

**BY-LAWS OF THE HOLIDAY BEACH INC.
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GOWEN, MI. 49326-0147
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**Holiday Beach, Section 20, T10N-R8W
Parcel #'s: 59-014-300-001-00 through 59-014-300-243-00
Montcalm twp. Montcalm County,
State of Michigan**

Proposed: May 1, 2004
Adopted: June 27, 2004
Amendments to Article III & IX
Adopted: May 6, 2006
Amendments to Article V
Adopted: May 3, 2008
Amendments to Articles II, III, IV, V, X, XI, Liens / Forfeiture Process
Adopted: May 7, 2016
Amendments to Articles II, IV, V, VI, VIII, IX
Adopted: June 13, 2020

Article I - Name:

The name of this organization shall be:
Holiday Beach Inc. AKA: Holiday Beach Association, Perch Lake Road Fund, Etc.

Article II- Object:

The object of this organization shall be to maintain and improve the roads, parks, and boat launch included in Holiday Beach Plat: and to render such services that will contribute to the enjoyment and use of all owners. The prime responsibility of the Board of Trustees, as well as all members and property owners, will be to adequately maintain all roads to be accessible twelve months of the year. The board of Trustees has always had and will continue to have the authority to temporarily close sections of our roads as needed for repairs and/or safety of our residents and take any appropriate measures to deal with extreme acts of nature such as severe flooding.

Article III - Membership:

Memberships in this organization are registered owners of property in Holiday Beach Plat. Only those persons, who have paid dues / road fees as spelled out in this document for the current year, are considered to be a member in good standing and are entitled to vote at the annual meeting of

the association and/or to hold office. If current dues / road fees are paid and ownership shall transfer to a new owner, the new owner / owners shall be considered to be members in good standing for the remainder of that year. All changes in ownership shall be reported to the President of this association and to the Treasurer.

Article IV - Dues:

The annual dues covering administrative needs such as legal fees, stamps, postal fees, banking charges, etc. are combined with Article V – Road Maintenance Fee.

Article V - Road Maintenance fee:

As of 2015 Winter Property Tax bill, the Road Maintenance fees will be collected by Montcalm Township. Road maintenance assessments will be collected at both winter and summer tax bill. Both winter and summer-tax bill will collect ½ the yearly road maintenance fee.

Property owner with one or more lots WITHOUT a home / dwelling any lot will be assessed \$100 per year.

Property owner with one or more lots WITH a home / dwelling on any lot will be assessed \$250 per year for each separate home / dwelling, occupied or not occupied.

Any lot that is used as a drive/gateway to any parcel(s) outside of the Holiday Beach Plot shall be assessed \$250 per home/dwelling per year for every home/dwelling that utilizes the lot as access to any parcel(s) outside of the Holiday Beach Plot and must notify the board before any construction begins.

Any future increase in road maintenance fees will be subject to the rules and limitations of Public Act 188 of 1954. Any future assessment increases would supersede aforementioned amounts.

Article VI - Officers:

The government of this organization shall be vested in a "Board of Trustees", consisting of (6), three of which shall be elected at the annual meeting. Three to serve a two (2) year term. Those elected shall take office immediately after the annual meeting. Their initial duty shall be to meet for the purpose of electing from their number a president, secretary, and treasurer. The remaining officers shall be known as "trustees." All officers shall work as a unified team dedicated to maintaining and improving our roads, parks, and boat launch.

Article VII - Meetings:

The association shall meet the 1st. Saturday of May, at such place and time as selected by the Board. All lot owners shall be notified of the annual meeting of this association by email and posting a hard copy on the community bulletin board. The Board of Trustees shall meet not less than four (4) times each fiscal year at such time and place as shall be agreeable to the Board. Three (3) officers shall constitute a quorum. Board members that teleconference/ phone call in to meetings will constitute as present for the board meetings. The fiscal year will begin May 1st. The board of trustees will present a list of potential future projects/improvements and a financial report of the past year's revenues and disbursements at the annual meeting.

