

BASS LAKE IMPROVEMENT ASSOCIATION INCORPORATED

BY-LAWS

as amended Sept. 1974; Jan. 1975; April 1977; May 1978; Oct. 1990; April 1993 and April 1997.

ARTICLE 1

as amended Sept. 1974; Jan. 1975; April 1977; May 1978; Oct. 1990; April 1993 and April 1997.

ARTICLE 2

The name of the Organization shall be the Bass Lake Improvement Association Incorporated.

ARTICLE 3

SECTION 1:

Membership shall be limited to owners of non-commercial property who reside within the following boundaries:

South of Bass Lake Road

West of Zachary Lane

North of the Soo Line Railroad

East of Pineview Lane and County Road #47

and have legal access to Bass Lake. Legal access includes lakefront ownership, Lagoon A (southern channel-lagoon) or Lagoon B (southwestern channel-lagoon) lakefront ownership, Bass Lake Island lot ownership (Island lot owners are not required to live within said boundaries), or homeowners off the lake who possess deeded access to Bass Lake via outlots.

Paid members of the Bass Lake Improvement Association as of April 15, 1993 who do not qualify to be members under the above By-law changes are hereby Grandfathered in as long as they are continuous paid members.

SECTION 2:

There will be an Initiation Fee of Three Hundred Dollars (\$300.00) upon admission to this Association. This Initiation Fee transfers with the property upon sale of home if annual dues have been kept current.

The annual dues of this Association shall be Thirty Dollars (\$30.00) due and payable by April 15 of each year. Assessments for special purposes may be levied at any regular meeting by a two-thirds vote of the members attending, provided notice was given at the previous regular meeting and a written notice was mailed to each member. Nothing in this section shall prohibit the solicitation, or donation from any source of voluntary contributions to this Association.

SECTION 3:

Any member who is in arrears with his/her dues and/or assessment beyond sixty days from April 15 shall have no voice or vote in the proceedings of the Association, and on the 60th day the member's name will be stricken from the membership list, and the member will be notified in writing by the Secretary. A member may be reinstated at any time by payment of a new initiation fee of Three Hundred Dollars (\$300.00).

SECTION 4:

If any member disturbs the harmony of this Association, a committee will be set up to make a thorough investigation. The Committee's recommendation will be presented to the Association at the next meeting, and such member may have his/her membership revoked by a two-thirds vote of the members attending the meeting.

Any member having his/her membership so revoked may apply for reinstatement by appearing before the Executive Board and by paying a reinstatement fee of Three Hundred Dollars (\$300.00).

SECTION 5:

It is understood that this Association is non-sectarian and non-political.

ARTICLE 4

Officers and Their Duties

SECTION 1:

The officers of this Association shall be a President, Vice President, Secretary, and Treasurer, and shall constitute the Executive Board.

SECTION 2:

A nomination Committee consisting of the immediate Past President, the President, and the Vice President shall notify the membership by mail prior to the October meeting of a slate of candidates for the offices of Vice President, Secretary, and Treasurer-one for each position. Nominations may be made from the floor prior to the vote at the October annual meeting. The election will be decided by the members present and voting at the annual meeting. No proxy votes will be allowed.

SECTION 3:

The officers elected at the October meeting each year shall take office January 1 of the following year and serve that calendar year through December 31.

SECTION 4:

The President shall preside at all meetings of the Association, enforce order, and enforce observance of the By-laws, appoint committees, perform other duties as pertain to his/her office, and such duties as the Association may order in meetings. The President shall preside at all meetings of the Executive Board, which will consist of the Officers.

SECTION 5:

The Vice President shall perform all duties of the President in case of his/her absence or inability to attend the duties of his/her office, and may complete the unfinished term of office.

In the absence of both the President and Vice President, the Secretary may preside at any regular meeting.

In case a vacancy occurs in any office, a new officer shall be elected at the next regular meeting.

SECTION 6:

The Secretary shall keep the minutes of the Association meetings. At each meeting, the Minutes of the preceding meeting shall be read and offered for correction and approval of the Association.

The Secretary shall handle all correspondence and mailing of Association and Executive Board meeting notices.

The Treasurer shall collect all dues and assessments and receive all contributions to the Association and pay all the bills of the Association, keeping accurate accounts thereof and shall report all financial transactions for the preceding period at each meeting of the Association.

All bills shall be presented to the Treasurer and payment shall be made after approval by the Executive Board, except that expenditures of \$500 or more shall require approval of two-thirds of the membership present and voting before payment.

All bills are to be paid by check only. All checks shall require one signature, that of the Treasurer, the President, or Vice President, below \$500 and two signatures above \$500.

SECTION 7:

All contracts and permits shall be approved by the Association membership.

All contracts shall be in writing and the Executive Board shall see to the proper execution of said contracts.

SECTION 8:

For expenditures exceeding \$3000, a Capital Expenditures Committee will be appointed by the current Executive Committee, consisting of the current President and for Past Presidents. Approval by four-fifths of the Capital Expenditures Committee is required prior to submission of any expenditure over \$3000 to the membership for a vote. The membership will be notified in writing at least 14 days in advance of a vote, informing them of:

1. The nature and rationale of the capital expenditure request.
2. The vote of the Capital Expenditures Committee, with dissenting opinions, if any.
3. The date of the regular or special meeting where the matter will be voted. Approval of capital expenditures will require a two-thirds vote of the members present at the meeting this matter is voted.

Self-funding activities (e.g. weed control), where an assessment is made to certain individuals for a specific purpose, need not receive approval of the Capital Expenditures Committee or two-thirds of the membership, provided the BLIA treasure expenditures do not exceed assessment receipts by more than \$500.

SECTION 9:

The Association purchased three outlots on Lagoon A in 1995. A boat launch for the exclusive use by BLIA members was constructed.

The usage of the launch is governed by the Launch Guidelines. Those Guidelines may be amended by a vote of two-thirds majority of members present at any regular or special meeting. The membership will be notified in writing at least 14 days in advance of a vote informing them of the proposed change.

For any proposed material change to the outlots' (sale, lease, encumbrance, usage permission, etc.), a Launch Advisory Committee will be appointed by the current Executive Committee, consisting of the current President and past four Presidents. Approval by four-fifths of the Launch Advisory Committee is required prior to submission of any proposed material change concerning the outlots to the membership for a vote. The membership will be notified in writing at least 14 days in advance of a vote, informing them of:

1. The nature and rationale of the proposed material change.
2. The vote of the Launch Advisory Committee, with dissent opinions, if any.
3. The date of the regular or special meeting where the matter will be voted. Approval of any proposed material change will require a two-thirds vote of the members present at the meeting the matter is voted.

ARTICLE 5

Meetings

SECTION 1:

Regular meetings of the Association shall be held in the months as follows:

April

October

at a designated place as ordered by the Executive Board.

SECTION 2:

A change in the By-laws may be presented at any regular meeting but will be tabled and offered at the next regular meeting for a vote. Written notice of such proposed amendment to the By-laws shall be included in the mailed notification of the next regular meeting. A quorum, consisting of one-third of the regular voting membership must be present.

Two-thirds majority of the members present and voting is necessary for passage of any amendment to the By-laws. No proxy votes will be accepted on this or any other subjects to come before membership.

