



## School Section Lake Property Owners Association

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P.O. Box 115,  
Mecosta, MI 49332

The *School Section Lake Property Owners Association* would like to welcome you to the School Section Lake community. We hope you will find the information enclosed helpful for getting acquainted with your new neighborhood.

We would also like to tell you a little bit about the School Section Lake Property Owners Association (SSLPOA) and invite you to join us. I'm sure you will agree that anyone living in this area is concerned about the condition and activities involving School Section Lake. One person alone can do little to control these circumstances, but as a group we have the voice and power to get things done. Thus the SSLPOA was formed in 1989 with a constitution and bylaws.

An annual meeting is held every year in June to whom all members in good standing are invited. At this meeting we review the accomplishments of the Board of Directors for the past year, and vote on issues that need the association's approval. The yearly dues of \$20.00 are payable each spring.

The SSLPOA sponsors several activities throughout the summer months:

- July 4<sup>th</sup> Boat Parade
- "Meet Your Neighbor" Picnic held every August
- Annual fish planting every October

Other items the SSLPOA actively supports:

- [www.schoolsectionlake.org](http://www.schoolsectionlake.org) website
- A neighborhood watch program
- "No Wake" speed limit time period (7:30pm-11am) backed by a township ordinance and supported by the Mecosta County Sherriff's office
- Annual "Safety Day" at the School Section Lake Veteran's Park in June where free boating safety courses are offered.
- Annual weed control and treatment program(s)

The SSLPOA also compiles a bi-annual newsletter which is sent to all property owners with information and updates about what is happening on or around School Section Lake.

We again welcome you, and hope you will become a member of the Association.

Sincerely,

Doug Murdoch, President

## NEARBY ATTRACTIONS

Art Works .....	231-796-2420
106-A N. Michigan, Big Rapids	
Big Rapids Cinema .....	231-796-1452
213 S. Michigan Avenue, Big Rapids	
Buckley's Mountainside Canoes .....	989-772-5437
W. M-20, Mt. Pleasant - Tubing and Canoeing	
Colors Paintball .....	231-854-4487
Fremont - Open & Private Games	
Cran Hill Ranch .....	231-796-7669
14444 17-Mile Road, Big Rapids	
FSU Card Wildlife Museum & Education Center .....	231-501-5633
820 Campus Drive, Big Rapids	
FSU Ice Arena .....	231-591-2881
Big Rapids - Public Skating	
FSU Racquet & Fitness Center .....	231-591-2222
14342 Northland Drive, Big Rapids	
Frisbee Golf	
4 <sup>th</sup> Street, Northend Riverside Park, Big Rapids	
The Gate .....	231-796-3808
706 Perry Street, Big Rapids - Concerts, Bowling, Arcade	
Gemmen Ranch & Rodeo .....	231-823-2636
5-Mile Road, Morley	
Loafer's Glory .....	989-561-2020
431 Main Street, Blanchard	
Michigan's Adventure .....	231-766-3377
4750 Whitehall, Muskegon - Amusement/Water Park	
Mountain Town Station .....	989-775-2337
506 W. Broadway, Mt. Pleasant - Train/Restaurant/Brewery	
North Country Tours .....	888-3969-9580
Big Rapids - Sightseeing/Casino Bus Tours	
Outback Lodge .....	877-287-4837
12600 Buchanan, Stanwood - Riding Stable/Art Gallery/ B & B	
Remus Bowling Center .....	989-967-8251
356 W. Wheatland, Remus	
River Ridge Resort .....	877-287-4837
22265 8-Mile Road, Stanwood - RV Resort/Planned Activities	
Sawmill Tube & Canoe .....	231-796-6408
230 Baldwin Street, Big Rapids - Canoeing/Tubing/Fishing	
Soaring Eagle Casino & Resort .....	989-775-5178
M-20, Mt. Pleasant - Gaming/Dining/Concerts	
Stage M .....	231-592-8499
315 West Avenue, Big Rapids	
White Pine Trail	
Big Rapids - 92 Miles of Scenic Trail, biking/hiking/snowmobiling	

