

BEAR POND  
IMPROVEMENT ASSOCIATION, INC.  
BY-LAWS

(revised 1996)

**Article #1**

**Name:**

This corporation shall be known as "**The Bear Pond Improvement Association, Inc.**" This includes both Big Bear Pond and Little Bear Pond.

**Article #2**

**Purpose:**

The purposes of said association are to further by all legal means a social organization which shall assist the welfare, benefit, and improvement of the community designated as Bear Pond; to exercise all such power and authority, and to do all things necessary and desirable to achieve and carry out the purposes of said association. But declared that this is NOT a corporation for **gain or profit**, to acquire, hold, manage, control, and dispose of personal and real property.

**Article #3**

**Membership and Dues:**

The membership of this association shall consist of any and all property owners around Bear Pond who have paid the annual dues. No other assessment will be requested. Each membership shall entitle the owner and spouse, or owners and spouses, to vote at meetings. The owner, or owners, may delegate their vote to a relative or friend by giving that person a WRITTEN proxy. Regardless of the amount of property owned, each owner or owners is entitled to ONLY ONE **MEMBERSHIP**. Dues are payable on receipt of notice from the secretary and must be paid to the secretary on or before the date of the annual meeting in July, in order for property owner to be eligible to vote at the general meetings of the association. Anyone interested in contributing the dues to the association who is not a property owner may become a non-voting member upon the recommendation of a member in 'good standing and the acceptance by a two-thirds vote of the members present at the next regular meeting after his/her recommendation.

**Article #4**

**Election of Officers:**

The government of this association shall be vested in four (4) officers - President, Vice President, Secretary, and Treasurer. and in a board of representatives consisting of six (6) members to cover designated areas around the Pond. The officers shall be elected for a period of two (2) years at the annual meeting and will assume their offices at the beginning of new business at the August meeting. The president of the association shall appoint the six representatives and they combined with the elected officers shall make up the board of directors. The outgoing President shall automatically become a director for one (1) year. (See amendment 2)

**Article #5**  
**Duties of Officers:**

The president shall preside at all meetings of the association. They shall have the power to call special meetings and to appoint committees. All correspondence shall be drafted by and appear over the signature of the President. The President shall be an ex-official member of all committees.

The Vice President shall act as President when the President is unable to fulfill his/her duties and shall carry out any duties assigned by the President.

The Secretary shall keep a record of all meetings, general and special, send out dues notices, collect dues, send out notices to representatives of all meetings, and prepare any correspondence ordered by the President.

The treasurer shall pay all bills authorized by the association. They shall have the power to open and keep bank savings or checking accounts for the protection of the funds of the association. The Treasurer may be bonded.

The Representatives shall inform property owners in their areas of meetings and functions, ascertain desires for improvement around the lake, contact new property owners to explain the association and encourage membership.

**Article #6**  
**Meetings and Business:**

There shall be three (3) regular meetings of the association. The annual meeting shall be held in July. All business conducted at the meeting shall be open for discussion and voted upon by members in good standing. Two-thirds of the members present voting in favor of a motion shall be necessary to carry said motion. A quorum at meeting shall consist of eight (8) directors and ten (10) members, or two (2) directors and fifteen (15) members.

**Article #7**  
**Amendments:**

These by-laws may be amended or revised at any meeting of the association by a two-thirds vote of the members present provided a written notice of the amendment or revision has been given to the secretary, at the previous meeting.

**Amendment #1**

The local association may join the state association named "Congress of Lake Associations" (COLA). This will be determined by a vote of the association annually at the final meeting- If the association chooses to join, a percentage of the dues shall be submitted to the congress of I lake associations. Each year that the association approves to join COLA, a representative shall be appointed by the President.

**Amendment #2**

Article 4 is to conclude with the following statement: "The board of directors shall meet at least once in each calendar quarter of the year."

**Amendment #3**

That amendment 2 is stricken from the by-laws and the board of directors to determine when meetings are needed.