

1410 N. St. Helen Rd.  
P.O. Box 128  
St. Helen, MI 48656

August 20<sup>th</sup>, 2022  
Agenda

1. Roll call of officers

President: Dave Willis  
 V-President: Phil Abdoo  
 Treasurer/Sec: Debbie Alexander  
 Trustee: Barry Alderman  
 Trustee: Joe Papesh  
 Trustee: Ken Terwillegar  
 Trustee: Brian Byars  
 Dock Chair: Dan Willis

2. Voting members present: 41 160 dues paying members/quorum 10% = 16

2/3 needed for Bylaw changes 29

Proxy Votes from Joe Papesh, Marty Cameron and Robert Campion will be added at the end of the meeting minutes

3. Minutes of the previous meeting

Motion to waive Reading of last meeting minutes

Motion By: Phil Abdoo Seconded By: Bill Chasten

Yes 36 No 0 Approved

4. Secretary/Treasurer's Report

- A. Current Bylaws filed with Roscommon (Available on our website).
- B. Articles of Incorporation updated to comply with the Nonprofit Corporation Act 162 of 1982. (Available on our website).
- C. Obtained a Federal Tax ID Number 88-2657190.
- D. Filed Taxes for 2020 and 2021 (Available on our website).
- E. Launch of updated website in late September.
- F. Bank Changed over to 5.3 Bank

Balances: Checking \$9,980.95 Money Market \$35,402.22 Total \$45,383.17

**Bills Paid**

5.3 Bank – Printing of new checks \$77.86

Auto Owners - Liability Insurance \$680.00

EIN – Filing Fee \$250.00

State of Michigan - Article of Incorporations \$110.00

Roscommon – Bylaw filing fee \$31.75

U.S. Post Office – PO Box key \$14.00

Gilroy’s – Link for buoys \$13.33

Lil Willies - \$330.00

U.S Post Office – Postage \$121.98

Consumers – Beach Lights \$79.35

QuickBooks - \$25.00

2020 & 2021 - Tax Preparation \$750.00 (Pending)

2020 – Taxes Owed \$1,281.00 (Pending)

Motion to accept the Secretary/Treasurers report subject to audit

Motion By: Darrell Smith Seconded By: Joe Lumetta

Yes 40 No 0

Approved

5. Unfinished (old) and special business

6. New business

Proposed Bylaw changes (Attached)

A.) Motion on the floor regarding the complaint filed by Pam Armstrong to pursue legal counsel spending up to \$15,000 dollars to fight the allegations.

Motion by Lee Ferguson      Second by Mark Capaldi

Yes \_\_40\_\_      No \_\_0\_\_      Approved

B.) Motion on the floor to amend the articles of incorporation presented and filed on June 6, 2022

Motion by Dan Willis      Second by Debbie Alexander

Yes \_\_40\_\_      No \_\_0\_\_      Approved

7. Adjournment

Motion to adjourn

Motion By: Mike Stacy      Seconded By: Kevin Misch

Yes \_\_40\_\_      No \_\_\_\_      Approved

**Meeting Closed at 1:30pm**

**Submitted by Debbie Alexander**



**BY-LAWS**  
**OF**  
**LAKEVIEW PARK**  
**PROPERTY OWNERS' ASSOCIATION**

*(A Michigan nonprofit corporation)*

**ARTICLE I**

**SECTION 1. PURPOSE:** The purposes for which the Association is formed are to acquire, maintain, and construct buildings and property for community center for owners of property in the Lakeview Park Plats located in Richfield Township, Roscommon County, Michigan; to maintain educational and recreational facilities and to acquire other properties for such purposes; to engage in any and all types of activity not prohibited by law which shall promote and foster better community interest and relationship among the educational, recreational, physical, and social activities of its members, guests and friends, that they may acquire mutual understanding and goodwill among all owners of property located in the Lakeview Park subdivision, and in general, to exercise all the powers allocated to non-profit corporations by the law of the State of Michigan. This corporation shall have no power to make sales at retail which shall be subject to sales and use tax.

