

Blue Mountain Lake Club By Laws 2026

Article I – Name:

The name of the organization shall be the Blue Mountain Lake Club Inc. (BMLC)

Article II – Objective:

The objectives of the Blue Mountain Lake Club shall be:

1. To provide opportunities for club members to engage in the sport of fishing, trapping, small game hunting, and any type of big game hunting covered by the purchase of a New York State license for seasons defined in the Northern Zone Big Game Syllabus, as well as other general recreation purposes.
2. To promote hunter and outdoor safety.
3. To encourage the practice of good sportsmanship and compliance with state, local, federal game laws, and club rules and regulations.
4. To support wildlife conservation programs and to assist wildlife management programs.
5. To strengthen land owner – hunter cooperation and understanding.
6. To increase the knowledge and practice of hunting skills, marksmanship, and other outdoor recreational skills.
7. To cooperate with other organizations which share the objectives stated in paragraphs (1) through (7).

Article III – Membership:

1. (2013) The membership shall consist of four classes:
 - a. Regular Member, Senior Member, Honorary Member, and Family Member.
2. Regular Member:
 - a. Member with all privileges. Note: Regular members will not become senior members.
3. Senior Member:
 - a. Existing senior member before March 24, 2013. Senior member has all privileges. Note: Senior members will not become honorary members.
4. Honorary Member:
 - a. Existing honorary member before March 24, 2013. Honorary member has all privileges.
5. Family Member:
 - a. Immediate family member of Regular, Senior, or Honorary member. NO HUNTING OR VOTING PRIVILAGES.

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6. Spouses or Significant Others: (2021)

- a. Spouses or significant others of a Regular, Senior, and Honorary members are considered members without voting privileges or assessments.

7. Children:

- a. Children of a Regular, Senior, or Honorary members are considered members without voting privileges or assessments until their completion or departure from high school.
- b. Children of a Regular, Senior, or Honorary member who continue their formal education by attending a college or university full time shall be considered a member without voting privileges or assessments for a period not to exceed four (4) years.

8. Member in Good Standing:

- a. A member in good standing shall be current in all dues, assessments; fees owed to the club, and are not in any violation of club bylaws.
- b. The regular membership shall consist of all those who have been accepted as members at a prior Board of Directors meeting, and are members in good standing.
- c. Any Blue Mountain Lake Club officer, board of director, or voting member must be a member in good standing.
- d. Any member of the BMLC in good standing who submits a written resignation to the BMLC secretary shall be entitled to readmission to the BMLC at any time without malice or penalty.
- e. Any member, in good standing, the lease holder, or an officer of another club may present to any Officer or Board of Director of the BMLC, written charges against any BMLC member for un sportsman like conduct, or conduct likely to endanger the good order and welfare of the club. These charges could be, verbal abuse, harassment, the use of social media, e-mail, text, phone calls, and the US mail. These charges shall be conveyed to the president of the BMLC. The president shall deliver a written copy of the complaint to the secretary. The secretary will notify all officers, and the board of directors, of a special meeting to address the charges. (2021)

9. Other Member Items:

- a. Any member convicted of a violation of any NEW YORK STATE CONSERVATION LAW is subject to being expelled from the BMLC membership pending review of the BMLC Board of Directors. Any member found to be in any violation of the BMLC bylaws or the lease holder rules, by the board of directors, may be subject to suspension or permanent termination of membership to the BMLC. If such member is suspended, upon completion of the suspension, such member will be on probation for one

year from the date of return. (2021)