BY-LAWS OF  
SCHOOL SECTION LAKE PROPERTY OWNERS' ASSOCIATION

ARTICLE I

- Meetings
- Section 1.1 Annual Meeting: The annual meeting of the members shall be held on a Saturday in June at a time and place designated by the Governing Board. Agenda items for the annual meeting may be submitted up to 30 days prior to such meeting.
- Section 1.2 Special Meetings: Special meetings of members may be called by the President, and shall be called by the President upon request of a majority of the then elected and qualified Governing Board, or after the corporation receives petitions signed by not less than ten percent (10%) of the membership.
- Section 1.3 Notice of the Meeting: Written notice of the time, place, and object of the meeting to members shall be given to each, either personally, or by first class mail, and posted on the website not less than fourteen (14) days, or more than sixty (60) days before the meeting.
- Section 1.4 Quorum of Members: A majority of the Governing Board and attending members shall constitute a quorum for the transaction of business at all meetings.
- Section 1.6 Fixing of Record Date: For the purpose of determining members entitled to notice of or to vote at any meeting of members or an adjournment thereof, or member entitled to receive the allotment of rights, or for the purpose of any other action, the record date for such determination of members shall be fourteen (14) days before the date of the meeting or any other action to be taken.

ARTICLE I

Governing Board

- Section 2.1 General Powers: The business and affairs of the corporation shall be managed by its Governing Board. The Governing Board of the corporation shall be elected by the members at the annual meeting.
- Section 2.2 Qualifications, Number, and Term of Directors: The management and operation of this Corporation shall be vested in a governing board of seventeen (17) The Mecosta County Park manager is a representing member. The immediate past President will be a member ex/officio. ). The Executive Committee will consist of elected President, Vice-President, Secretary and Treasurer from the Governing Board. The length of service for President, Vice-President, Secretary and Treasurer will be a maximum of 2 consecutive terms of 3 years. Office of President and Vice President will be voted on in alternate years as will the Secretary & Treasurer. Board Representatives will be for 2 years with no limit on the number of terms served.
- Section 2.3 Regular Meetings: Regular meetings of the Governing Board shall be held upon notice to the members of the Board by the Secretary or President, at least seven (7) days prior to the date of the meeting.
- Section 2.4 Special Meetings: Special meetings of the Governing Board may be held upon the call of the President, and shall be called when requested by three (3) members of the Governing Board. The Secretary shall notify members of the Board at least three (3) days prior to the day of any special meeting, which notice shall set forth the purpose of the meeting.
- Section 2.5 Quorum: A majority of the members of the Board then in office, or a majority of the members of a committee thereof, constitutes a quorum for the transaction of business. A vote of the majority of members present at a meeting at which a quorum is present constitutes the action of the Board or of the committee.
- Section 2.6 Vacancies: Vacancies in the Executive Governing Board shall be filled by a majority vote of the remaining members of the Board.

# SCHOOL SECTION LAKE PROPERTY OWNERS' ASSOCIATION, INC.

## CONSTITUTION

Updated 06/08/09

Updated 06/11/11

Updated 06/08/13

### ARTICLE I – Entity

#### Section 1. CORPORATE NAME

This association, located in Morton Township of Mecosta County, Michigan, shall be known as School Section Lake Property Owner's Association, Inc., a non-profit corporation.

#### Section 2. ADDRESS

The postal address and the Registered Office address shall be a P.O. Box in the Mecosta, Michigan Post Office as assigned by the Postmaster.

#### Section 3. MISSION STATEMENT

Through education and commitment we dedicate ourselves to maintain, protect and preserve for future generations, our beautiful lake.

### ARTICLE II – OBJECTIVES

1. To preserve School Section Lake as a natural resource and recreational area through protection and prudent use of its environs.
2. To be on guard for the health, welfare and safety of the resident community.
3. To be alert to the best interests of the Membership in fiscal, economic and civic matters such as taxation, zoning, developments affecting property rights and values, pending legislation, law enforcement, etc.
4. To serve as a responsible citizen of the Community.
5. To do any and all things lawful as a non-profit corporation in the furtherance of these objectives, and other things of mutual benefit to Association members.
6. To re-affirm the ethical principle established in the 1988 organization of this Association, that individual rights should be enjoyed and protected without trespassing on the rights of others.
7. The Association is an advisory organization only and is not responsible as an enforcement agent.

### ARTICLE III – Membership

Section 1. Any owner of property on the shorelines or having deeded access to School Section Lake may become a member of this Association by payment of dues and meeting such other requirements as are prescribed in these By-Laws.

Section 2. Annual membership dues shall be payable to the Treasurer of the Association at the beginning of the calendar year. Up-to-date payment of dues as recorded by the Treasurer of the Association shall be pre-requisite to voting upon any issue before the Association or before being eligible as an officer or member of the Governing Board of the Association.

### ARTICLE IV – Organization

Section 1. The management and operation of this Corporation shall be vested in a governing board of seventeen (17). The Executive Officers will consist of elected President, Vice-President, Secretary and Treasurer from the Governing Board. The Mecosta County Park Manager is a representing member. The immediate past president will be a member ex/officio.

