

B4 – PROPOSED BYLAW AMENDMENTS TO CORRECT TYPOS, GRAMMAR AND MAKE TECHNICAL CHANGES TO COMPLY WITH UPDATED STATUTE

These amendments are to correct typographical errors, mis-used words, grammar, and to amend notice language to conform with new statutory requirements and email options. Bold feature is used to highlight language being amended, with ~~strikethrough~~ and underline features used to show changes.

- Article I, Sec. 1, is used to define properties that are eligible to join the Club, and a reference to properties within the Club boundaries includes a typographical error, using term “Black A”, which should read “Block A”. To clarify language and correct the typo, the section shall be amended to read as follows:

Section 1 MEMBERSHIP DEFINITIONS

Eligibility for mMembership in the Woodmont eCountry Club shall include lot owners and temporary and permanent residents of the following Blocks and properties listed below, and as dictated by tradition and Club Bylaws and membership vote since 1915:

Blocks: A, B, C, D, 18, 19, 20, 26, 27, 34, 35, 40, 41, 42 and homes/properties that can only be accessed from Woodmont Beach Road S. located south of S 272nd Street on 7th Avenue S, 8th Avenue S, and 10th Avenue S, and the homes on the north side of S 264th Street and access the property off of S 264th Street between 8th Avenue S and Marine View Drive, also the 2 homes north of ~~Black~~ Block A, also known as North Beach.

- Article I, Sec. 1.2, use of word “leasers” should be replaced with “lessors”:

1.2 Temporary Members

Temporary members shall consist of persons and their immediate family, who are renters or ~~leasers~~ lessors in the Plat of Woodmont Beach and adjoining properties as described in Section 1. The property owners may provide membership dues for renters.

- Article I, Sec. 3.2 and 3.3 should be amended to correct grammar and clarify meaning:

3.2 Dues

Dues for all members shall be the rate established by a two-thirds majority vote of the members ~~ship~~ present at a business meeting. Dues shall be payable on the first day of April and delinquent June 1 of the same year. Dues will be prorated for new members from date of the application to June 1. Persons 65 years or ~~more~~ older may pay a reduced rate as established by a two-thirds majority vote of the members ~~ship~~ present at a business meeting.

3.3 Special Assessments

Special assessments shall be an allowable means of providing funds for specific projects or for payments of legal indebtedness. Special assessments shall be recommended by the Board of

Trustees to the members and shall be approved by a two-thirds majority vote of the membership present at a business meeting.

- Article I, Sec. 4 should be clarified to show that the term “Termination” means termination of membership:

Section 4 TERMINATION of MEMBERSHIP

4.1 Termination of Active and Inactive Membership

An active membership or inactive membership shall be terminated upon the sale of property owned within the established Woodmont Country Club boundaries or upon written notice to the Board of Trustees of the desire to terminate the membership

4.2 Termination of Temporary Membership

A temporary membership shall terminate upon moving from the Woodmont Country Club’s established boundaries or written notice to the Board of Trustees of desire to terminate the membership.

- Article I, Sec. 6, includes a typo, where the word “outlines” should be “outlined”:

Sec. 6 Reinstatement

A member who is suspended or terminates their membership may be reinstated by the procedure outlines outlined in Section 2 for new membership.

- Article I, Sec. 5, should be clarified to explain reference to sections of the Bylaws, and the word “and” should be changed to “or”, to clarify that the existing rule sets out two separate reasons why membership can be suspended:

Section 5 SUSPENSION

Members will be suspended from the Club for failure to pay dues or special assessments as outlined in Sections 3.2 and 3.3 of these Bylaws and-or for conduct judged to be detrimental or injurious to the welfare of the Club. A suspended member shall not be entitled to any privileges of the Club.

- Article II, Sec. 1.1, last sentence includes a typo, uses the word “won” instead of “own” to reference lots that a member owns or has under contract:

No additional votes shall be allowed for lots in excess of one that the member shall won own or have under contract.

- Article II, Sec. 2, now has a typo/mis-used word, where the term “insuring” should be replaced with the word “ensuring”.

SECTION 2 GENERAL RESPONSIBILITY

All members are responsible for maintaining Club facilities, guests' actions, insuring ensuring the Club rules and regulations are adhered to, policing Club facilities for unauthorized actions by members or non-members, and paying dues and assessments as outlined in Section 3 of Article I

- Article III, Sec. 3, re: Vacancies, includes a typo/mis-used word, uses the word “file” instead of “fill”:

SECTION 3 VACANCIES

In case of any vacancy in the Board of Trustees, the Board of Trustees shall ~~file~~ fill such vacancy and the person chosen shall serve until the next annual business meeting.

- Article IV, Sec. 2.1 should be renumbered as Sec. 1.2, because it follows Sec. 1.1. Current numbering is an obvious typo.

2.1 1.2 Quorum

- Article IV, Sec. 1, re: Membership Meetings, should be updated to comply with the new 10-day notice requirement found in the Act, and to recognize that current law allows notices to be transmitted by electronic means, like email:

SECTION 1 MEMBERSHIP MEETINGS

Two regular business meetings of the membership shall be held each year – the first one no later than March 31st; the second meeting in the month of May to adopt a budget, to elect officers, and conduct any other pertinent business. They shall be held at a place and at a date and time to be designated by the Board of Trustees. Notice of meeting place and date and time shall be ~~mailed-sent by mail or email~~ to each member at least ~~six~~ ten days prior to such meeting. Special meetings may be called at any time by the President or by any two members of the Board of Trustees, or by a group of members equal to or exceeding a quorum. A notice of such meeting, with a description of the purpose of the special meeting, shall be sent by mail or email to each member at least ~~six-ten~~ days prior to such meeting.

If such notice is mailed, it shall be deemed delivered when deposited in the official government mail properly addressed to the member at his or her address as it appears on the records of the Club with postage thereon prepaid. Notice provided in an electronic transmission is effective when it: (a) is electronically transmitted to an address, location, or system designated by the recipient for that purpose, and is made pursuant to the consent provided by the recipient; or (b) has been posted on an electronic network and a separate record of the posting has been delivered to the recipient together with comprehensible instructions regarding how to obtain access to the posting on the electronic network.

- Article V features a typo, where the words “by lays” should be corrected to read “Bylaws”, and the voting requirement to amend Bylaws should be corrected to clarify that the 2/3 vote is of the members present at a membership meeting, not simply 2/3 of a quorum, which would be a smaller number.

ARTICLE V: AMENDMENTS

These ~~by-lays~~ Bylaws may be amended by two-thirds vote of the members present a

~~quorum~~ at a regular or special meeting of **the members of the** Club, provided that notice of said amendment should have first been given in the notice for the meeting.

- Throughout the Bylaws, where the word “club” is used to reference the Woodmont Country Club, the word will be modified to read “Club” with a capitalized “C”.

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