**ARTICLE II**

**SECTION 1. PLACE OF MEETING:** Any or all meetings of the members and the Board of Directors of the corporation shall be held at the registered office or at any other place designated by the Board of Directors.

**SECTION 2. ANNUAL MEETINGS:** The annual meeting of the members and the Board of Directors shall be held on the Saturday before Memorial Day and the third (3<sup>rd</sup>) Saturday of August @ 10:00 A.M.

**SECTION 3. ORDER OF BUSINESS AT ANNUAL MEETINGS:** The order of business at the annual meetings shall be:

- a) Roll call of officers
- b) Minutes of the previous meeting read and approved
- c) ~~Secretary/Treasurer's Report read and approved~~
- d) **Report of Committees**
- e) Unfinished (old) and special business
- f) New business
- g) **Adjournment**

*After discussion motion made by Joe Lumetta, seconded by Bill Chasten to accept these changes.*

Yes   35                        NO   0  

*Approved*

**SECTION 4. SPECIAL MEETINGS OF MEMBERS:** A special meeting of the members may be called at any time by the President or by a majority of the Board of Directors. A membership meeting may be called by a petition addressed to the Board of Directors and signed by ten percent (10%) of the members in good standing (PAID DUES). Notice of any special meeting shall be mailed

and/or posted at least five (5) days prior to the date of the special meeting.

**SECTION 5. ORGANIZATION MEETINGS OF THE BOARD:** Immediately following the annual meeting in May, the members in good standing (PAID DUES) and the Board of Directors shall convene for the purpose of electing officers and transacting any other business properly brought before it.

**SECTION 6. REGULAR & SPECIAL MEETINGS OF THE BOARD:** Regular and/or special meetings of the Board of Directors shall be held at such time and place (or by remote communication) as the Board of Directors shall from time to time determine. Written or oral notice shall be given to the Directors at least three (3) days prior to the meeting.

- A. **Remote Attendance:** A member of the board or of a committee designated by the board may participate in a meeting by conference telephone call, Zoom or other means of remote electronic communication through which all persons participating in the meeting can communicate with each other. Participation in a meeting in this manner constitutes presence in person at the meeting.
- B. **Director Action Without a Meeting.** Except as the articles of incorporation may otherwise provide, any action required or permitted at any meeting of directors or a committee of directors may be taken without a meeting, without prior notice, and without a vote, if all of the directors, or committee members entitled to vote on it consent to it in writing or, to the extent permitted by law, by electronic transmission, before or after the action is taken. Such consents shall be filed with the minutes of the proceedings of the shareholders, board, or committee, as applicable.

*After discussion motion made by Joe Lumetta, seconded by Mark Capaldi to accept these changes.*                      Yes   34                        NO   0    
*Approved*

**SECTION 7. NOTICE & MAILING:** All notices required to be given by any of the provisions of these BY-LAWS shall be deemed duly served when the same has been deposited in the UNITED STATES mail with postage fully prepaid, addressed to the member at his/her last known address or by other electronic communication (email).

*After discussion motion made by Dan Willis, seconded by Kevin Misch to accept these changes.*                      Yes   36                        NO   0    
*Approved*

**SECTION 8. WAIVER OF NOTICE:** Notice of the time, place, and purpose of any meeting of the members, or the Board of Directors, may be waived by any means of communication either before or after such meeting.

### **ARTICLE III**

**SECTION 1. QUORUM OF MEMBERS:** Presence in person or by proxy of members representing

ten percent (10%) or more of the voting rights of the PAID membership shall constitute a quorum.

**SECTION 2. QUORUM OF DIRECTORS:** A majority of (4 or more) of the Directors shall constitute a quorum.

#### **ARTICLE IV**

**SECTION 1. ENTITLED TO VOTE:** Each member of this corporation, in good standing (PAID DUES) at the time of such meetings of the membership, shall be entitled to one (1) vote per membership in the Lakeview Park Subdivision designated areas.