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- b. Any member NOT in good standing will be considered trespassing, if caught on the BMLC property without being escorted by a BMLC officer or director. This person or persons may be subject to arrest, or other disciplinary actions determined by the BMLC Board of Directors.
 - c. Any person whose membership shall have been terminated under any of the foregoing sections may be restored to membership by the Board of Directors, upon such terms as might be required by the BMLC Board of Directors. (2021)
 - d. The BMLC membership shall have the power to impose a liability or levy an assessment upon itself.
 - e. BMLC membership is limited to 200 members.
10. Member Camps:
- a. Any camp that has not paid all of the required fees (lot fees, taxes, camp assessments, late fees) shall not be used until all camp fees are paid in full to the BMLC treasurer. This includes any member associated with such camp. The person responsible for the camp and associated fees will be the person that is named on the BMLC membership list for camp ownership. This list is to be kept by the BMLC secretary.
 - b. If any camp is in arrears for three (3) months, the BMLC reserves the right to obtain ownership of such camp and put such camp up for sale. After competition of such sale the BMLC will recover any fees, it is owed. If a realtor is involved their fees will also be paid from the sale of the camp. Any remaining monies will be forwarded to the previous camp owner.

11. Associate Guest Membership: (2022)

a. Associate Member Snowmobile Guest Pass: (2022)

Each member is allowed to purchase no more than two (2) guest snowmobile passes per snowmobile season (the BMLC lease with ATP Upper Hudson Woodlands and Blue Devil Timber states that you are allowed to have only two guests at a time). The snowmobile season runs from the end of the northern zone big game rifle season as determined by New York State hunting rules and regulations, until April 1st the following year. The cost of the Associate Member Snowmobile Guest Pass is \$250.00 plus the per machine cost for the pass to use the multi-use trail determined by F&W Forestry. Associate Member Snowmobile Guest are allowed 5 weekends or 10 days and must be with the member that purchased the guest pass. Associate Member Snowmobile Guest Pass must be purchased by a full paying member, in good standing of the BMLC. Members must provide to any BMLC officer current registration and insurance documents of their snowmobiles and their guest snowmobile in order to purchase an

Associate Member Snowmobile Guest Pass.

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b. Associate Member ATV / UTV Guest Pass: (2022)

Each member is allowed to purchase no more than two (2) guest ATV/UTV passes per ATV/UTV season (the BMLC lease with ATP Upper Hudson Woodlands and Blue Devil Timber states that you are allowed to have only two guests at a time). The ATV/UTV season runs from June 1st to the beginning of the Northern Zone Black Powder hunting season as determined by New York State hunting rules and regulations. The cost of the Associate Member ATV/UTV Guest Pass is \$250.00 plus the per machine cost for the pass to use the multi use trail determined by F&W Forestry. Associate Member ATV/UTV Guest are allowed 5 weekends or 10 days and must be with the member that purchased the guest pass. Associate Member ATV/UTV Guest Pass must be purchased by a full paying member, in good standing of the BMLC. Members must provide to any BMLC officer current registration and insurance documents of their ATV/UTV and their guest ATV/UTV in order to purchase an Associate Member Snowmobile Guest Pass.

c. BMLC Member Responsibility:(2022)

A BMLC member in good standing must submit an Associate Member ATV/UTV Guest Pass or Associate Member Snowmobile Guest Pass application for the individual they are sponsoring for approval for guest pass membership.

Article IV– Board of Directors:

1. Number of Directors

- a. The BMLC Board of Directors shall consist of six (6) members at large elected for three (3) year terms. The terms shall be staggered such that two (2) directors shall be elected in any given year. The president of the BMLC shall act as Chairman of the board and shall have voting privileges only in the case of a tie vote. The secretary of the BMLC shall act as secretary of the BMLC Board of Directors.
- b. The BMLC Board of Directors shall be the governing body of the BMLC and shall transact all essential business according to these bylaws, unless otherwise directed by the membership of the BMLC, or in the best interest of the club. All actions of the BMLC Board of Directors will be reported to the BMLC membership at the next regular meeting.
- c. In the case of any vacancy on the BMLC Board of Directors, the remaining directors, by a majority vote, will elect a successor to hold office until the next annual meeting.

- d. The BMLC Board of Directors shall have the power to admit members. The BMLC Board of Directors shall have the power to suspend or expel a BMLC

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member for any violation of the BMLC bylaws. Either of these actions shall be done by ballot.

Article V– Officers:

1. Offices and Terms

- a. The officers of the BMLC shall be as follows: President, Vice President, Treasurer, and Secretary. The terms shall be two (2) years from date of installation.

