

In 2019, the Board created a temporary committee of LDLA members called the Governing Documents Review Committee (GDRC) with the charter to review and where necessary update the Lake Doster Lake Association governing documents. The committee began by surveying the community to gather their concerns. With a focus on the common concerns, the committee spent almost two years reviewing and updating the governing documents. The committee presented its findings to the Board. Document changes were reviewed by the Board and the lawyers. This committee has completed its work and now it is time to vote on the proposed changes. The changes were grouped for ease of review.

By-Law Changes

Question #1: Should the following administrative changes be made to the Lake Doster Lake Association By-laws:

Section	Old Text	New Text	Comment
1.1	Paul Sullivan	The President of the LDLA Board of Directors as registered in the State of Michigan	Administrative, generic
1.2	417 Midlakes	PO Box 125 Plainwell, Michigan	Administrative, generic
9.7	Nothing	Renumbered section 9.6 to 9.7	Added a new section, so this one needed to be renumbered
Signature Section	Remove previous information for signature, date	Whoever will sign amendment	Update for current information

Yes, changes should be made as described above

No, changes should not be made as described above

Question #2: Should the following minor or clarifying changes be made to the Lake Doster Lake Association By-laws:

Section	Old Text	New Text	Comment
2.10	30%	20%	Made this section consistent with 2.11; percent of members requesting a special meeting.
2.11	10%	20%	Made this section consistent with 2.10; defines a quorum.

Section	Old Text	New Text	Comment
2.12	Nothing	Added: If the authorized person is a non-member, they are allowed to submit one proxy only.	Added text to clarify that the non-member can only submit a single proxy.
3.1	Control	Governance and oversight	Replaced single word with two more descriptive terms.
7.6	Association	LDLA	Specifically called out the association by name.
9.2	Nothing	Added "of Covenants and Restrictions"	Provided complete name of the document
11.8	Nothing	Added "variance"	Clarified type of agreement.
11.12	"of the Board of Directors"	"as described in Section 2.10"	Referred back to section in By-Laws that discusses how to a meeting.
11.12	Nothing	"(50%+1 of the members as defined in Section 2.12"	Defined majority.

Yes, changes should be made as described above

No, changes should not be made as described above

Question #3: Should the following changes be made to the Lake Doster Lake Association By-laws:

Section	Old Text	New Text	Comment
7.6	Nothing	Added: The BCC will follow the requirements in the Plat Descriptions; Covenants and Restrictions; and Rules and Regulations established by the LDLA.	Addition and reorganization of paragraph.
7.6	Nothing	Added: "in writing" to the last sentence.	Specified that a written copy of the final decision must be given to the requestor.

Section	Old Text	New Text	Comment
8.2a	Notice. Notice of the violation, including the provision of these Bylaws or the rules or regulations violated, together with a description of the factual nature of the alleged offense shall be sent by registered mail, postage prepaid, or shall be personally delivered to the violating Member.	Notice. Notice of the violation, including the provision of these Bylaws or the rules or regulations violated, together with a description of the factual nature of the alleged offense shall be sent by certified mail (postage prepaid), email with receipt confirmation, or shall be personally delivered to the violating Member. Should the member not reply to the email within 7 days, a letter will be sent via certified mail.	More and more members have their LDLA property as a second home or are working during normal mail delivery times, so contacting them is more difficult. This will allow the notification to be sent by email.
8.3	Amounts. Upon a finding by the Board that a violation has occurred the following fines shall be levied against the violating member: First violation: No monetary fine shall be levied. Second violation: A fifty dollar (\$50.00) fine shall be levied. Third violation: A seventy-five dollar (\$75.00) shall be levied. Fourth Violation and Subsequent Violations: One hundred dollar (\$100.00) fine shall be levied.	Removed fine text. Added: according to the schedule listed in Section XIB of the Declaration of Covenants and Restrictions.	Same information is contained in two different documents which could become conflicting if the documents are not updated exactly the same. Fines are in the Declaration of Covenants and Restrictions.
8.4	8.3 above	Added: the Declaration of Covenants and Restrictions Section XI B	Referred to the correct section in the Declaration of Covenants and Restrictions since fine information was removed.
9.6	New section	Lien - As provided in the LDLA Bylaws, Article VI, the LDLA may file a lien against the lot of any member that has failed to pay assessments, fees, fines or other amounts due to the LDLA hereunder. In any such lien, the member shall be required to pay the costs and expenses of filing the notice of lien and all reasonable attorney's	Detailed in the Declaration of Covenants and Restrictions. It is important and should be included in the By-Laws so all members understand that this could result from a violation.

Section	Old Text	New Text	Comment
		<p>fees. In addition, any costs which are levied against the lot during the lien period, including but not limited to annual fees, fines and assessments, shall be required to be paid by the lot owner.</p> <p>Any suit filed to recover money for unpaid fines, expenses, and/or assessments shall not be deemed to be a waiver of the lien. Upon payment of all sums secured by the lien, which has been made the subject of a recorded notice of lien, a release of notice of lien shall be executed by the LDLA or its representative and recorded in the Public Records of the applicable County.</p>	

Yes, changes should be made as described above

No, changes should not be made as described above