



LSHPOA

Lake Shore Homes Property Owners Association
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Bylaws Proposal Project

Hello Lake Shore Homes Community!

This message is a follow-up to yesterday's special LSH membership meeting regarding the LSH bylaws. Thank you to all who were able to attend in person or online.

The bylaws are an implementing tool of the Associations Articles of Incorporation and serve a key role in the effective stewardship of the Association's reason for being. Please take the time to thoroughly review the message as updating the LSH Bylaws is a key issue for the long-term health of the association.

Background: As many of you are aware, there have been multiple failed attempts over the past five plus years to update the association's bylaws. These failed attempts primarily stem from combining multiple objectives (updating outdated language and addressing key issues such as annual dues) into single amendment votes. The Board and several community members have worked hard to develop a new approach to increase membership understanding of the urgency to update the bylaws, establish confidence in the long-term objectives, while at the same time, ensuring the process is steeped in trust, open communication and a shared vision. To that end, the Board established a Bylaws Committee comprised of Board and Association members at-large. This committee developed a phased approach which is detailed below.

Phased Approach

Phase I:

- a. Update the bylaws with contemporary and more inclusive language and ensure consistency with our Articles of Incorporation.
- b. Clarify subcommittee language.

Phase II:

Address current shortcomings for effective stewardship (e.g., incorporate language regarding road maintenance).

Phase III:

Improve the structure of the document, making it more useful in ensuring the long-term health and viability of the Association.

First step - Phase I

Historically, the most current version of our bylaws was split into separate documents (original and subsequent amendments). Our diligent Secretary, Sherrie Steele, combined the separate documents which then served as the committee's starting point. The committee did a thorough review of the merged document and painstakingly updated the language consistent with Phase 1 objectives.

Key topics addressed in Phase I: (Note, Phase 1.a. and 1.b. represent proposals to be voted on separately).

Phase 1.a.

- Added definition of what a Property Owner Association is.
- Established consistent definition of membership types and associated benefits throughout.
- Addressed discrepancies with the Articles of Incorporation (e.g., number of board members).
- Aligned the selection processes for Trustees (e.g., Secretary position).
- Added Robert's Rules of Order to Association processes.
- Updated language to be gender-neutral, reflecting our commitment to inclusivity.



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Phase I.b.

- Combines Articles X - XVII and officially recognizes committees for drafting rules and the improving the culture of our Association. These committees, made up of members, would make recommendations to the Board and the membership for formal adoption consistent with bylaw voting procedure. If this motion does not pass, these Articles will remain as currently written.

Your Involvement & Next Steps

- Please review the attachments
 - clean proposed bylaw document (Clean-Bylaw_Proposal.docx)
 - a version with tracked changes (Tracked_Changes-Bylaw_Proposal.docx)
 - our current bylaws for comparison (Current_Bylaws_wAmendments.pdf)
 - our Articles of Incorporation. (Articles of Incorporation.pdf)
- Reach out to any of the board members or committee members with questions or comments.
- We encourage you to reach out to your fellow members to discuss the proposed Phase I changes
 - Sherrie Steele is setting up a forum in the PayHOA app to capture thoughts and discussion.

Next Steps

- We plan to present two motions (one for I.a. and one for I.b.) to adopt these new bylaws in October via electronic/mail-in voting . Until then, we welcome your feedback on anything you have questions about.
- We will collect all comments and share them with members throughout this process.

Understanding the Voting Process:

Washington State law allows organizations like ours to use electronic or mail-in voting if the result is "Unanimous Consent" of all members, unless the bylaws specify other procedures. Our current bylaws do not include provisions for electronic or mail-in voting, so we must achieve "Unanimous Consent" from all members to move forward outside of an Annual or Special Meeting. Achieving unanimous consent will be a significant challenge. We will need everyone's help to succeed. Please engage with your neighbors to ensure all members are informed and involved. Successfully passing these updates will pave the way for quicker Association solvency and foster a stronger sense of community among our members.

Thank you for your continued support.

In closing, I wanted to start by expressing how fortunate my family feels to be part of this wonderful community. We've only been here for three years, but we've already developed a deep connection to Lake Shore Homes that I'm excited to pass down to my children and future grandchildren. Thank you to everyone who has welcomed us into the wider LSH family!

Your humbled president,

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