

LAKE CLEAR PROPERTY OWNERS ASSOCIATION INC.

BY-LAWS

Article 1

Name

1. The name of this association shall be the **Lake Clear Property Owners Association Inc.**, hereafter referred to as the **Association** and commonly known as "**LCPOA.**"

Article 2

Office

2. The head office of the corporation shall be the address of the current President.

Article 3

The Board

2. The affairs of the Association are to be managed by an eleven (11) member Board consisting of:
 - 3.1 (a) Officers: President, Vice President, Secretary, and Treasurer
 - (b) Past President
 - (c) Directors of Standing Committees: Environment Director, Membership Director, and Public Relations and Communications Director
 - (d) Member Representatives three (3) which may or may not be Shore Representatives.
- 3.2 All Board members must be members in-good-standing with the Association.
- 3.3 A Board member may hold more than one (1) office but is restricted to one (1) vote in regard to Board affairs.
- 3.4 Board members shall neither receive any profit for acting as such, nor directly nor indirectly receive any profit from holding their positions.
- 3.5 Liaison persons from outside organizations (e.g. Lake Clear Conservancy) may be invited to attend Board meetings at the discretion of the Board. Such persons must:
 - (a) Be a member in good standing with the LCPOA, and
 - (b) There must exist a reciprocal agreement stating a member of LCPOA will have similar standing with this outside organization.
- 3.6 The President has the authority to invite participation of persons at Board meetings, if at their discretion said person can make a contribution to the activities of the Board. These additional people WILL NOT have voting rights at Board meetings.

Article 4

Election of Board Members

4. Each Board Member, except the Past President, shall be elected at the AGM of the Association.
- 4.1 A Board Member shall hold office commencing one (1) week following the AGM for a period of one year.
- 4.2 All past Board Members shall retire one (1) week following the AGM.
- 4.3 Current Board Members shall be eligible for re-election so long as they remain qualified.
- 4.4 If for any reason a Board Member can no longer perform their duties, the Board may appoint an acting Board member to fulfill this function for the remainder of the term. This interim member position will terminate as in 5, 5.1 and 5.2.
- 4.5 If for any reason a Board position cannot be filled at the AGM, the Board may invite a member to serve in an acting role.
- 4.6 The election will be by a show of hands, unless a secret (paper) ballot be demanded by a majority of the voting members present.
- 4.7 A list of candidates who have indicated their willingness to stand for a Board position will be developed by the Past President in advance of the AGM. Candidates may also be nominated from the floor of the AGM.

Article 5

Signing Authority

- 5.1 The Treasurer, the President, and one (1) other Officer shall hold signing authority for the Association.
- 5.2 Two (2) signatures will be required for all financial transactions. These two officers shall not be from the same family or sharing the same property.

Article 6

Meetings of the Board

6. The Board shall meet as needed throughout the year. It is considered desirable that a broadly regular schedule be maintained, as a general principle.
- 6.1 No formal notice of meetings shall be necessary if all Board members are in agreement, or if those unable to be present have given their consent to the meeting being held in their absence.
- 6.2 The Board may hold its meetings at such place as it may determine.
- 6.3 The President shall call Board meetings.
- 6.4 At least 50% of members of the Board shall be considered a quorum for the transaction of formal business. No proxy Board members are permitted.
- 6.5 Board meetings may also be formally called by the Secretary on written direction of any two (2) members of the Board. Notice of such meetings and the reason for the meeting shall be forwarded to each Board member not less than seven (7) days prior to the meeting.

- 6.6 Voting within the Board shall be by majority of all in attendance at the start of the meeting. The President will only cast a vote in the case of a tie vote.
- 6.7 In urgent or unusual situations, meetings and decisions initiated by the President, or in their absence, by the Vice President, may be conducted electronically.

