

Bylaws
Hagerman Lake Property Owners Association
hagermanlake.org

ARTICLE I: NAME

Section 1. The name of this organization shall be the Hagerman Lake Property Owners Association, referred to herein as the "Association." The Association is a non-profit, non-stock corporation of Stambaugh Township, Iron County, Michigan.

Section 2. The fiscal year of the Association shall be the calendar year, January 1 to December 31.

ARTICLE II: PURPOSE

Section 1. The purpose of the Association is to preserve and protect Hagerman Lake and its surroundings, and to enhance the water quality, fishery, boating safety, and aesthetic values of the lake as a public recreational facility for today and for future generations.

Section 2. The Association shall work with, and seek funding from, federal, state, and local agencies, public and private, to maintain the quality of the lake.

Section 3. The Association may provide or seek educational resources relating to the protection and quality of Hagerman Lake and its wildlife.

Section 4. The Association shall inform lake residents of concerns relating to the purposes of the Association.

Section 5. The Association will promote social activity that will help generate a sense of community among property owners.

Section 6. The Association will, as a body, bring issues of interest or concern affecting lake residents and users to the attention of governmental entities.

ARTICLE III: MEMBERSHIP

Section 1. Association membership shall be open to all property owners who share a concern for the purposes of the Association. There shall be two classifications of membership:

Section 2. *General Membership* shall consist of the dues-paying riparian property owner or owners of Hagerman Lake (those with property along the Hagerman Lake shoreline and land owners lacking riparian rights, but owning property on these roads surrounding Hagerman Lake:

- Hagerman Lake Road and West Hagerman Lake Road between highway
- M-73 and Ottawa Lake Road.
- East Hagerman Lake Road, including Macadoba Lane
- North Hagerman Lake Road
- Little Hagerman Lake Road
- Meyer Drive
- Today Lane

Each general membership shall be a voting member of the Association. Each general membership shall have only one (1) vote regardless of the number of co-owners. In cases of multiple ownership, the multiple owners shall designate their voting representative. An owner or owners of multiple properties whether contiguous or non-contiguous, shall be entitled to one (1) vote.

Section 3. *Associate Membership* shall consist of dues-paying members who may include interested individuals, families, or businesses who share Association concerns, or individuals appointed as representatives to the Association by resource organizations. Although Associate members may not vote, they may participate fully in Association activities and meetings.

Section 4. Non-members are free to attend Association meetings but may not vote. Those wishing to make a presentation shall make prior arrangements with the Association President.

Section 5. The membership year is the calendar year, January 1 to December 31.

ARTICLE IV: DUES

Section 1. Annual dues and, possible contingency funding, shall be recommended by the Board of Directors. The amounts of dues and any contingency funding will be determined by a majority vote of the Association at a duly called meeting as determined necessary by the Board of Directors.

Section 2. Annual membership dues shall be paid to the Treasurer on January 1st of each year. Dues shall become delinquent if not paid by Memorial Day weekend of each membership year. A delinquent member shall be ineligible to vote until dues are paid.

Section 3. Monies collected shall be used to cover the cost of operation of the Association, including but not limited to the cost of mailings, supplies, phone calls, Internet web page, duplicating, or any other costs incurred as we keep the membership informed.

Section 4. Annual dues for associate (non-voting) members shall be the same as dues for general members.

ARTICLE V: OFFICERS

Section 1. The officers of the Association shall be President, Vice President, Secretary, and Treasurer. They shall be chosen from the general membership of the Association, and elected by majority vote of the membership attending the Annual Meeting. Officers shall hold office for a two-year term and are limited to two consecutive terms of service to the Association. Thereafter, they must take one year off before holding another position. Officers are eligible to serve in different positions as long as they don't exceed the four-year maximum term limit. Spouses and/or co-owners of one property may not serve the Association at the same time. The President and Secretary shall be elected in odd numbered years, Vice President and Treasurer shall be elected in even numbered years. Duties begin at the conclusion of the meeting at which they are elected. The officers shall serve without compensation.

Section 2. A vacancy for any reason in any elected position shall be filled by appointment of the Board of Directors, and will remain in effect until the next annual meeting, when the position shall be filled by election.

