

## **Mission Acres Association Constitution Revised 1988**

### Article I - Name

This organization shall be known as the Mission Acres Association.

### Article II - Object

The object of this organization shall be to protect the interests of the owners of property in the Mission Acres Subdivision, Peninsula Township, Grand Traverse County, Michigan.

### Article III - Membership

Membership in the Association shall consist of any owner of property in Mission Acres Subdivision who pays dues and any duly authorized assessments.

### Article IV - Officers

The Officers of the Association shall be: President, Vice-President, and Secretary-Treasurer. The officers shall be elected for two year terms at the annual summer meeting of the Association in the uneven numbered years. Officers shall be elected by a majority vote of the members present at the regular annual meeting of the Association.

In the event a vacancy occurs in any one or more offices of the Association, the highest-ranking officer of the Association shall appoint a successor or successors to fill the unexpired term of office or offices.

### Article V - Duties of Officers

The President shall preside at all official meetings of the Association, except that in his absence, the Vice-President shall act for him. In addition to presiding at meetings in the absence of the President, the Vice-President shall perform such other duties as the President directs. The Secretary-Treasurer shall represent the Association in transacting legal and business matters. He will be responsible for all official correspondence of the Association, maintenance of official records and the safekeeping and accounting of all dues and other moneys of the Association. The Secretary-Treasurer will be responsible for presenting an annual budget for the next calendar for approval of the membership at the annual summer meeting.

The Secretary-Treasurer may obligate the Association for the payment of bills and may pay such bills from Association funds to carry out specific programs and projects approved by the Association in annual or special meetings. He shall not incur any indebtedness in excess of the moneys on hand without specific approval of the membership.

The President may appoint Ad Hoc committees to assist the officers in carrying out their duties of furthering the objectives of the Association.

### Article VI - Meetings

The quorum shall consist of seven (7) persons who are owners of seven (7) separate cottages in addition to two (2) of the Association officers. In voting on matters properly brought before the Association, each cottage is entitled to one (1) vote regardless of the number of owners. Any Association member who is an owner of a cottage or vacant lot may cast the ballot to which the cottage or vacant lot is entitled.

The annual meeting of the Association shall be held on the last Saturday in July at 4:00 p.m. subject, however, to the President changing time and date after giving four (4) weeks notice.

#### Article VII - Dues and Assessments

Regular dues shall be one dollar per member per year.

Special assessments for general improvement of the subdivision or for any other purpose deemed necessary by the membership can be voted at the annual or a special meeting of the Association. A simple majority vote of the members present will be necessary for the passage of special assessments.

#### Article VIII - Amendments

This constitution may be amended by a two-thirds vote of the members present at the annual meeting, provided that at least one month's notice of the proposed amendment be given to each member, such notice to be sent upon order of the President by the Secretary-Treasurer.