



Property Owners Association

11281 Hewitt Rd., Brooklyn, MI 49230

517-592-2361 - LakeColumbia@LCPOA.us - LakeColumbia.net

Hours: Mon., Wed., Fri. 9 to 5 & Tue., Thu. 9 to Noon

PROPOSED BYLAW AMENDMENTS – COMMENT FORM

PLEASE COMMENT ON ANY OF THE AMENDMENTS IN THE COMMENT SECTIONS BELOW OR PROVIDE SEPARATE PAGE.

NEW WORDING/PROPOSED CHANGES IN GREEN.

1. Article I. Section 3.Q. Dam, Spillway and Floodgate **NEW WORDING:** To provide in perpetuity for necessary **inspection**, maintenance, repair and in the event of catastrophic failure, for the replacement of the dam, spillway, floodgate and their collateral facilities to assure the integrity of those structures to retain, impound and permit responsible release of the waters forming Lake Columbia. At a minimum, these duties shall include retaining qualified professionals to conduct comprehensive structural inspections and issue status reports with repair and replacement cost analysis to the Board of Directors no less often than every five (5) years, **and retaining reserve fund accounts at all times sufficient to assure the financial ability of the Association to satisfy these duties;** and

Proposed Change: Delete the requirement for securing and maintaining insurance on the dam at 100% of the replacement cost. Also eliminates the requirement to retain \$100,000 cash for the insurance deductible.

Reason for Change: The Association has historically been unable to procure insurance at the replacement cost, and more recently has seen premiums for limited insurance increase dramatically. The Board previously approved reserve funds in lieu of insurance at the February 24, 2025, Board meeting.

COMMENTS:

2. Article II. Section 2. A. thru F. Assessments **NEW WORDING:** The rights of membership are subject to the payment of **Declaration Assessments, Annual Dues Assessments, and Special Assessments** as provided for in these Bylaws and Declarations.

A. Declaration Assessments, which are currently set at \$40 in the recorded Declarations, shall be paid annually by each member property owner on each Lot subject to the Declarations. The Declaration Assessment may only be increased by a majority vote of all voting member property owners in each subdivision on a per Lot basis (one vote per Lot owned in each subdivision).

B. Annual Dues Assessments, approved by the membership in 2005, are set annually by the LCPOA Board of Directors as explained in Section F below. A member who has more than one non-contiguous developed Lot shall pay a full Annual Dues Assessment on each developed Lot. Any Lot that has a single family dwelling shall be considered a developed Lot.

C. Special Assessments are any assessment to fund expenses, obligations, improvements, repairs, replacements, reserves, or projects that are not included in the Association’s annual operating budget and are not funded by the Annual Dues Assessment and that require funding in excess of the annual operating budget, and shall be paid either on a per Lot ownership basis or per Membership basis as designated in the ballot resolution approved by the members pursuant to Article II, Section 6 of these Bylaws.

D. Fines and Penalties may be levied pursuant to Rules and Regulations adopted and distributed by the Board for violations of Deed Restrictions, Association Rules and Policies, and these Bylaws.

E. Declaration Assessments and Annual Dues Assessments shall be due April 1st each year. Special Assessments shall be due as set forth in the approved ballot resolution.

F. The Annual Dues Assessment may be adjusted by a two thirds (2/3rds) majority vote of the Board of Directors but in any event shall be limited to the increase of the Midwest Consumer Price Index.

Reason for Change: New definitions are proposed in order to clarify the different assessments for purposes of consistent administration. The change to Section 2. E. has eliminated the requirement to impose a 7% fine which was nominal and complicated to calculate.

COMMENTS:

3. Article II. Section 3. Penalty for Defaulting in Assessment Payments or for Violating the Subdivision Documents **NEW**

WORDING: In addition, all Assessments, or installments of Assessments that remain unpaid as of thirty (30) days after the due date shall incur a uniform **late charge per month** to compensate the Association for administrative costs incurred because of the delinquency.

Proposed Change: The specific late charge amount is deleted.

Reason for Change: The next bylaw sentence already gives the Board the authority to "revise the frequency and rate of the uniform late charges," and goes on to state how this will be done.

COMMENTS:

4. Article II. Section 6. Vote Restricted as to Special Assessments Levied on Membership Basis **NEW WORDING: Special Assessment shall be effective only upon approval of the membership pursuant to the quorum and voting requirements applicable to member action under Article III of these Bylaws.**

Proposed Change: Revised the language for voting on special assessments for clarification and to conform with standard member voting process as described in the bylaws.

Reason for Change: For purposes of clarification and consistent administration.

COMMENTS:

5. Article IV. Section 8. Removal of Directors **NEW WORDING:** Any Director who shall fail to attend any three (3) consecutive regular meetings of the Board **may be removed upon vote of at least six (6) of the other Directors.**

Proposed Change: The present automatic removal of a Director for missing 3 consecutive meetings is proposed to be made discretionary by Board vote.

Reason for Change: a.) It is inconsistent with Article IV, Section 2. stating that "all Directors shall hold office until their successors have been elected," b.) it may lead to an unserved district, and c.) there may be legitimate reasons for missing 3 consecutive meetings.

COMMENTS:

6. Article VIII. Section 1. Amendment. A. Approval **NEW WORDING:** These Bylaws may be amended, altered, changed, added to or repealed by the affirmative vote of two-thirds (2/3^{rds}) of the entire Board at any regular or annual meeting or at any special meeting called for that purpose; provided, however, that the **Annual Dues Assessment** provisions of these Bylaws shall not be altered, amended or changed so as to increase the **Annual Dues Assessment** of a member without the affirmative vote of two thirds (2/3^{rds}) of the vote of the members, except as provided in Article II, Section 2.

Proposed Change: Change the wording from dues and assessment to Annual Dues Assessment.

Reason for Change: Consistent with the new assessment definitions stated above in Article II. Section 2. B.

COMMENTS:

NAME _____ DATE _____

LAKE COLUMBIA ADDRESS _____

Once completed please drop off in person, front door mail slot, email or mail:

NO LATER THAN FRIDAY, APRIL 24, 2026

TO SEE THE COMPLETE BYLAWS WITH PROPOSED DELETIONS AND AMENDMENTS, GO TO OUR WEBSITE: MEMBERS/BYLAWS, DEEDED RESTRICTIONS, REGULATIONS & GUIDELINES