~~**SECTION 2. PROXIES:** No proxy shall be deemed operative unless and until signed by the member in good standing (PAID DUES) and filed with the corporation and shall be valid for one (1) meeting only.~~

**SECTION 2. PROXIES:** On any matter that is to be voted on by a Voting Member in good standings (PAID DUES), a Voting Member may vote in person or by proxy, and such proxy shall be filed with the Association in writing on a LAKE VIEW PARK PROPERTY OWNERS' ASSOCIATION PROXY FORM, with any Board Member and be valid for only one (1) meeting.

*After discussion motion made by Bill Chasten, seconded by Joe Lumetta to accept these changes.*                      Yes   39                        NO   0    
*Approved*

#### **ARTICLE V**

**SECTION 1. NUMBER AND TERM OF DIRECTORS:** The business, property and affairs of this corporation shall be managed by a Board of Directors composed of seven (7) persons, who shall be members in good standing (PAID DUES) of this corporation.

**SECTION 2. TERM OF OFFICE:** Each Director shall hold office for the term of three (3) years for which they are elected and until their successor is duly qualified.

~~**SECTION 2. CLASSIFICATION OF DIRECTORS:** At the first annual meeting of the members, the members of the Board of Directors shall consist of PRESIDENT, VICE-PRESIDENT, SECRETARY/TREASURER, AND FOUR (4) TRUSTEES who shall hold office for a term of three (3) years.~~

**SECTION 3. CLASSIFICATION OF DIRECTORS:** The Board of Directors shall consist of a PRESIDENT, VICE-PRESIDENT, SECRETARY/TREASURER, AND FOUR (4) TRUSTEES.

A. **President:** The President shall be the chief executive officer of the Association. He/she shall preside at all meetings of the members and of the Board of Directors, appoint all

committees with the consent and approval of the Board and shall be ex officio a member of said committees, shall make annual reports to the Board of Directors and to the members, shall exercise generally all of the powers and perform the duties of supervision and management usually vested in the office of president of an association of this character.

- B. Vice President: The Vice President shall in the absence of the President, perform all of his duties, and if the office of President shall become vacant, the Vice President shall hold the office of President until the vacancy shall be filled by the Board of Directors and shall perform all other duties as assigned by the President.
- C. Secretary/Treasurer: The Secretary/Treasurer shall attend all meetings of the Board of Directors and General Membership meetings, and shall record in books of the Association, true minutes of the proceedings of all such meetings, shall give all notices required by statute, by-law or resolution, shall conduct or cause to be conducted all official correspondence of the Association, and generally shall perform such duties as may be delegated to him by the Board of Directors, shall have custody of all Association funds, and shall keep in books belonging to the Association, full and accurate accounts of all receipts and disbursements, shall deposit all monies in the name of the Association in such depositories as may be designated for that purpose by the Board of Directors. Whenever requested, shall render to the President and the Board of Directors an accounting of his/her transactions as Secretary/Treasurer, and of the financial condition of the Association.
- D. Trustee(s): The duties of the Trustees shall include but, are not limited to conducting an annual audit of all funds, finances, books and records of the Secretary/ Treasurer prior to the next membership meeting following the end of the prior calendar year, a report of the audit shall be given to the membership at the following membership meeting and any other duties assigned by the president.
- E. Dock Chairman: The duties of the Dock Chairmen shall include but, are not limited to confirming the any Assessments due have been paid prior to dock assignments, obtain a current copy of watercraft registration(s), and any other duties assigned by the president.

*After discussion motion made by Joe Lumetta, seconded by Dan Willis to accept these changes.*

Yes 39 NO 0

*Approved*

**SECTION 3. VACANCIES:** Vacancies in the Board of Directors shall be filled by appointment made by the remaining Directors, and each person so appointed shall remain a Director until the next annual meeting at which time the successor shall be elected for the remainder of the term.

**SECTION 4. POWER TO ELECT OFFICERS:** The Board of Directors shall have the power to elect



officers and appoint agents who serve at the pleasure of the Board of Directors and the Board of Directors shall define the duties of said agents and officers.

