

Significant Changes in the Amended and Restated Bylaws

3.04	Each owner is required to provide evidence that they own the lot (such as a deed), and each lot must designate one person to vote. Only one vote per lot, regardless of how many people own the lot.
3.05	The information that each owner must provide to identify who is entitled to vote on behalf of the owner
3.06	Quorum for a meeting is 25% of all members. If quorum is not present and the meeting is adjourned, the quorum requirement is cut in half from the previous meeting, i.e., 12.5%, 6.25%, etc. Absentee ballots and participating electronically in a meeting count for quorum.
3.07	Each member has one vote for each lot they own. Voting to approve, increase, or decrease the annual assessment must be done in person or by proxy—no absentee ballots. For any other vote, members can vote in person, absentee ballot, proxy, or electronically, depending on the method(s) authorized by the Board.
3.09	The Association can conduct a vote of the members, other than to approve, increase, or decrease the annual assessment or approve a special assessment, by sending ballots to all members without holding a meeting.
4.04	Meeting notices must be mailed to the members between 10 and 60 days before the date of the meeting. Mail is the default method of official notices, unless a member agrees to accept electronic transmission (i.e., email) notice.
4.05	Members can participate in a meeting by remote communication, such as a conference call, Zoom, Teams, etc. The Association can hold a meeting solely by remote communication.
4.07	If there was an issue with a meeting's notice or quorum, but all members agree on a decision that was made at that meeting, the issue with the notice or quorum does not affect the validity of the decision.
4.08	A meeting's minutes that have been approved are presumed to be accurate.
5.01	Only one person per lot may serve on the Board at a time. Board members must be current on the payment of their assessments; otherwise, they may automatically be removed from the Board.
5.03	Provides more information about what the Board is empowered to do.
5.04	The Board can hire a management company.
5.05	An open Board position is filled by a vote of the remaining Board members.
5.06	Directors can only be removed through a majority vote of all members (except for non-payment of assessment, which is an automatic removal).
5.11	The Board can approve a decision without a meeting if all directors agree on the decision in writing or electronically.
5.12	The Board can have a closed or executive meeting, or a portion of a meeting.
5.13	Board meetings can be held by remote communication.
5.14	The Board will have a fidelity bond for all directors who handle the Association's finances.
6.01	Identifies the officer roles and responsibilities of the Board.
6.02	Once a new Board is elected, the Board members vote on who will be the officers.
6.03	The Board can vote to remove someone from an officer role.
7.01	The Association will indemnify a Board member or officer for a lawsuit arising out of that person's actions as a Board member or officer, unless the person is determined to have acted with willful or wanton misconduct or gross negligence.
7.02	The Association will carry insurance for the directors and officers.

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8.02	The Association's books and records will be open for inspection by any member who submits a request that complies with MCL 450.2487. The Association will send a financial statement each year to all members.
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