Section 2. Those representatives shall consist of the seventeen (17) elected by the general membership to the governing board. The governing board will elect among themselves one to be President, one to serve as Vice-President, one to be Secretary and one to be Treasurer.

Section 3. The management may be augmented by the appointment of other officers and committee chairpersons by the President, subject to the confirmation of the Board, and responsible to the Board. Those appointed to be committee chairs for a standing committee will be allowed to vote with the governing board.

Section 2.7 Removal: A Director or the entire Board, may be removed, with cause, by a vote of a majority of the members.

Section 2.8 Resignation of Director: Any Director may resign from the corporation by delivering a written resignation to the President or Secretary of the corporation. Any Director who fails or neglects to attend three (3) consecutive meetings without being excused by the President for good cause; shall be deemed to have resigned. Said failure of attendance shall be confirmed by a vote of the Directors and said absentee Director shall be sent a written confirmation of his/her resignation.

Section 2.9 Annual Meeting: At the annual meeting of members, the members shall elect Directors to hold office for the term as set forth in these By-Laws.

Section 2.10 Compensation of Directors: Directors shall not receive any salary for their services, as such, but the Governing Board shall have power to contract for and pay to Directors rendering unusual services to the corporation, special compensation appropriate to the value for such services. Directors may receive reimbursement upon approval of the Governing Board.

Section 2.11 Income of the Corporation: All income and earnings of the Corporation shall be used exclusively for purposes, and no part of the net income or net earnings of the corporation shall inure to the benefit of or profit of any member, private individual, firm, corporation, partnership or association.

Section 2.12 Administration of Funds: The Executive Committee will administer the corporation so that day-to-day expenses will not exceed income.

Section 2.13 Indemnification: School Section Lake Property Owner's Association shall indemnify, save and hold harmless

the Board of Representatives, and any agents or Representatives appointed thereof, jointly and individually, from all expense and liability as a result of any acts, omissions, or negligence of School Section Lake Property Owner's jointly and individually, from all expenses resulting from claims and/or lawsuits filed against the Governing Board, or appointed agents or representatives, appointed agents or Directors. A volunteer of the Corporation shall not be personally liable to the Corporation, its representatives, or its members, if such exist, or for monetary damages for a breach of the representative's fiduciary duty, excepting those liabilities arising due to:

1. Any breach of the representative's duty of loyalty to the corporation, its representatives or members, if such exists;
2. Acts or omissions not in good faith or that involve intentional misconduct or a knowing violation of law;
3. A violation of Section 551 (1) of the Michigan Nonprofit Act;
4. A transaction from which the representative derived an improper personal benefit;
5. An act or omission occurring before June 13, 1992;
6. An act or omission that is grossly negligent.

If, after the adoption of this article by the representatives of the corporation, the Michigan nonprofit corporation act is hereafter amended to further eliminate or limit the liability of a volunteer representative or other representative, then a representative of the corporation (in addition to circumstances in the preceding paragraph) shall not be liable to the corporation, its representatives or members, if such exist to the fullest extent permitted by the Michigan nonprofit corporation act, as so amended.

### ARTICLE III Officers

Section 3.1 Officers: The officers of the corporation shall be the President, Vice President, Secretary and/or Treasurer, who shall be elected by the Board of Directors at the annual meeting of the members. The Governing Board may also appoint such other officers and agents as they shall deem necessary for the transaction of the business of the corporation.

Section 3.2 Vacancy: An officer elected or appointed by the Board may be removed by the Board with cause. In addition, in case any office of the corporation becomes vacant by death, resignation or any other cause, the Governing Board may elect an officer to fill such vacancy.

Section 3.3 Duties of the President: The President shall:

- (1) Be the chief presiding officer of all meetings of the corporation and the calling of such meetings.
- (2) Be responsible for the carrying out of the directives of the Governing Board and the corporation membership.
- (3) Supervise the officers of the corporation in carrying out their assigned tasks.

- (4) Be responsible for appointment of such committee members and committee chairmen as required and the carrying out of the duties assigned to such committees. The President shall be an ex-officio member of every committee except as hereinafter provided.
- (5) Conduct the affairs of the corporation in such a manner as will carry out the purposes and objectives of the corporation.
- (6) Perform all other duties as are normal to the office of President.