## ARTICLE VI

**SECTION 1. CHECKS, ETC:** All checks, drafts and of payment of money orders shall be signed in the name of the corporation and shall be countersigned by such officers or agents of the Board of Directors shall from time to time designate for that purpose.

**SECTION 2. CONTRACTS, CONVEYANCES, ETC:** Whenever the execution of any contract, conveyance, or other instrument has been authorized without specification of the executing officers, the President and/or the Secretary may execute the same in the name and behalf of this corporation. The Board of Directors shall have the authority to designate the offers and agents who shall have the authority to execute any instrument on the behalf of the corporation.

**Section 3. Bonding:** All check signers shall be bonded with a minimum of ten thousand dollars (\$10,000.00) dishonest insurance policy at the expense of the Association.

*After discussion motion made by Kevin Misch, seconded by Mike Stacy to accept these changes.*  
Yes   38                        NO   0    
Approved

**Section 4. Association Year:** The calendar year of the Association shall begin on the first day of January and end on the last day of December of each year.

*After discussion motion made by Bill Chasten, seconded by Mark Capaldi to accept these changes.*  
Yes   39                        NO   0    
Approved

## ARTICLE VII

**SECTION 1. ADDITIONAL POWERS OF THE BOARD:** The Board of Directors shall have full power and authority to borrow money for the good of the Association upon approval of ten percent (10%) of the members in good standing (PAID DUES), by resolution adopted at any regular or special meetings of the members called for that purpose.

**SECTION 2. SPECIAL ASSESSMENTS:** All members shall be subject to future dues assessments as determined, from time to time, by the membership and shall also be subject to special assessments for improvements made by the corporation; provided, however, that no special assessments or dues increase shall be effective until approved by a majority of the members in good standing (PAID DUES), present either in person or by proxy, at the annual or special meeting called for approval of said assessments or dues increase.

**SECTION 3. ~~INTEREST ON DUES AND SPECIAL ASSESSMENTS:~~** Cost of collections interest at the

rate of 7% per annum shall accrue upon unpaid dues and special assessments commencing upon the due date, and each member who fails to pay any dues or special assessments in full when due shall also pay the corporation all attorney fees and cost incurred by the corporation in the collection of such past due amounts. Minimum late charge of \$10.00. Dues are due January 1<sup>st</sup> of each year. Late charge after 60 days.

*After discussion motion made by Mike Stacy, seconded by Mark Capaldi to accept these changes.*                      Yes   38                        NO   0    
*Approved*

## ARTICLE VIII

**SECTION 1. MEMBERSHIP:** Each corporation, partnership, or person listed as an owner of record of property in a Lakeview Park designated area by virtue of such purchase, **assignment or other form of transfer, shall immediately** become a member of the Lakeview Park Property Owners Association, Corporation, and such membership shall continue so long as said member **has paid** shall pay an annual fee of ~~seventy-five dollars (\$75.00)~~ **one hundred twenty-five dollars (\$125.00)**, or such membership fee as shall then be established, and all special assessments as approved by the membership **by the due date**. The initial fee based on the days owned in the current year shall become payable at the inception of such membership and shall be paid thereafter on or before **January 1st** of each year.

*After discussion motion made by Kevin Misch, seconded by Rich Sislo to accept these changes.*                      Yes   36                        NO   3                        *Approved*

**SECTION 2. MEMBERSHIP DUES:** Association dues are due on January 1<sup>st</sup> of each calendar year.

*After discussion motion made by Bill Chasten, seconded by Kevin Misch to accept these changes.*                      Yes   40                        NO   0    
*Approved*

**SECTION 3. LATE FEES:** All dues paid after March 1<sup>st</sup> shall have a \$25.00 late charge assessed.

*After discussion motion made by Mark Capaldi, seconded by Bill Chasten to accept these changes.*                      Yes   39                        NO   1    
*Approved*

**SECTION 42. MEMBERSHIP FEE:** The membership fees are for the purpose of maintaining the beach area and lakeshore parkway, liability insurance, taxes, maintain educational and recreational facilities, acquire other properties, and promote community interest.