2. President:

- a. It shall be the duty of the president to preside over all BMLC meetings. The president may direct the secretary of the BMLC to call a special meeting when necessary. The president shall appoint all committees, impartially enforce bylaws and ensure that all officers, committees and the board of directors perform their duties.

3. Vice President:

- a. It shall be the duty of the vice president, in the absence of the president, to perform the duties of the president and shall perform other such duties as may be assigned to him / her by the president.

4. Treasurer:

- a. The treasurer shall be charged with the collection of all fees and dues belonging to the BMLC and shall have custody of all funds, securities, and title deeds of the BMLC. The treasurer shall keep an accurate record of all the receipts and disbursements. All bank checks shall be signed by both the treasurer and the president. In the absence of the president, the vice president shall be authorized to sign. The treasurer shall provide a copy of the BMLC's financial report upon request to any board member or officer of the BMLC within a reasonable amount of time. Two (2) weeks.

5. Secretary:

- a. The secretary shall keep an accurate record of the proceedings of all the meetings of the BMLC.
- b. The secretary shall give notice to all members in good standing of regular and special meetings, and to board members all board meetings.
- c. The secretary shall mail out the minutes of The BMLC meeting within two (2) weeks. The secretary shall use e-mail and the BMLC web site for notification of all meetings and minutes, and use post cards or mail for those members not having email.

- d. The secretary shall, along with the president or vice president, sign all notes, written contracts, and obligations of the club. The secretary shall have custody of the seal of the BMLC and perform the usual duties of his / her office.

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6. Vacancy:

- a. A vacancy in any of the above officers caused by death or resignation will be filled by appointment of the remaining officers until the next regular meeting. At that time an election for the vacated office will be held.

Article VI– Standing Committees:

1. Rules and Regulations
2. Auditing
3. Trails (2021)
4. Social Media (2021)

Article VII– Meetings of Members:

1. Regular meetings of the BMLC shall be held in the spring, summer, and fall of each year. The Secretary shall notify the membership of the specific date, time, and location of each meeting by email, postcard, letter, or the BMLC website. Meetings shall be announced no later than two (2) weeks before the meeting.
2. Annual Meeting:
 - a. The Annual meeting will be held in the spring
 - b. The summer and fall meeting will be held at the discretion of the president and the board of directors of the BMLC.
 - c. The date, time, and location will be set by the president and or the board of directors of the BMLC.
 - d. The secretary of the BMLC shall notify the membership of such meeting by mail or email at least two weeks before such meeting. (2021)
 - e. Election of officers (every other year).
 - f. The election of two (2) board of directors.
 - g. Setting of annual dues and camp assessments
3. Summer Meeting:
 - a. The summer meeting shall be held in July on the same day as the BMLC picnic.
 - b. The date and time can be set at the spring meeting.
4. Special Meeting:
 - a. A special meeting of the membership may be called at any time by resolution of the board of directors or by a call or in writing to the president

and delivered to the secretary of the BMLC. Such resolution or call shall state the date, time, location, and purpose of such meeting. Upon written request of ten (10) members, the president shall call a special meeting of the members.

- b. The Secretary shall notify the membership of the specific date, time, location and purpose of the special meeting by email, postcard, letter, or

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the BMLC website. Meetings shall be announced no later than two (2) weeks before the meeting.

5. Quorum:

- a. One (1) paid member shall constitute a quorum for the transaction of business at any regular or special meeting of the BMLC.

6. Proxy:

- a. Any member may appoint any other member as his proxy by providing written notice to the secretary.

Article VIII– Meetings of Board of Directors:

1. Regular Meetings:

- a. The board of directors shall meet before the spring and fall membership meeting.

2. Special Meeting:

- a. A special meeting of the board of directors may be called by the president or any two (2) members of the board by a call-in writing signed by such board members and delivered to the secretary. Such call shall indicate the purpose of such meeting.
- b. The secretary shall notify each board of director and officer of the BMLC of the date, time, location, and purpose of the special meeting by email, postcard, or letter no later than two (2) weeks before the meeting.

