

**BY-LAWS OF THE BALD EAGLE LAKE PROPERTY OWNERS ASSOCIATION, INC.**

*Adopted July 11, 1981  
Amended May 22, 2021*

**ARTICLE I — NAME**

Section 1. This association shall be known as the Bald Eagle Lake Property Owners Association Inc. \_

Section 2. The registered address shall be P.O. Box #275, Ortonville, MI 48462

**ARTICLE II - PURPOSE**

The purpose of the association shall be to do the following:

1. Maintain the quality of water in the lake clean enough for swimming.
2. Provide equal opportunity for all members of Bald Eagle Lake Property Owners Association to be represented in decisions affecting the lake.
3. Promote the renewal of the fish population of the lake.
4. Protect the investment people have made in their riparian property through coordination with town-ship, county and state government activities.
5. Promote water safety.
6. Preserve the scenic beauty of the lake and its environment.
7. Maintain the prior established water level.

**ARTICLE III — MEMBERSHIP**

Section 1. Any adult person who owns riparian property or has an annual lease agreement on Bald Eagle Lake is eligible for membership in the association.

Section 2. The Board of Directors may, by a majority vote of its members, approve a person for membership who has ownership interest in riparian property on Bald Eagle Lake.

Section 3. The term “member” is defined as either one person or unit. For purposes of voting, property held jointly shall be entitled to one vote.

Section 4. The membership year is January 1 to December 31 of each calendar year.

Section 5. The annual dues are payable to the Treasurer on January 1 of each year. Dues shall become delinquent if not paid by June 1 of each calendar year. A delinquent member shall be ineligible to attend any meetings of the association, and shall be removed from the membership list if the delinquent dues are not paid by July 1 each year.

**ARTICLE IV — BOARD OF DIRECTORS**

Section 1. The business and property of the association shall be managed and controlled by the Board of Directors with the limitations prescribed by these by-laws and by Act 327, Public Acts of 1931, of the State of Michigan.

Section 2. At least one board members shall be elected from each of the five (5) zones around the lake (see map). Not more than three (3) property owners shall be elected to membership of the Board from any one zone. If no one runs for a zone, the board can appoint a representative residing in another zone.

Section 3. The members of the Board of Directors shall be elected by the membership of the association at the Annual Meeting held on the Saturday before Memorial weekend.  
A person must be a member of the association to be eligible to serve on the Board of Directors. The term of office shall be three years except during the first two years of the association, when one-third shall be

Section 4. The members of the Board of Directors shall meet at the first meeting of the Board of Directors after the annual meeting. The Board of Directors shall elect offices of President, Vice-President, Secretary and Treasurer.

These officers shall hold office for a period of one year and until their successors shall be elected and qualified. Whenever any office shall become vacant, it shall be filled by another member of the Board who shall be elected to the office by a majority of the remaining directors.

Section 5. An officer may be removed from office by a 2/3 vote of the entire membership of the Board for failure to fulfill the functions of his office or to support the purposes of the association as defined by the By-Laws Section 6.

Section 6. The Board shall meet in May, July and September and at whatever other times they are called by the president or requested in writing by any two members of the Board.

Section 7. A majority of the members of the Board shall constitute a quorum for the transaction of business.

Section 8. The annual membership dues for each ensuing year shall be set by the Board of Directors at their regular September meeting.

#### **ARTICLE V — OFFICERS**

Section 1. The president shall preside at all membership meetings and meetings of the Board of Directors. The president shall have general supervision over the affairs of the association, the Board of Directors, and other officers. The president shall appoint all members of standing and special committees, subject to the approval by a majority vote of the Board of Directors. The president shall prepare all documents on behalf of the association, and shall be responsible for the submission of the annual written report of the association to its members at the Annual Meeting of the association.

Section 2. The vice president shall perform all of the duties of the president in his absence, or in case of death, disability or resignation. The vice president shall do and perform such other acts as the president or Board of Directors may authorize.