**SECTION 53. SUSPENSION OF MEMBER'S RIGHTS:** Members are subject to suspension of membership for voting purposes and use of the recreational facilities (dock space, parkway, beach, etc.) when their assessment payments (including dues) become delinquent or a violation of these Amended bylaws, the Restated Declaration, or the rules and regulations occurs. A member in good standing requires payment of all dues and assessments to be currently paid in

full.

## **ARTICLE IX**

**SECTION 1. AMENDMENT TO THE BY-LAWS:** These BY-LAWS maybe amended, altered, changed or repealed by two thirds (2/3) affirmative vote at any regular or special meetings of the members for the purpose of the amendment.

## **ARTICLE X**

**SECTION 1. VEHICLES PROHIBITED:** No motor vehicles, (cars, trucks, motorcycles, three or four wheel recreational vehicles, ATV, RV's etc.) are permitted on the lakeshore parkway except to put in docks in the Spring and remove docks in the Fall. Golf carts with current registration from Richfield Township are permitted only if operated by a member with a valid Michigan driver's license.

**SECTION 2. STORAGE:** No boats, docks, posts, etc., are allowed to be stored on the lakeshore parkway from Spring to Fall, or any other time during the year.

**SECTION 3. REMOVAL OF ITEMS OR MEMBERS FROM DOCK SPACE:** Prior to removal of docks, boats, posts, etc., by authority of any Board of Director, a written notice must be sent, by registered mail with return receipt, to the last known address of the owner of such item(s) or dock tenant. This notice will allow the owner/tenant to cure the default within ten (10) days from the date of notice.

## **ARTICLE XI** **RESTRICTIONS**

**SECTION 1. BUILDINGS:** Only one (1) home and one (1) garage shall be erected on any one lot. Such buildings must be of substantial construction and properly painted, stained, vinyl, or aluminum siding and roofs must be of asphalt shingles, tile, or painted metal. All plans for building or alterations must be submitted to and approved by the Association. Such buildings are to be kept in good repair and properly maintained.

**SECTION 2. RESIDENCE ONLY:** All lots are restricted to residence purposes only and no business of any nature may be engaged in or permitted except Block 14, Lots 1 through 22, as reserved by the Association for business and recreational purposes.

**SECTION 3. LOT LINES:** All buildings must be set back of a line not less than thirty (30) feet from front line, five (5) feet from rear lot line and six (6) feet from side lot lines. No division fence shall be erected on any lot except of a purely artistic nature which shall not be an inconvenience or objectionable to adjoining lot owners.

**SECTION 4. SANITATION AND REFUSE:** All sanitation must be cared for by septic tanks and no outdoor toilets may be erected or maintained except that it be erected in a garage, which shall have been approved by the Association and Township. All garbage and refuse must be in plastic

bags or covered trash cans and set out at designated areas for pick-up by our local sanitation department.

**SECTION 5. SIGNS, PETS, ETC:** Nothing shall be kept or maintained on any lot that shall constitute a nuisance or be an offense to property owners. No billboard or other advertising device of any nature will be permitted on any lot. No animal or fowls shall be kept on any lot other than household pets, and no dog shall be permitted off leash that is dangerous or annoying. In case a complaint is made of any dog, it shall constitute sufficient reason to be placed under owner's control.

**SECTION 6. TREES:** No trees may be cut on any lot where such cutting impair the artistic beauty of the lot after the building was erected, and at no time shall any birch tree of any species be peeled or barked, as this permanently injures and disfigures the tree and is contrary to the statute of Michigan. No trees shall be removed from vacant property for transplanting purposes, except with consent of the Association.