3. Quorum:

- a. Three (3) Directors shall constitute a quorum for the transaction of business at any regular or special meeting of the BMLC Board of Directors.

Article IX– Dues, Fees, Assessments:

1. Payment:

- 2. All dues, assessments, and fees set by the membership, shall be due and paid in full to the treasurer by August 1. A member may choose to make partial payments to

the treasurer during the year. Members choosing this option should contact the treasurer to work out a payment schedule.

3. Taxes:

4. Grace Period:

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b. A thirty-day grace period will be allowed on dues, assessments, and fees. All dues, assessments, and fees must be received by the treasurer no later than July 31.

5. Late Fees:

b. If dues, assessments, and fees have not been received by the treasurer on July 31 a \$100.00-dollar penalty will be assessed to such member. For every month, they are late beyond the original 30 days an additional \$25-dollar fee will be assessed to the member.

c. Any member 60 days overdue, on any fees, owed to the BMLC may, by the discretion of the board of directors, have his membership terminated. Such member may reapply for membership and be reinstated by the board of directors. Such member will be responsible to pay the treasurer all fees, and late fees before reinstatement.

6. Additional Fees:

a. All additional fees such as but not limited to assessments, taxes, and lot fees shall be payable to the treasurer of the BMLC within 30 days of receipt of such bill. The monthly late fees will apply to additional fees also.

7. Special Provisions:

a. Special provisions for payments to the club because of personal hardship will be permitted only at the discretion of the BMLC officers.

8. Armed Forces Members:

a. A club member who is on active duty in the U.S. Armed Forces shall not be assessed dues for the first tour of duty, not to exceed four (4) years. If a member continues on active duty, he / she will remain a member and be assessed a fee of \$100 dollars, only in those years in which he / she actually uses the BMLC property. This provision will apply as long as the member continues active duty in the U.S. Armed Services.

9. College Student beyond four (4) years:

a. If a member continues as a full-time college student beyond four (4) years,

he / she will remain a member and be assessed \$100 dollars, only in those years in which he / she actually uses the BMLC property.

10. BMLC Officers:

- a. For the faith, full performance of the president, vice president, treasurer, and the secretary, they will receive half (1/2) paid membership set by the current dues.

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11. Guest Fees:

- a. ATV's and Snowmobile guest will be charged \$10 per day.
- b. Hunting guest will be charged \$20 per day.
- c. Guest Fees will be on the honor system.

12. Temporary Camper Trailers:

- a. (Finch Property) Temporary seasonal camper fees are set at \$200, \$100 payable to the land property manager, and \$100 payable to the treasurer of the BMLC.
- b. Temporary two-week camper fees are set at \$50 payable to the land property manager.
- c. (F & W Property) Temporary seasonal camper fees are set at \$200, \$125 payable to the land property manager, and \$75 payable to the treasurer of the BMLC.
- d. Temporary two-week camper fees are set at \$50 payable to the land property manager.
- e. All camper permits for both landowners, (F&W and Finch) must be submitted no less than three (3) weeks prior to the date in which the camper is to be brought on the BMLC property. (2021)

13. Camp Owners: (2017)

- a. Any camp owner found to be in a violation of the landowner guidelines, will be assessed a fine of \$200 payable to the BMLC and will also be responsible for any fines assessed by the land owner to the BMLC.
- b. Any member obtaining permission to construct a camp from the land owner will automatically be considered a camp owner and will be responsible for the fees associated with owning a camp on BMLC leased property.

Article X– Maximum Expenditure:

1. No BMLC expenditure, with the exception of the Finch Paper and the Upper Hudson Woodlands invoices, may exceed \$250 for any singular purpose, unless approved by a majority of the board of directors.

Article XI– Rules and Regulations:

1. Rules and Regulation Committee:
 - a. The chairperson of the BMLC rules and regulation committee shall bring forward to the members, at the annual meeting, any changes for consideration to the rules and regulations (Bylaws). Any such changes shall require a majority vote of the members present, to enact.
2. Review:
 - a. The rules and regulations shall be reviewed annually.

