

Bylaws

Article II - Membership

SECTION 1

C. Transfer of Membership. The Board of Directors shall acknowledge the membership transfer at the Board meeting immediately following the lease transfer. ~~Membership may be transferred by a majority vote of the Board of Directors present at any meeting at which said application is considered.~~

The purpose of the change to Section 1 is to make the language consistent with current practice.

Article III – Membership Meetings

SECTION 1 Annual Membership Meeting

The annual meeting of the members of the Association shall be held at a convenient location on the Third Saturday of the month of October each year at 10:00 AM for the purpose of electing directors, passage of a budget, and for transacting other business as may come before the meeting. If a budget is not approved by January 1, the Board of Directors is authorized to process and pay payroll and other routine monthly expenses as necessary.

SECTION 2 Special Membership Meetings

Special Meetings of the members of the Association may be called by the President, by the Board of Directors, or by not less than one-fifth (1/5) of the membership of the Association.

SECTION 3 Notice of Membership Meetings to Members

Written notice of any membership meeting stating the place, date and hour of the meeting, and in case of a special meeting, the purpose(s) for which the meeting is called, shall be mailed not less than seven (7) days nor more than twenty (20) days before the date of the meeting to each member. The Secretary shall include with the letter for the annual meeting a copy of the agenda, financial statement of the Association, and a copy of the Board of Directors' proposed budget for the ensuing year. Written notice may be provided electronically by e-mail or text unless the member elects, in writing, to receive a printed copy by way of postal service. The electronic mailed date shall be the date sent and meet the deadlines listed above.

The purpose of changes to Article III is to make clear the annual meeting of members is different from the monthly Board meetings. The change to Section 1 is needed to ensure adequate continued operation of the Association if a budget cannot be approved before January 1st of the following year. Further the change to Section 3 will allow notification to be made electronically to not only save money for the Association but also to allow notification in a manner that is common and preferred by many people.

SECTION 6 Membership Meeting Minutes

Written minutes of all membership meetings must become available on-line to the membership of the Association once approved.

The purpose to add Section 6 was to make the language consistent with current practice.

Article IV Board of Directors

SECTION 2 Establishment of Rules

The Board of Directors shall have the power to establish rules as deemed necessary or advisable, and may amend or repeal any rule(s). No new rule(s) or amended rule(s), shall be enforced without giving written notice to all members of the Association. Written notice may be provided electronically by e-mail or text unless the member elects, in writing, to receive a printed copy by way of postal service.

The purpose of the change to Section 2 is to allow notification to be made electronically to not only save money for the Association but also to allow notification in a manner that is common and preferred by many people.

SECTION 5 Board Membership and Terms

The number of directors of the Association shall be no less than five (5) and no more than nine (9) in number, and each director shall be elected for a term of three (3) years.

The purpose of the proposed change to Section 5 is to allow flexibility when there are Board resignations.

SECTION 8 Board Meetings

A. Regular Board Meetings

1. The Board of Directors shall meet the first Tuesday of each month unless this day falls on a legal holiday or Election Day then the meeting will be held the following Tuesday, at the Community Center for the purpose of transacting any old or new

business of the Association. Meetings of the Board shall be open to any member of the Association.

2. Additional regular Board meetings may be called by the President of the Association, or by the request of three or more Board members for purposes of conducting Association business that is time sensitive.

Written notice of a change of date or time for the regular Board meeting shall be delivered at least 48 hours prior to the meeting. Written notice may be provided electronically by e-mail or text unless the member elects, in writing, to receive a printed copy by way of postal service. Written minutes of all regular Board meetings must become available on-line to the members of the Association.

B. Special Board Meetings

Special Board meetings may be called by the President of the Association, or by the request of three or more Board members. Special meetings may be called as follows:

1. Meeting of the Board, separate from a noticed meeting, to discuss closed session items including:
 - a. To discuss litigation when an action against or on behalf of the Association has been filed and is pending in a court or administrative tribunal, or when the board of directors finds that such an action is probable or imminent,
 - b. To consider information regarding appointment, employment or dismissal of an employee, or
 - c. Items of sensitive nature.
2. Noticed meeting of the Board to discuss large-scale or complex business in open session and shall be open to all Members.

No vote shall be taken on any matter in Special Board meetings. Vote on such matters shall be taken at future regular Board meetings.

Article V Officers of the Association

Section 5 Workshops

~~The members of the board may call workshops for purposes of discussing business so long as no votes take place and the workshops are open to the members. Exceptions may only be in cases of executive workshops where items of sensitive nature defined by state and/or federal law dictates (such as employee issues, law suites, etc.) but any vote must take place in public. (passed 140-42 October 20, 2018)~~

The purpose of the changes to Section 8 is to make clear the purpose of each type of meeting that is being held by the Board. The intent is to make the language consistent with current practice. The deletion of Article V is needed because this type of meeting is now covered under Section 8 (B)(2).