Article VIII - Officers and Trustees:

Section 1

The Board of Trustees shall be responsible for authorized policies and activities of the Association. It shall authorize all expenditures, approve all bills for payment, see that proper books of account are kept by the Treasurer, if requested by a majority vote at the annual meeting cause an audit to be

made with a statement by the auditor to be prepared and submitted to the Board of Trustees and subsequently read at the next annual meeting of this Association. Authorization for payment of bills shall be made by the President, the Secretary or the Treasurer. Only one (1) signature shall be required. The original bill / invoice plus a copy of bill / invoice and check number will be kept by Holiday Beach Association Treasurer. All financial transactions of this Association shall be by check. The Board shall appoint one of the members in good standing in the Association to any vacancy which may occur, and such appointment shall terminate at the next annual election, at which time a Trustee shall be elected to fill any vacancy, if such term is unexpired.

Section 2

The President shall be Chief Executive Officer, shall preside over, call, and conduct all association meetings, including Board meetings: shall appoint all committees, except as otherwise herein provided, and shall be a member of each committee. Any FOIA request sent to board will be handled by the president and subject to any potential government rules.

Section 3

The Secretary shall perform the duties of the President in case of the latter's absence or disability. If for any reason there be a vacancy in the office of President, the Secretary shall succeed in office. Vacancies in any other office shall be filled by the Board as herein specified. The Secretary shall keep minutes of all meetings, send all notices, make all the required reports, and assist the President with the agenda for all meetings. The Secretary, or a trustee assigned by the board shall keep as accurate a list of property owners as possible. Notify all property owners of updated By-Laws within 60 days after annual meeting.

Section 4

The Treasurer shall keep accurate accounts and make periodic detailed reports of all funds received and disbursed by him/her to Montcalm Township every 6 months: deposit all money in the approved depository: Pay all bills. The Treasurer shall have available all books, receipts, reports and pertinent documents for inspection by the Board of Trustees and furnish a brief report to the board as part of the agenda for each board meeting. A more detailed treasurers report shall be furnished at the annual meeting.

Article IX - Rules and Amendments:

Section 1

Parliamentary procedure at all meeting of the Association and its Board of Trustee meetings shall be in accordance with Robert's Rules of Order.

Section 2

These By-Laws may be amended at any annual meeting of this Association by a majority vote. Any amendment changes will be recorded with the Register of Deeds within 60 days.

Section 3

The board of trustees has always had and will continue to have sole authority in designating individuals and/or companies that are allowed to use any materials, products, and equipment purchased by the association.

Article X - Voting:

One vote shall be allowed for each qualified member. A qualifying member shall be defined as a registered owner of property in Holiday Beach Plat who are currently paid-up in dues / road fees. If property is registered in more than one name, each registered property owner shall have one vote each with a maximum of two votes total, if the current dues / road fees are paid for that property with one lot or multiple lots.

Article XI - Quorum:

Fifteen (15) qualified members including any absentee ballots shall constitute a quorum for an Association meeting.

These By-Laws are a revision of those previously adopted and effective as of June 1, 1964

Signed and notarized by current board members at date of signing:

President Chuck Rau
Chuck Rau

Trustee Mike Evans
Mike Evans

Secretary Jim Boeve
Jim Boeve

Trustee Ben Rau
Ben Rau

Treasurer Sandee Scott
Sandee Scott

Trustee Antoinette Hillard
Antoinette Hillard

These By-Laws / Amendments was prepared by an assigned committee, consisting of:
Holiday Beach Inc. President: Chuck Rau, Secretary: Jim Boeve, Treasurer: Connie Geer, Trustee:
Mike Evans, Trustee: Tim Rau

Prepared by: Chuck Rau

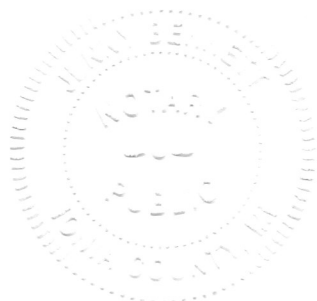
President: Chuck Rau
3721 Holiday Dr., Greenville, MI 48838

Liens / Forfeiture Process for Road Fees

Property owners of the Holiday Beach Plot who fail to pay Dues / Road Maintenance Fees through property taxes are subject to the Forfeiture Process of Montcalm County:

Public Act 123 of 1999

Property Owners with taxes that are two (2) years delinquent will be foreclosed and the property will be sold at public auction.



JENNY BENNETT
Notary Public, State of Michigan
County of Ionia
My Commission Expires 10-22-2025
Acting in the County of Montcalm