Section 3.4 Duties of the Vice President: The Vice President shall:

- (1) Perform all tasks assigned by the President.
- (2) Assist the President in the supervision of all other officers of the corporation and the work of committees of the corporation.
- (3) Review and recommend as necessary, changes to the Constitution & By-Laws minimally every other year.
- (4) Preside at all meetings in which the President shall be absent.
- (5) Perform all other duties as are normal to the office of Vice President

Section 3.5 Duties of the Secretary: The Secretary shall:

- (1) Record and transcribe accurately and fully the minutes of all meetings of the corporation, both regular and special.
- (2) Preserve such minutes in an appropriate book or folder used specifically for such purpose, and such books shall be open for inspection as prescribed by law.
- (3) Make available to any member of the corporation copies of such minutes at reasonable times and places.
- (4) Report the proceedings of any meetings of which he/she has records upon request to do so at any regular meetings of the corporation.
- (5) Sign with the President or Vice President, in the name and on behalf of the corporation any contracts or agreements authorized by the Governing Board.
- (6) Perform all other duties as are normal to the office of Secretary.

Section 3.6 Duties of the Treasurer: The Treasurer shall:

- (1) Be responsible for the collection of and disbursement of all corporation monies pursuant to the direction of the Governing Board.
- (2) Open and maintain such checking and/or savings accounts as are normal and customary.
- (3) Promptly deposit all monies paid to the corporation in appropriate bank depositories under the corporation name.
- (4) Pay when due all bills of the corporation.
- (5) Keep accurate, complete and current records of all financial transactions of the corporation, and make such records available to any member upon reasonable demand and at reasonable times and places. The Treasurer shall also prepare a financial report for each meeting of the Governing Board and an annual report for the general membership at the Annual Meeting.
- (6) The Treasurer shall be authorized to make disbursements for budgeted items or disbursements up to a dollar limit determined by the Governing Board, in payment of normal and routine bills of the corporation. Payment of any sum in excess of said limit shall be only upon authorization of the Governing Board.
- (7) Perform all other duties as are normal to the office of Treasurer.

#### ARTICLE IV

##### Agents and Representatives

Section 4.1 Agents and Representatives: The Governing Board may appoint such agents and representatives of the corporation with such powers and to perform such acts or duties on behalf of the corporation as the Governing Board may see fit, so far as may be consistent with these By-Laws, to the extent authorized or permitted by law.

#### ARTICLE V

##### Contracts

Section 5.1 Authority: The Governing Board and /or the Executive Committee will approve all contracts binding the association with consent of the corporation, except as these By-Laws otherwise provide, may authorize any officer or agent to enter into any contract or execute and deliver any instrument in the name of and on behalf of the corporation, and such authority may be general or confined to a specific instance; and, unless so authorized by the Governing Board, no agent or officer, shall have any power or authority to bind the corporation by any contract or engagement, or to pledge its credit, or render it liable pecuniarily for any purpose or to any amount.

Section 5.2 Borrowing: The Corporation may borrow money and issue its promissory notes, bonds, debentures, or similar instruments as evidence that it will repay its debts, and then repay the debts with interest, and may in connection therewith, provide security for the payment thereof, including mortgaging its real property, and providing security interests in its personal property.

#### ARTICLE VI Advisory Committees

Section 6.1 Advisory Committees: The Governing Board may establish one or more committees. The members of any such committee shall serve at the pleasure of the President. Such committees shall advise with and aid the officers of the corporation in all matters designated by the Governing Board. Each such committee may, subject to the approval of the President, prescribe rules and regulations for the call and conduct of meetings of the committee and other matters relating to its procedures. The members of any committee shall not receive any salary for their services as such.

#### ARTICLE VII Rules of Order

Section 7.1 Rules of Order: All meetings of the corporation and of the Governing Board shall be conducted in accordance with Robert's Rules of Order for Deliberative Assemblies, except where-in conflict with Michigan law, or the corporation's By-Laws or Articles of Incorporation.

#### ARTICLE VIII Amendment

Section 8.1 Amendment: These By-Laws may be altered or amended by a majority vote of the general membership; such amendment to be approved by a majority of the Governing Board prior to presentation to the general membership. Written notice of the proposed amendment to the By-Laws shall be provided along with notice of the meeting to the general membership.

#### ARTICLE IX Fiscal Year

Section 9.1 Fiscal Year: The fiscal year end of the corporation shall be June 30 unless changed by the Governing Board.

Section 9.1 Audit: The Governing Board, in its discretion, may provide for an annual audit of the corporation's books.

#### ARTICLE X Dissolution

Section 10.1 Dissolution: In the event of dissolution, after the payment of the debts of the Association, the remaining assets shall be distributed to the Mecosta County Parks Commission to be used at the School Section Lake Veteran's County Park located in Morton Township, Mecosta, Michigan.