

Date of revision: February 26, 2025

Date of SLPOA membership approval: March 12, 2025

# Silver Lake Property Owners Association By-Laws

## **Article I**

Section 1. Silver Lake community is located in the Town of Clinton, NY.

Section 2: The Silver Lake Property Owners Association (hereinafter referred to as SLPOA,) is an all-volunteer non-charitable, community-based Domestic Not-For-profit Corporation, whose purpose is to preserve, protect, and enhance the quality of Silver Lake, for the enjoyment of our community now, and for generations to come. Our mission is to support the interests of the Silver Lake residents, thereby promoting the welfare of the community through stewardship, research, fundraising, and public advocacy by volunteers.

Section 3: Membership consists of owners of properties with deeded rights to Silver Lake.

Section 4

Purpose of SLPOA

The purpose and objectives of SLPOA shall be to: (a) monitor, protect, and enhance the Silver Lake water quality; (b) provide a means for united action, education and communication to further the mutual interest of property owners with deeded lake rights to Silver Lake; and (c) to provide a coordinated channel for communication with federal, state, county, and town authorities on such matters as the maintenance of protective services, lake improvements, and any official regulations or ordinances. SLPOA is not a regulatory body and has no legal authority over any NY laws, regulations, policies, or procedures.

## **Article II**

Section 1

Election and Terms of Office

1. Officers of SLPOA ("the Board") shall consist of a President, 1 or 2 Vice Presidents, a Secretary, and a Treasurer.

2. The Board will be elected by a majority vote of SLPOA members, or their proxies, attending the annual SLPOA meeting.
3. Each membership eligible property may only have one representative on the Board in any capacity.
4. Commercial or non-residential property owners may be members and participate in committees, but cannot serve as board members.
5. Any nominated or continuing officer must be a current dues paying member of SLPOA.
6. The term of office will be for a 2-year period commencing from the time of the vote.
7. If an officer resigns or is removed from office, the remaining officers may appoint officers to those open positions until they can be voted on at the next annual meeting.
8. **Suspension or Removal of Board Member(s)**  
The suspension or removal of Board members shall require a two-thirds (2/3) vote of the Board, and shall be based upon violation of the By-Laws, or for other causes prejudicial to the best interests of the Association.

## Section 2

### Election and Duties of Officers of SLPOA

1. **The President** shall preside over all meetings of the members of SLPOA. The President will be an authorized signatory on the SLPOA bank accounts. The President, in addition, will perform such other duties as noted elsewhere in these bylaws.
2. **The Vice President and/or Co-Vice President** shall assist the President in the administration of duties. He/she shall assume the duties of the President in his/her absence or upon his/her resignation or removal from office. The VP will also be an authorized signatory on the SLPOA bank accounts.
3. **The Treasurer** shall have the authority to collect and give receipts for dues, and have custody of the SLPOA funds and the books of account. He/she shall also have check writing authority and may pay any normal bills/invoices without approval.  
The Treasurer shall also keep true accounts of the SLPOA financial affairs and resources, and shall submit a full financial report at the annual meeting of the members. The Treasurer will be an authorized signatory on the SLPOA bank accounts.
4. **The Secretary** shall have custody of SLPOA documents other than those of a financial nature; shall attend and record the meetings of the members and of the officers, and shall distribute the minutes of the annual meeting to the members of SLPOA. The Secretary shall assist the President in communicating with the SLPOA membership. The Secretary shall work in conjunction with the membership committee to keep a list of current email addresses of members.

5. The officers shall, as a Board, manage the affairs of SLPOA and promote the purposes of SLPOA. A majority of officers shall constitute a quorum.
6. A meeting of the officers may be called by the President, or by two officers upon proper notification. Proper notification is deemed given, if that notice is at least 5 days prior to the meeting. A quorum must be present to conduct and vote on any official business.

## **Article III**

### Section 1

#### Financial

##### 1.Dues -

a.The amount of annual dues will be set by the board, with the amount to be paid by the annual SLPOA meeting.

b.A change in the amount of the annual dues will be determined by the Officers of the Board. An increase of more than 50% shall require a majority vote of the SLPOA membership attending the Annual Meeting.

c.Commercial or non-residential property owner dues will be established on a case by case basis, and dues schedule will be maintained by the president and the treasurer. Where the amount of dues for a commercial or non-residential property owner is established through a Court Ordered agreement or stipulation, the amount may not be changed unless agreed upon by the commercial or non-residential property owner.

d.A member may contact the board requesting special disposition of dues. It will be at the discretion of the board to grant such a request and agree upon conditions.

