



Bylaws of the Lake George Cottagers Association

Article I - Name

The name of the association shall be LAKE GEORGE COTTAGERS ASSOCIATION

Article II - Purpose

The purpose of the Association is to preserve, protect, enhance, and promote Lake George and its environs.

Article III: Members

Section 1: The Owner/Owners of one or more parcels of real property with riparian rights and/or deeded easement access to Lake George as well as any others approved by the Board of Directors may become a member of the Association with a single dues payment. Membership in the Association shall continue upon payment of the annual dues. The dues shall be established by the Board of Directors (hereafter referred to as "the Board.")

Section 2: Each member household shall be entitled to only one vote regardless of the number of parcels owned or the number of people in the household.

Article IV – Meetings of the Members

Section 1: The Annual Meeting of members shall be held in July. The date, place, and time of the Annual Meeting shall be determined by the President. Notice to the members of the Annual Meeting shall be given at least 27 days before the date of the meeting.

Section 2: Special Meetings of the members may be called at any time by the President of the Association, by a majority vote of the Board, or by members filing a petition signed by 5% of the members. Notice of Special Meetings shall be given at least 10 days before the meeting.

Section 3: A quorum for any meeting of the membership shall be 10% of the Association membership. The affirmative vote of a majority of the votes cast on an issue shall be sufficient to take any lawful action unless a larger affirmative vote is required by applicable laws, the Articles of Incorporation, or these Bylaws.

Article V –The Board

Section 1: The Board shall consist of the Officers of the Association and one Beach Director from each of the beaches surrounding Lake George as listed on Exhibit A. Each Beach Director shall be a member of the Association and shall be chosen by the residents of the beach in which he/she resides. Beach Directors shall perform the duties listed on Exhibit A.

Section 2: The names of the Beach Directors shall be announced at the Annual Meeting. The term of office for Beach Directors shall commence at the conclusion of the September Board meeting following the Annual Meeting and continue until the conclusion of the September Board meeting of the following year, with no term limits implied.

Section 3: The Board shall meet in May, June, July, August, and September. Notice of Board meetings shall be given to all members of the Association at least 10 days before the date of the meeting. Additional meetings of the Board shall be held whenever called by the President or when requested in writing by at least a majority of the Board then serving. The date, time, and place of Board meetings shall be determined by the President.

A majority of the Board then serving shall constitute a quorum for a meeting. Only members of the Board and their substitutes shall have voting privileges. The affirmative vote of the majority of the votes cast shall be sufficient to take any lawful action unless a larger affirmative vote is required by applicable law, the Articles of Incorporation, or these Bylaws.

Section 4: If a Beach Director is unable to attend a Board meeting, he/she shall arrange for a substitute. If a Beach Director or his/her substitute misses three consecutive meetings of the Board, the Board may remove that Beach Director from the Board.

Section 5: The Board shall fill any vacancy on the Board by a vote of the majority of the Board members present at a Board meeting. Such election shall be for the unexpired term.

Section 6: The Board shall have general control, supervision, and management of the Association and all property owned or controlled by the Association. The Board shall also:

- a. Make and execute policies of the Association consistent with applicable laws, the Articles of Incorporation, and these Bylaws.
- b. Contract with, appoint, or employ all persons and entities that the Board deems necessary to assist the Board and the officers in discharging their responsibilities.
- c. Obtain approval by a majority of the members of the Association present at the Annual Meeting or a Special Meeting of the members before authorizing an expenditure in excess of \$20,000. This provision shall be waived upon a vote of at least two-thirds of the Board members present at a Board meeting affirming that 1) an emergency requires said expenditure or borrowing and 2) it is not possible or practical to wait for action by the members.
- d. Have the power to do any and all things that the Board deems necessary or advisable in order to accomplish the purpose and objectives of the Association that are not prohibited by or inconsistent with applicable laws, the Articles of Incorporation, or these Bylaws.

Section 7: The Association shall provide insurance covering the Directors and Officers from liability for acts in good faith within the scope of their capacities as Directors and/or Officers.

Article VI - Officers

Section 1: Before the Annual Meeting, the President shall appoint a nominating committee which shall present a proposed slate of Officers to the membership at the Annual Meeting. The members of the Association shall elect the Officers of the Association at the Annual Meeting. Members of the Association shall have the opportunity to make nominations for Officers at the Annual Meeting. All officer nominees shall be members of the Association.

Section 2: The officers of the Association shall be President, Vice-President, Secretary, and Treasurer. Their term of office shall commence at the conclusion of the September Board meeting following their election at the Annual Meeting. The President, Vice President, Secretary, and Treasurer shall serve for two year terms. The Vice President shall succeed the President.