ARTICLE VI: DUTIES

Section 1. The President shall:

- preside at all meetings of the Association and the Board of Directors
- cast the deciding vote in case of a tie

Section 2. The Vice President shall:

- assist the President in performance of their duties
- in the absence of the President, the Vice President shall preside at meetings of the Association
- in the absence of the President, perform all other duties of the President

Section 3. The Secretary shall:

- conduct all correspondence for the Association and the Board of Directors
- keep the minutes of all meetings
- maintain a clear record of the business of the Association and Board

Section 4. The Treasurer shall:

- receive all monies paid to the Association
- keep an accurate account of Association membership records
- disperse such monies as approved by the Board of Directors or as required by law
- provide a written report of the financial status of the Association at each meeting
- annually prepare and make available to the membership a written statement of cash receipts and disbursements
- deposit all monies paid to the Association in the bank account of the Association

NOTE: No funds in excess of five hundred dollars (\$500.00) shall be disbursed by any officer without the approval of the Board of Directors. All Association checks, bank withdrawals, and bank transfers shall require the signatures of the Treasurer and the approval of the President or one other officer.

ARTICLE VII: BOARD OF DIRECTORS

Section 1. The Board of Directors shall consist of the four duly elected officers and three members, elected at large from the General membership. Board members shall serve for a two-year term and are limited to two consecutive terms of service to the Association. Thereafter, they must take one year off before holding another position. Board members are eligible to serve in different positions as long as they don't exceed the four-year maximum term limit. Spouses and/or co-owners of one property may not serve the Association at the same time. Two of the at large board members shall be elected in odd numbered years, one in even numbered years.

Section 2. The Board of Directors shall:

- be responsible for the affairs and property of the Association
- serve as the executive and policy-making arm of the Association, responsive to the direction of the Association at a duly-called meeting
- concur, with the President, in the establishment of committees
- elect, from the membership, three individuals to serve on the nominating committee
- approve disbursement of funds larger than \$500.00
- serve as members of committees when appropriate

Section 3.

In addition to the above listed duties, each member of the board is responsible for one or more of the

following tasks as assigned:

- represent the Association in other organizations (for example: Iron County Lakes and Streams Partnership, Ottawa National Forest Service)
- coordinate, with Ottawa National Forest Service, the oversight and maintenance of the boat wash and public beach
- coordinate volunteers and monitor summer maintenance of the beach and park
- maintain contact and coordinate studies with White Water Associates
- publish annual newsletter

Section 4.

The Board acting, together or individually, on actions related to the Association shall be protected by suitable liability insurance coverage, with premiums paid by the Association.

ARTICLE VIII: WEBMASTER

Section 1. The webmaster shall:

- manage the Association web site
- keep an accurate record of the property owners of the lake
- maintain all aspects of the membership list

Section 2.

A webmaster who is also an Association member shall be a non-voting member of the Board, serving at the pleasure of the board, with no prescribed term limit.

ARTICLE IX: COMMITTEES

Section 1. All committees shall be appointed by the Board of Directors:

Section 2. The nominating committee shall:

- consist of three members, elected by a majority vote by the board of directors
- serve a one-year term
- recruit, from the membership, individuals to stand for election for open Officer and Board of Director positions
- strive for equitable representation (for example, male to female and year round to seasonal residents) when recruiting individuals to run for elected office

ARTICLE X: MEETINGS OF THE ASSOCIATION

Section 1. (Amended 08.10.2019) The Annual Meeting of the Association shall be held during the summer months, on a date selected by the Board. Additional meetings will be called by the Board of Directors as necessary. Notice of meetings will be provided by signs around the lake, and on the Association website (hagermanlake.org) and shall be posted at least two (2) weeks in advance of each meeting.

Section 2. A quorum of the Association shall be no less than 15% of voting membership. Voting members shall register with the Secretary of the Association immediately prior to any regular or special meeting.

Section 3. Minutes of the meetings will be available on the Association webpage.

ARTICLE XI: PARLIAMENTARY AUTHORITY

Where consistent with the Association Bylaws, the current edition of *Robert's Rules of Order* shall govern the Association.

ARTICLE XII: AUDIT

An internal financial review by two non-Board members of the Association shall be performed yearly.

ARTICLE XIII: AMENDMENTS

Section 1. The Bylaws may be amended at any Annual Meeting of the Association by a 2/3 vote.

Section 2. Members shall be notified in writing of proposed Bylaws changes at least 30 days prior to the meeting. Notification shall also be provided on the Association webpage.

Section 3. These Bylaws shall be read or mailed to the membership from time to time as deemed advisable by the President or Board of Directors. Current Bylaws shall be available on the Association webpage.

ARTICLE XIV: ADDRESS

The Association shall maintain a mailing address as a US post office box in Iron River, Michigan.

ADOPTED: August 11, 2018