Article 7

General Membership and Voting

- 7. Membership in the Association shall be limited to owners of deeded shoreline properties abutting Lake Clear, Little Lake Clear, and Mud Lake OR owners of properties on road allowance that abuts Lake Clear, Little Lake Clear, and Mud Lake. As well owners who have purchased memberships in either 2017, 2018, and 2019 may also purchase memberships in the following years and memberships may be transferred if the deeded property is sold.
- 7.1 Owners of deeded property, for which current Association dues have been paid in full, shall be considered a member in good standing. Such a member will be entitled to one (1) vote at any general meeting of the Association.
- 7.2 A property owner, regardless of the number of properties owned on Lake Clear, is entitled to one (1) vote.
- 7.3 In instances where two (2) or more persons own a property, only one is entitled to vote. Any conflict among owners of a single property demonstrated at the meeting will render the vote for the property null.
- 7.4 The membership may consider and transact any business at any general meeting of the association providing that motions put forward by other than the Board be presented in a Notice of Motion to the Board, in writing and received by the Board at least 60 days before the scheduled meeting.

Article 8

Meetings of the General Membership

- 8. There must be one (1) Annual General Meeting (AGM) of the Association every 15 months but preferably once per year. Other general and emergency meetings may be called throughout the year.
- 8.1 All meetings shall be held in the proximity of Lake Clear.
- 8.2 A quorum is the majority of those members in good standing who are in attendance at the meeting.
- 8.3 Decisions shall be made by majority vote of all members in attendance.
- 8.4 The membership may consider and transact any business at any general meeting of the association providing the substantive motions be put forward to the Board at least sixty (60) days before the scheduled meeting.
- 8.5 The AGM shall be on the Saturday, one week prior to the August Civic Holiday weekend unless otherwise scheduled by the Board.
- 8.6 The notice-of-meeting and agenda for the AGM shall be distributed to all members in writing or electronically, at least two (2) weeks prior to the meeting.
- 8.7 It is the responsibility of each member of the Association to ensure the Membership Director has their correct address, e-mail address, and telephone number as appropriate.
- 8.8 At every AGM, the written reports of Board members will be provided in advance.
- 8.9 As per By-Law 5, Board members for the following year shall be elected; dues and

charges for the following year established, and any other appropriate business conducted.

- 8.10 All substantive motions are to be published with the notice-of-meeting.
- 8.11 Other General meetings (not an AGM) of the membership may be called by the President or by the Secretary on the direction of the Board at any time between May 1st and October 31st.
 - 8.11.1 The announcement and agenda for a general meeting shall be distributed electronically to all members, at least two (2) weeks prior to the meeting.
 - 8.11.2 A quorum shall be that of owners of deeded property represented.
 - 8.11.3 A general meeting of the membership must be called by the Secretary if given direction, in writing, by owners of deeded property, who are members in good standing, totaling 10% of the membership.
- 8.12 An Emergency General Meeting may be called at any time by the President, or in their absence the Vice President, or in their absence the Treasurer, to deal with an urgent problem requiring membership input.
 - 8.12.1 An Emergency General Meeting (EGM) will have a single item agenda.
 - 8.12.2 The announcement of the meeting and the agenda item shall be distributed electronically to all members, at least two days prior to the meeting.
 - 8.12.3 Quorum for an EGM shall be that of the majority of those members in good standing who are in attendance at the meeting.
 - 8.12.4 Decisions taken at an EGM shall be ratified at the next AGM.

Article 9

Financial Year

- 9.1 The fiscal year of the Association shall terminate on the last day of March.
- 9.2 The issue of an audit should be reviewed. An annual vote regarding possible waving of this requirement must be undertaken.

Article 10

Insurance

- 10. The Association shall purchase appropriate liability insurance

Article 11

Amendments to the By-Laws

- 11. The By-Laws will be reviewed at a minimum every five (5) years.
 - 11.1 These by-laws may be amended by the Board but such amendments must be ratified at the next scheduled AGM of the Association.
 - 11.2 A proposed amendment initiated by the Board must be presented in full with the notice-of-meeting, and approved as presented, in order to be ratified as of that meeting.
 - 11.3 A proposed amendment by a non-Board member must be presented to the Board at least sixty (60) days before an AGM and presented to the membership in full with

the official notice-of-meeting. If approved as presented, it is ratified at that meeting.

- 11.4 A proposed amendment arising at another time cannot be approved at that meeting. It must be presented to the membership at the next scheduled AGM.

Article 12

Termination of the Association

12. If the Board presents a motion to terminate the LCPOA and the Association decides by a two-third vote of the members present and represented that it should no longer function, the Association will cease. Any and all remaining funds, after the Association has settled any of its obligations, will be gifted to one or more local non-government, not-for-profit organizations, as determined by the existing Board.