##### 2.Discretionary Funds/Fiscal Spending

a. A Board vote and approval is required for all significant actions, including spending SLPOA funds above \$250.00

b.The President has a discretionary fund of up to \$250.00 which can be spent on SLPOA expenses without approval. Any additional funds must be approved by the Board. Receipts for such expenses will be presented to the Treasurer.

c. The Treasurer may pay any bills up to \$250.00 without approval. Bills/invoices above \$250.00 will require Board Approval.

d.These dollar amounts may be adjusted to keep in step with inflation by a majority vote of the board.

## **Article IV**

### Section 1

#### Voting Rights .

1. Each lot with deeded lake rights shall be entitled to have member status, if it is current on annual dues at the time of the annual meeting.

2. Each lot that is a member shall be entitled to one (1) vote via its owner or designated representative; however, no individuals or legal entities shall be entitled to more than two (2) votes, no matter how many lots they own or co-own.
3. Votes are not grandfathered. When two (2) or more lots are combined to form one lot, that lot will be entitled to one (1) vote.
4. Any commercial or non-residential property owner on Silver Lake will be allotted one SLPOA vote per each lot with deeded lake access, up to two maximum votes. This is contingent upon having paid their annual dues at the time of the annual meeting.
5. Proxy Votes - If a SLPOA member cannot attend a meeting where a vote is taking place in person or online, they can assign a proxy to a SLPOA member to submit their vote. Permission should be in writing and submitted to the President.

## **Article V**

### Section 1

#### Committees

1. All committee members must be living in a member property; they serve on a voluntary basis.
2. Each member property may have a maximum of two representatives per committee.
3. The Board shall determine what committees are needed. The president of the Board will oversee the progress of every committee. Each committee shall elect a chairperson who will be responsible for communicating with the President about each individual agenda, and progress.
4. Recommendations of the Committees will be discussed and approved by the Board before implementation. The Board will approve any funding required to implement actions and recommendations.
5. Renters living in a household with deeded rights and up to date paid dues, may serve in a non-voting capacity on a committee, with the owners permission.
6. Any commercial or non-residential property owner on Silver Lake shall have the right to have two members on any one committee with approval of the board. This is contingent upon having paid their annual dues at the time of the annual meeting.

### Section 2.

#### Titled Committees

#### **Membership/Fundraising Committee**

1. The membership Committee shall be responsible to develop and strengthen the membership of SLPOA, assist in the collection of annual membership dues, and work

with SLPOA Secretary to maintain a current listing of names and addresses of residents with deeded lake rights.

2. Fundraising efforts will require the approval of the Board.

3. This committee shall choose a Director of Social Media Communications.

a. Director will be responsible for Website Development and on-going administration of the Website.

b. Director will be responsible for development and on-going administration of FaceBook Group.

c. Director will interface with the Board of Directors regarding on-going communications.

## **2. Lake Health Committee**

The Lake Health Committee shall be responsible for issues with regard to the ecology of the lake, including issues before the DEC and other regulators as they relate to the environmental concerns of SLPOA. Any regulatory outreach needs to be coordinated and approved by the Board.

## **3. Bylaws Committee**

a. The Bylaws Committee will be responsible for suggesting any alterations or amendments to the existing By-laws.

All alterations or amendments will be presented to the Board for approval.

b. The Board approved changes will be distributed electronically, to the members at least 10 days prior to a general meeting.

c. The changes or amendments will be approved by a majority vote of the Membership, or those attending the general meeting.

## **4. Ad Hoc Committees**

The Board may create committees to deal with issues faced by SLPOA, or to further promote the goals and mission of SLPOA, as needed. Creation of a committee may be at the request of any member or Officer, however, only the Board, by majority vote, may create and/or approve a committee.

## **Article VI**

### **Section 1**

#### **Communication**

1. Official SLPOA communication with the DEC regarding Silver Lake issues is only to be done by a Board Member or designee with Board approval.

2. Official SLPOA communication with outside vendors doing Silver Lake business, specifically, but not restricted to, any lake harvesting is only to be done by a Board Member or designee with Board approval.

3. Permission for private harvesting and/or hydro-raking along individual shorelines will be granted by the board only if the household is up to date on SLPOA dues. Any outside vendors working on the lake must be approved by the board.

## **Article VII**

### Section I

#### Boat Speed Limitations

1. We will adhere to the NY State regulations applying to Boat Speed limitations.
2. **Speed:** In most areas, the maximum speed is 5 mph when within 100 feet of the shore, a dock, or an anchored boat.