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Article XII– Landowner Lease Requirements:

1. BMLC Members:
 - a. The premises shall be for BMLC members and their guest only, as defined in the bylaws.
2. Posting:
 - a. The premises shall be properly posted in accordance with the New York state conservation law.
3. Caretakers:
 - a. The BMLC is responsible to patrol the lease lands to determine if any person is hunting, trapping, fishing, or trespassing for any purpose whatsoever, or in violation of any laws of New York State. All members of the BMLC are considered caretakers. Any member may challenge any person or persons on BMLC property for proof of membership.
4. Violations of Rules and Regulations:
 - a. Any member or guest found to be violating any State, local, BMLC, or landowner rule or regulation may lose all rights and privileges to the leased area for a period to be determined by the Board of Directors. (2021)
 - b. Any person who has been convicted of violating any New York State Conservation Law, Rule or Regulation within a period of three (3) years prior to application for membership in the BMLC, shall be disqualified from membership.
5. Motor Vehicles:
 - a. All motor vehicles, including, Snowmobiles, ATV's, Dune Buggies, and Plow Trucks, will be allowed on leased lands provided a copy of the current registration and insurance certificate are provided to the secretary.
 - b. To use BMLC properties for snowmobiling and ATV purpose, the landowner specifies that there will be absolutely no harassment of wildlife of any kind at any time, and that deer wintering areas that develop on or near the landowner trails will become automatically forbidden areas of use.
 - c. The maximum outboard motor size allowed on premises is ten (10) horse power.

- d. Drivers between the age of 10 and 16 must be accompanied by an adult, and must have a NYS issued safety certificate.
- e. During big game season, Snowmobiles, ATV's, and Dune Buggies will be allowed on roads passable by 2 or 4-wheel drive vehicles. These vehicles will be permitted for the removal of legally killed deer or bear.
- f. Disabled or medically handicapped persons are permitted to use the above mentioned vehicles for transportation to a "watch". New York State Conservation Law pertains to the carrying of firearms on these vehicles.

6. Speed Limit:

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- a. BMLC members and guest will not exceed the maximum speed of twenty (20) miles per hour.

7. Camps:

- a. BMLC members shall have the right, with proper written consent of the land owner and the BMLC president, and approval of Local and State authorities, to construct and maintain camps.
- b. Camps shall not exceed 500 square feet in size. (outside dimensions) (See land owner requirements for camp dimensions).
- c. New camp, outbuilding, alteration guidelines: (2017)
 - i. Plans for a new camp, alterations to an existing camp, building of a storage shed, outhouse, woodshed, or any outbuilding shall be submitted to the club for prior approval before construction can begin.
 - ii. Paper work shall include a site plan showing location of buildings on building lot and outside dimensions of such structures.
- d. Camps shall be used solely for the purpose of hunting, fishing, and / or recreation.
- e. Each year, each private camp on the lease will pay an annual rental to the landowner as stated in the lease.
- f. In addition, real estate taxes, if any, on improvements on leased property shall be paid on receipt of bill.
- g. Each camp shall have a camp number prominently affixed, 3 inch in height, over the entrance door, at its own cost and expense. The numbers shall be issued by the BMLC from a block of numbers assigned by the landowner and unique to the BMLC.

8. Temporary Camping Trailers:

- a. BMLC members are allowed to park licensed camping trailers on a yearly seasonal basis on BMLC property at such locations of which are mutually agreed to by the BMLC and the landowner. Trailers may be parked on for up to 120 consecutive days at the fees stated in Article IX, section 13, Temporary Camper Trailers.

- b. All camping trailers must be removed by December 15.
- c. BMLC members must obtain an approved application from the property manager and follow their "Guidelines for Temporary Campers"
- d. A split season for temporary campers shall be as follows: Spring to
- e.
- f.
- g.
- h. September 15 and Fall September 15 to December 15.
- i. Members may bring temporary campers in for one week or unlimited weekends.