**SECTION 7. BOATS:** Launching of boats is prohibited from any portion of the Lakeview Parkway at any time.

**SECTION 8. OCCUPANCY:** Persons occupying or using the home (cottage) and equipment of members, either as guests or renters or by leasehold, shall be subject to all rules and regulations pertaining to members nor shall their ignorance of such rules and regulations, upon taking possession, constitute any reason for non-observance of such rules and regulations, after they have been informed regarding the matter. Each member shall be responsible for the conduct of anyone using or occupying his/her premises, and in the case such occupant proves objectionable, the owner, upon notification by the Association, shall at once, terminate such occupancy.

**SECTION 9. EASEMENTS:** No members shall be allowed to store permanently or temporarily any property on easements owned by the LPPOA.

- A. Any property stored on LPPOA easements shall be removed after forty-eight (48) hours' notice at the owner's expense.
- B. No member shall be permitted to dump grass clipping, leaves, brush, or other refuse on easements owned by the LPPOA. Any violation(s) shall result in the suspension of membership privileges including dock access and any cost associated in removal of any debris.
- C. No member shall be permitted to put landscape, bushes, rocks, trees or other materials on easements owned by the LPPOA without prior written approval.
- D. No parking is permitted on easements owned by the LPPOA, which blocks the ingress (enter) and egress (exit) of the easement.

After discussion motion made by Bill Chasten, seconded by Mike Stacy to accept these changes. Yes 39 NO 0  
Approved

**ARTICLE XII**

**SECTION 1. CLUB DISSOLUTION ARRANGEMENT:** Should this organization be dissolved, all assets, after all just claims against it have been paid, shall be donated to Richfield Township.

**ARTICLE XIII**

**SECTION 1. DOCK SPACE TENANT FEE FOR SEAWALL MAINTENANCE PROJECT**

After discussion motion made by Kevin Misch, seconded by Rich Sislo to accept these changes. Yes 40 NO 0  
Approved

- a. **CURRENT DOCK SPACE TENANT:** All LPPOA dock space tenants have been requested to pay a ONE-TIME fee of five hundred (\$500.00) dollars, for the sole purpose of funding and maintenance of the LPPOA seawall project. This seawall project is intended to protect the LPPOA parkway from erosion. Current dock space tenants who do not agree with the proposal, or do not contribute the five-hundred-dollar (\$500.00) fee, **will not** be subject to removal from their dock space, **nor will** said dock tenant be entitled to reimbursement of any funds used for said lake wall project. **Beginning on January 1, 2023, all LPPOA members covered by subsection (a), will no longer have the ONE-TIME fee reimbursed when transfer of the dock space occurs.**

After discussion motion made by Mike Stacy, seconded by Mark Capaldi to accept these changes. Yes 35 NO 0  
Approved

- ~~b. **TRANSFER OF DOCK SPACE FROM CURRENT TENANT TO NEW TENANT:** Any new dock space tenants must pay a ONE-TIME fee of five hundred dollars (\$500.00) within thirty (30) days of acceptance or date of occupancy of any dock space, whichever comes first. After said five hundred (\$500.00) dollar fee is received from said new dock tenant, the departing dock space tenant (if original five hundred (\$500.00) dollar funding fee was paid to LPPOA) will receive reimbursement within a 30-day period. The new dock space tenant, upon their relinquishment of said dock space, will then be reimbursed the tenant fee, once another new tenant is assigned that space, and pays their tenant fee.~~

**TRANSFER OF DOCK SPACE FROM CURRENT TENANT TO NEW TENANT:** Any new dock space tenants must pay a ONE-TIME NON-REFUNDABLE maintenance fee of five-hundred -dollars (\$500.00) within thirty (30) days of acceptance or date of occupancy of any dock space, whichever comes first. (New b)

After discussion motion made by Rich Sislo, seconded by Lee Ferguson to accept these changes.

Yes 40 NO 0

Approved

- c. ~~**REIMBURSEMENT, RECORDS, AND HOLDING OF FUNDS:** When a current dock tenant relinquished their assigned dock space, either through board action or voluntary removal, the five hundred (\$500.00) dollar fee will be refunded by the LPPOA Treasurer in accordance with Article XIII, Section 1.b of this amendment thereof. All funds pertaining to the LPPOA seawall project will be noted in separate ledger column for use in determining paid dock space tenants. All records of member contribution, donations, and fees associated with said lake wall project will be held by the LPPOA Treasurer.~~

After discussion motion made by Debbie Alexander, seconded by Mike Stacy to accept these changes.