Section 3. The secretary shall be custodian of and shall maintain the corporate books and records, and shall keep them available for inspection. The secretary shall be responsible for the proper recording of the minutes of the annual, quarterly and special meetings of the Board of Directors and of the association.

Section 4. The treasurer shall receive all monies paid into the association and shall keep an accurate record of the members and their financial standing in the association. All funds shall be deposited in the name of the association by the treasurer and all disbursements shall be made by check. The treasurer shall report the financial status of the association at each meeting of the Board of Directors and of the membership. A written report of the receipts and disbursements shall be made available to the membership at the Annual Meeting.

#### **ARTICLE VI — MEETINGS OF THE MEMBERSHIP**

Section 1. The Annual Meeting will be held on the Saturday before Memorial weekend.

Section 2. Each member shall be entitled to cast one vote upon each and every question properly brought before any meeting of the members of the association. Persons owning property jointly shall be entitled to only one vote. A majority vote of the members attending a special or Annual Meeting of the association shall be required to approve an order of business.

Section 3. A majority of the attending members of the association shall constitute a quorum.

#### **ARTICLE VII — COMMITTEES**

Section 1. All members of committees shall be appointed by the president.

Section 2. Standing committees shall be determined by the Board of Directors.

Section 3. Ad Hoc committees may be established by majority vote of the Board of Directors as need arises.

Section 4. Reports of all committees shall be in writing and copy filed with the president and secretary of the association.

#### **ARTICLE VIII — ORDER OF BUSINESS**

Section 1. All meetings of the membership and of the Board of Directors shall be carried out as follows:

1. Call to order.
2. Roll call of officers.
3. Reading of the minutes.
4. Report of officers.
5. Report of standing committees.
6. Report of ad hoc committees.
7. Unfinished business.
8. Election of officers.
9. New business.
10. Adjournment.

#### **ARTICLE IV — PARLIAMENTARY AUTHORITY**

Section 1. The rules contained in the current edition of ROBERT'S RULES OF ORDER NEWLY REVISED shall govern the association in all cases to which they are applicable and in which they are not inconsistent with these By-Laws and any special rules or order the association may adopt.

#### **ARTICLE X — AMENDMENTS**

Section 1. The By-Laws may be amended at any regular or properly called special meeting of the membership by a majority of the members present.

Section 2. Members shall be notified in writing of proposed By-Laws changes at least 30 days prior to the meeting called to consider revision of the By-Laws.

Section 3. A copy of these By-Laws shall be presented to each charter member of the association and to each new member at the time of their acceptance into the association.

Amended June 2, 2012  
Amended May 16, 2015  
Amended May 22, 2021

# BELPOA ZONES

(Established May 22, 2021)

## Bald Eagle Lake

### Zone Descriptions

#### 1 Island and partial Dunwoodie (Yellow)

North Island Drive  
South Island Drive  
Dunwoodie Court:  
2055 – 2151 (odd only)  
Dunwoodie Road:  
1905 – 2031 (odd only)

#### 2 Canals (Violet)

Dunwoodie Rd. 2178 – 2198  
Hardy Lane  
Palisades 530, 500  
Canal Drive  
Aaron's Way  
440 – 520 (even only)  
Douglaston  
450 – 520 (even only)  
533, 555  
Masters Lane

#### 3 North Side (Green)

West Glass Road  
25–133 (odd only)  
Glenfield Drive  
Meadow Lane

#### 4 East Side (Blue)

Ortonville Road/M-15  
1864 – 2080 (even only)  
Allen Court 2084 – 2176 (even only)  
Allen Road 2184 – 2378 (even only),  
2333

#### 5 South Side (Orange)

Allen Road 2390 – 2580 (even only)  
Bald Eagle Lake Road 476  
Sunset Road 500 – 600  
Garland Road 620 – 840  
(even only)

