checks for payment of obligations as directed by the President, who shall prepare or cause to be prepared with the assistance and cooperation of the Secretary, an annual report to the membership concerning fiscal and other matters of the Association.

SECTION 10. DEPOSITORY OF FUNDS: The funds of the Association shall be deposited by the treasurer at such place or places as the Board of Directors may from time to time direct.

SECTION 11. RESIGNATIONS FROM THE BOARD OF DIRECTORS: A member of the Board of Directors may resign at any time provided he does so in writing to one of the officers. Vacancies in the Board from whatever cause shall be filled by appointment from the voting membership by the remaining members of the Board, and such appointed Director shall complete the term of the elected (or appointed) member he replaced.

SECTION 12. REMOVAL OF MEMBERS OF THE BOARD OF DIRECTORS: Upon presentation of a written petition of impeachment bearing signatures of at least 15 voting members, the remainder of the Board of Directors shall convene and shall initially act as a fact finding committee and attempt to reconcile the problem. Should impeachment still be demanded, it may be accomplished only by amendment to the By-Laws.

SECTION 13. ELECTIONS: The election of members to the Board of Directors shall
*** be conducted by voice vote or show of hands. Each person voting shall select no more candidates than there are vacancies to be filled and those receiving the greater number of votes shall be considered elected.

TIME AND PLACE: Elections shall be held at the time and place specified for the annual meeting.

SECTION 14. MEETINGS:

- A. Annual meeting: The Annual Meeting of this association shall be conducted at such time and place as may be convenient for the members for the purpose of electing Directors, and the conduct of any other business which may be introduced.
- B. Special meeting: If deemed necessary or desirable by the Board of Directors, the President shall call a special meeting to be held at an appropriate time and place. The announcement of the time and place and purpose of a special meeting shall be made by mail, phone or other means to all voting members.