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9. Tents: 2021

- a. Tents are not allowed on (Finch) Blue Devil Timber leased property.
- b. Tents are allowed on F&W leased property

10. Fire Wood

- a. BMLC members shall have the right and privilege to cut trees on club property for camp firewood only and no other purpose. Any and all trees, dead or alive, must first be designated for cutting by the landowner's forestry personal. BMLC members shall not remove or permit removal of any wood or fire wood from the BMLC property.

11. Camp Fires:

- a. BMLC members have the right to have a camp fire in properly constructed areas at the camp area only. Any such camp fires must be fully extinguished prior to the BMLC member leaving the area.

12. Recreation Land Use and Game Taken:

- a. Each BMLC member is responsible to return the Recreation Land Use and Game Taken report to the landowner yearly when requested.

13. Does:

- a. NO Does will be taken, transported, onto or through Finch Paper Lease Property.

14. Tree Stands:

- a. The use of portable tree stands is permitted.

15. Mud Locks:

- a. Mud Locks will be installed each spring by the president or designate until the roads are deemed usable.

16. Dogs (2017)

- a. All domestic dogs shall be confined to camps or be restrained by leash during early bow season, early muzzle loading season, and regular big game rifle season.

17. Storage of Petroleum:

- a. Storage of petroleum products (gas) is limited to five (5) gallons. The preferable fuel is propane.

18. Insurance:

- a. The BMLC, at its own expense maintain liability and property damage insurance.

19. BMLC Roads:

- a. The BMLC, at its own expense will make all necessary repairs to roads including maintaining bridges and culverts in proper and safe conditions.
20. Active Cutting /Landowner Posting:

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- a. BMLC members and guest will not use for hunting any lands where active cutting is occurring, or any areas which are posted as no hunting by the landowner.

Article XIII– BMLC Rules and Regulations:

1. Deer Carcasses:

- a. All deer carcasses shall be transported from the BMLC property with head and hide attached.

2. Baiting:

- a. No person is allowed to bait big game at any time on BMLC property. Any member caught doing so will have their membership terminated immediately.

3. Garbage:

- a. Absolutely No Burning of garbage on BMLC property. This includes outdoor fire pits and woodstoves. (NYS Conservation Law) BMLC by law requires BMLC members and guest to carry out and properly dispose of any garbage.

4. Membership Cards / Stickers:

- a. All BMLC members are to carry their current BMLC membership card while on BMLC property.
- b. All BMLC members' vehicles, including snowmobiles and ATVs, shall display the member identification sticker whenever on BMLC property.

5. Immediate Family Members:

- a. BMLC member's immediate family members are allowed on BMLC property during the big game hunting season, but are restricted to the immediate areas of their camp.

6. Camp Owner Responsibility: 2021

- a. All camp owners shall keep the areas around their camp neat and orderly.
- b. No excessive equipment or building materials, vehicles, etc., stored around camps.
- c. If BMLC is required to clean a camp area the owner of the camp may be assessed a fee for the cleanup.

Article XIV– BMLC Fee Schedule to be set at Annual Meeting:

1. Regular Member

- a. \$400 per year (2012)

2. Senior Member

- a. ½ of Regular Membership

3. Family Member:

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- a. \$200 per year (2012)

4. Permanent Camp Lot Fee:

- a. \$500 per camp (2021) F&W camps east side of Rt.30 \$1313 as of 8/16/25 all fees
- b. \$300per camp (2020) Finch camps west side of Rt.30 \$1146 as of 8/16/25 all fees

5. Camp Assessment:

- a. Amount required by each camp to cover lease and expenses.
- b. \$0 per camp (2021)

6. Town County and School taxes;

- a. Based on assessment by Town of Indian Lake.
- b. Taxes are due upon receipt of bill, payable to the BMLC treasurer.
- c. Late fees will apply after 30 days on taxes.
- d. Tax bill is usually sent to BMLC by land owner in April. Tax bill will be sent to camp owners as soon as it is received.

Article XV-BMLC Application for membership: (2021)

- a. All applications for membership must be approved by the board of directors. BMLC board of directors will approve or deny application within 10 days of receipt.
- b. Upon approved application of membership, the applicant must submit current dues to the president or the treasure of the BMLC. The new member will be on probation for one year from the date of acceptance.