Section 3: The President shall preside at all meetings of the members and of the Board, sign on behalf of the Association all legal documents, and perform other duties as may be required by the Board and the membership. The President may appoint advisors or ad hoc committees as needed. Any action on behalf of the Association that is proposed by an advisor or ad hoc committee shall require majority approval at a Board meeting or meeting of the membership.

Section 4: The Vice-President shall perform the duties of the President in the event of the President's absence or inability to act and shall perform other duties as may be required by the Board.

Section 5: The Secretary shall keep minutes of all meetings of the membership and the Board, carry on all correspondence, maintain and have custody of all non-financial records, prepare and give all necessary notices, maintain a current roster of all Association members and Beach Directors, sign on behalf of the Association all legal documents requiring the signature of the secretary, and perform other duties as may be required by the Board.

Section 6: The Treasurer shall keep account of all money received by the Association and deposit same in such depository as shall be designated by the Board. He/she shall disburse any of the money of the Association only in such manner and for such purposes as shall be approved by the proper officers of the Association. All checks exceeding \$500 shall be signed by two officers.

At each meeting of the Board and at the Annual Meeting the Treasurer shall make a statement of the financial condition of the Association. Prior to the Annual Meeting, the Treasurer shall meet with the other officers to review the financial records for July 1 – June 30 and the previous year's tax return.

Article VII - Inspection of Records

The records and other papers of the Association shall be subject to inspection by members. A written request for inspection shall be served upon the Secretary at least 48 hours prior to the inspection.

Article VIII - Notice

Any Notice required by the Articles of Incorporation and/or the Bylaws shall be given to the members of the Association by Social Media and email, US mail, or the Lake George Breeze.

Article IX - Amendment

Amendments to the Bylaws may be made at the Annual Meeting or a Special Meeting of the members by a majority vote provided that notice of the proposed amendments shall be given to all the members by the Secretary at least 27 days before the date of the meeting.

This is to certify the foregoing Bylaws were duly adopted on July 11, 2015

Signed by: Richard Weaver, LGCA President

Exhibit A

Beach Names and Addresses

1. Spring Bank (North) -- Lane 130: #40 - 80; Lane 130A: #35 - 395; Old 27: #7735 - 7815
2. Spring Bank (South) -- Lane 130: #100 – 535; Lane 201A: #440; North Old 27: #7735
3. Lake George Beach (North) -- Lane 130B: # 40 - 280; Lane 140: #20 – 280; Lane 140A: #60 & 75; Lane 140B: #20 - 80; Lane 140C: #60 - 80
4. Lake George Beach (South) -- Lane 140E; Lane 140EA; Lane 201: #60 - 260
6. Lake George Beach (West) -- Lane 201A: #40 – 515; Lane 201AA: #15 - 75
7. Forest Park (South) -- Lane 201: #460 - 820; Lane 201A: #520 – 660
8. Forest Park (Center) -- Lane 201B: #40 – 520; Lane 201BA: #15 – 195
9. Forest Park (North) -- Lane 201B: #335 – 535; Lane 201BB: #20 - 140; Lane 201C: #20 - 80; Lane 301: #35 - 175
10. Browns Point (West) -- Lane 301: #200; Lane 301A: #220; Lane 301B: #35 – 520
11. Browns Point (East) -- Lane 301C: #20 – 315
12. Kopekanee Beach -- Lane 301: #495 – 940 and Kopekanee Beach (West) -- Lane 301: #960 – 1380
13. Spring Bank (Michigan) -- Spring Bank Lane: #1028 - 1060; Windy Shore Dr.: #1062–1080
14. Nipigon Beach -- Nipigon Beach Rd.: #1027 - 1095
15. Grandview Beach -- Whaley Rd.: #300 – 308; West Shore Dr.: #1005 - 1025
16. Hanover Beach -- Flint Rd.: #995 – 997; Caroline Dr.: #301- 333
17. Kope Kon Pointe -- Kope Kon Pointe: #319 - 387
18. Kope Kon Pointe -- Kope Kon Pt.: #1023 – 1085; Wing Point: #525 - 532
19. Bayview -- Bayview Dr.: #1014 – 1068; Sandy Beach Rd.: #408 - 414

Duties of the Beach Directors

1. Attend all meetings of the Lake George Cottagers Association and the Board. In the event you cannot attend, arrange for a substitute from your beach to attend.
2. Deliver a copy of the Breeze to each cottage on your beach from Memorial Day to Labor Day.
3. Deliver a directory to each cottage with paid dues.
4. Attempt to collect dues from non-members on your beach and give a directory to those who pay.
5. Place buoys in the water along your beach the last week of May.
6. Remove buoys from the water the first weekend after Labor Day and store for next season.
7. Report any change in beach directors and any change of contact information for cottagers on your beach to the Treasurer.
8. Recruit your replacement in the event you must resign as a Beach Director.