Yes 38 NO 0

Approved

- d. ~~**MEMBER(S) RESPONSIBILITIES:** Payment toward the LPPOA seawall project either through donations, contributions, or the five hundred (\$500.00) dollar fee, does not abandon responsibility of member annual dues payments to the LPPOA. All other sections of these BY-LAWS and amendments to BY-LAWS continue to apply to said members.~~

**MEMBER(S) RESPONSIBILITIES:** Payment of the ONE-TIME NON-REFUNDABLE maintenance fee, does not abandon responsibility of member annual dues payments to the LPPOA. All other sections of these BY-LAWS and amendments to BY-LAWS continue to apply to said members. (New c)

After discussion motion made by Bill Chasten, seconded by Mike Stacy to accept these changes.

Yes 38 NO 0

Approved

**SECTION 2. DOCK SPACE ASSIGNMENT: DOCK IDENTIFICATION AND PLACEMENT:** Each dock space will be numbered by markers, placed along the shoreline. These markers will be placed approximately twenty-eight and one-half feet (28 ½') on the south side and thirty feet (30') on the north side. When installing docks, use marker positions both on shore and the marker in the water. Center the dock on both markers.

- a. **DOCK SPACE RESERVATIONS:** If more members desire dock space locations than available space will allow, they will be placed on a dated waiting list. Only members in good standing will be placed on this dated waiting list year to year and available space will be assigned to the first member on list. Failure to paid dues shall result in removal from the current waiting list.

After discussion motion made by Mike Stacy, seconded by Joe Lumetta to accept these changes.

Yes 39 NO 0

Approved

- b. **Dock Space Usage:** No private dock shall be erected or maintained except for the use and convenience of two (2) or more members of the Association. If a member's boat is not placed on assigned dock space by July 15<sup>th</sup>, member is not in compliance and dock space may be reassigned. If member's boat cannot be placed on assigned dock by July 15<sup>th</sup>, it is the member's responsibility to contact the dock chairman explaining the circumstances.
- i. Members must provide the dock chairman a copy of the current watercraft registration with the State of Michigan showing member ownership of any watercraft moored on assigned dock space. The copy of the registration may be mailed or emailed to LPPOA.
- c. **Dock Compliance:** If any dock is not in compliance with these regulations it will be removed and placed in storage at the owner's expense. The owners will have 60 days, from the date of removal to pay expenses and claim dock. If the dock is not claimed, the dock will be sold by the association. It is the responsibility of the two (2) members sharing the same dock location to provide and maintain a dock in compliance with the association bylaws.
- d. **Dock Space Ownership:** Dock space is owned by the Lakeview Park Property Owners Association (LPPOA) and is not to be listed with the sale of any house within the association. Attempting to list the LPPOA dock space with the sale of any property within the association will result in immediate removal of the member from his/her dock space. See Roscommon County records July 11, 2007 for dock limit(s) from north line of Washington Street.

**SECTION 3. CONTINUATION OF DOCK ASSIGNMENT TO IMMEDIATE FAMILY OF DECEASED MEMBER:** If any dock space is assigned to a member of the Association who thereafter passes away and the ownership interest of the deceased member in the property located in the Lakeview Park designated area is transferred or assigned by deed or other testamentary device to an immediate family member as defined (spouse or child) of the deceased person, and provided there is no payment, monetary or otherwise, exchanged as consideration for the transfer or assignment of property (less mandated taxes) with the deceased members or his/her estate, and further provided all dues/assessments, membership fees, dock transfer maintenance fee and other fee referenced herein have all been maintained, are current or made current withing thirty (30) days of the transfer or assignment, then the immediate family members who assumes ownership and becomes a member of the association shall be entitled to continue to use the designated dock space previously assigned to the deceased member/owner until or unless otherwise provided herein. If this provision is not satisfied, the dock space will be assigned to the next member on the current wait list.

*After discussion motion made by Bill Chasten, seconded by Lee Ferguson to accept these changes.*

Yes 39 NO 1

*Approved*

AS AMENDED ON: May 26, 1990, November 10,1990, May 22, 1993, May 24, 2014  
August 20, 1994, May 28, 1998, August 17, 2002, September 28, 2012  
May 29, 2021

Drafted by David Willis President

IN WITNESS WHEREOF, the undersigned executes this document as amended by the membership on May 29, 2021, on June 2, 2022.

\_\_\_\_\_ by David Willis, President LPPOA  
Before Me, \_\_\_\_\_ a Notary Public in and for Roscommon  
County, State of Michigan personally appeared David Willis and he is being  
first Duly Sworn by me upon his oath says that the facts alleged in the Foregoing  
instrument are true.

(Signed) \_\_\_\_\_  
Print Name \_\_\_\_\_ Notary Public  
Date \_\_\_\_\_ Commission Expires

Return To:  
**LPPOA**  
**P.O. Box 555**  
**St. Helen, MI 48656**



LAKE VIEW PARK PROPERTY OWNERS' ASSOCIATION  
PROXY FORM

I hereby appoint the person named below as my proxy to vote at the \_\_\_\_\_ (fill in date) Annual Meeting and to act in my stead, authorizing this person to do all things that I could or might do if personally present.

Date \_\_\_\_\_

Your Name (print) \_\_\_\_\_

Your Signature \_\_\_\_\_

Your Phone # \_\_\_\_\_ Email \_\_\_\_\_

Your Address \_\_\_\_\_

Proxy's Name (print) \_\_\_\_\_  
(The person you are naming as your Proxy to vote in your stead)

Address of Proxy \_\_\_\_\_

Phone # of Proxy \_\_\_\_\_

Received By: \_\_\_\_\_  
(Board Member)

Date \_\_\_\_\_

\*\*\*May change form as needed\*\*\*\*

*After discussion motion made by Mike Stacy, seconded by Joe Lumetta to accept these changes.*  
Yes \_\_\_\_\_ 38 \_\_\_\_\_ NO \_\_\_\_\_ 0 \_\_\_\_\_  
*Approved*

**PROXY VOTES**

Wed 8/17/2022 8:58 PM

Dave, per our telephone conversation this evening I or Bea Cameron (wife) will not be able to attend the August 20, 2022, LPPOA Member Meeting. Therefore, I am appointing you, David Willis, as my proxy to vote at the August 20, 2022, LPPOA Member Meeting and to act in my stead, authorizing you to do all the things that I could or might do if personal present.

As discussed, I support the proposed changes to the LPPOA bylaws. Bea and I appreciate your and the Boards efforts improving the Association. Please feel free to contact me should you have any questions.

Take Care,

Martin Cameron  
9400 Van Buren Street  
St. Helen, MI 48656

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Wed 8/17/2022 11:04 AM

Dave,

Per our conversation, my son Ryan (cc'd on this note), and I won't be able to attend the upcoming LPPOA meeting on August 20th. We are authorizing you to vote on our behalf of all matters including the proposed by-law changes which we support.

Thanks,

Joseph A Papesh & Ryan Christopher Gillett  
Owners of 9409 B Quincy Rd, St Helen, MI 48656

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Text Sat 8/20/2022 7:07 Am

Hi Dave, Rob and Lori Campion here. Wanted to give you the authority to represent us and vote for us this morning at the Lake Association meeting on the new topics being presented. We are not able to make it today but have read the documents online and are in favor of them.

One question I have for this meeting is on the 2K that was approved I believe at the end of 2020 to bring in dirt to level out the tree stumps that and ground in front of our cottage and Mike and Kathy Stacy's. I presume the money was earmarked and understand other things have surfaced since the new board reviewed things but wanted to be sure it's still on the books to be done.

Thank you  
Rob and Lori Campion  
9409-A Quincy Rd, St Helen, MI 48656