BYLAWS
Seaview Terrace Homeowners Association

PROPOSED BYLAWS

OFFICERS: All officers of this association must be residents of the Seaview Terrace Community. The officers shall consist of a president, a vice-president, a secretary and a treasurer.

ELECTION OF OFFICERS: The president and secretary shall be elected in the even numbered years and the vice president and treasurer shall be elected in the odd numbered years. Officers shall be elected by mailed ballot for a term of two years or until their respective successors are elected, and shall assume office immediately upon election. No officer shall serve in the same office for more than two consecutive terms.

DUTIES OF OFFICERS:

a. The president shall be the chief corporate officer and shall preside at all meetings of the association and board of directors. The president shall perform all duties usually pertaining to the office. The president may assign duties to other officers.

b. The vice president shall assist the president in the exercise of the president's duties and perform the duties of the president at all times when the president cannot give active service.

c. The secretary shall record the minutes of all meetings and maintain a record of them, maintain current, accurate copies of all organizational documents, attend to all correspondence, file all forms and reports as required, issue written notice of all meetings and make all documents available to any member at reasonable times and places. The secretary shall also maintain a roster of the membership of the association and a list of all committees and their members.

d. The treasurer shall see that a full and accurate account is kept of all monies received and paid out and that sound internal fiscal controls are in operation. The treasurer shall render a report at each meeting of the association.

FUNDED PROJECTS: Expenditures over two hundred dollars ($200.00) and less than one thousand dollars ($1,000.00) will be decided by a majority of adult members in attendance at a general meeting. Expenditures of one thousand dollars ($1,000.00) or more will require a majority of all adult members. A non-response will be considered an affirmative vote. The Board of Directors may override the above in case of dire emergency.

NON-FUNDED ISSUES: Decisions will be made by a majority of the adult members in attendance at a general meeting.

DUES: Dues are currently fifty-two dollars ($52.00) annually and due July 1st of each year. Dues may be increased by a 2/3rd (two-third) vote of all adult members. If a member does not pay dues when they are due that member shall lose voting priviledges and will not receive the combination to the gate lock. Members who do not pay dues within 90 (ninety) days of the due date or by October 1st shall be charged a ten dollar ($10.00) late charge.

SPECIAL ASSESSMENTS: In addition to the annual dues the Association, upon affirmative vote of 2/3 (two-thirds) of its members, may impose a special assessment for the cost of unexpected repair or reconstruction of capital improvements upon the community property of which the Association is owner.

MEETINGS: General meetings will be held quarterly. Board of Directors meetings will be held monthly. Special meetings may be called by the President or any two board members or at least five property owners. The annual election meetings will be held in July of each year.

NOMINATING COMMITTEE: A nominating committee consisting of three or more members will be elected at a general meeting every February. The nominating committee will be responsible for nominating a slate of candidates to fill the two vacant offices. The slate of candidates will be presented to the [illegible] at a general meeting in April and nominations will be heard from the floor at that meeting. In the odd numbered years the nominating committee will also nominate a slate of candidates to be elected to the Architectural Control Committee. Nominations will be heard from the floor at that general meeting in April. In the even numbered years the nominating committee will also nominate a slate of candidates..to be elected to the Arbitration Committee. Nominations will be heard from the floor at that meeting in April.

Seaview Terrace quarterly meeting, July 21, 1992

The meeting was called to order at the beach by Mac Mc Coy at 7:08 PM.

In attendance were representatives of the following property owners: Mc Coy, Pearsol, Laybourn, Booker, B. Davis, Helm, Bethke, Gostin.

Comments before the meeting really got started: A bear or bears has or have been sighted in our neighborhood. Mac said that one had its nose against the rear window of the house two different nights. One has been seen at the corner of Starr & Crescent Valley. The Murrays have seen one at their place and the Gostins said one got in their trash barrel.

Bill Laybourn told us about a conversation he had with a Real Estate agent who has the Woo property for sale. It involved height restrictions and the agent told Bill in words to the effect that they didn't pay any attention to covenants. He said that they just break covenants. A formal letter of protest has been written to the broker and agent.

The first order of business was the Treasurer's report. A very thorough explaination was given by Bill. The report was approved as read. Bill also read a letter from John Campbell that said what a great job we are doing here in the community. He enclosed his dues of $52.00 and another $25.00 donation because he doesn't believe $52.00 is enough. How about that! Thank you very much, John.

Bylaws was next. Everyone was mailed or given a set of proposed bylaws in January. These bylaws were read and discussed. A motion was made by Barbara Laybourn to adopt these bylaws as written. A second was made by Marj Pearsol and the motion carried. A copy is enclosed for your information.

Voting for officers and committees: The following officers and committee members were elected by unanimous votes: Buck Pearsol was nominated by Mac Mc Coy for President, Laura Bethke seconded. Robin Gostin was nominated by Marj Pearsol for Secretary, Barb Laybourn seconded. Tom Helm, Don Marker, Betty Faulkner, Betty Clarno were nominated by Barbara Laybourn for Arbitration Committee and seconded by Marj Pearsol. After reading the bylaws earlier we discovered that we do not select a new Architectural Committee until next year when we vote for Vice President and Treasurer. A complete list of officers and committee members will be at the end of these minutes or enclosed on separate sheet.

Laura Bethke volunteered to make a form for absentee votes. In the future these forms will be available to all members who require or desire one.

Gary Bethke explained the situation with lot 30 (the property that the pier and launch ramp sit on). As you know that property belongs to Bethke/Pearsol. Now that all disputes are settled that would have questioned the ownership of that property Bethke/Pearsol intend to deed that lot to Seaview Terrace at the earliest opportunity. Expenses to Bethke/Pearsol of approximately $900.00 have been set aside in the pier fund to pay them as outlined April 28, 1991. It is their hope to make that piece of property a part of Tract A which is the comminity road and beach area. With any luck at all this will be handled well before the next meeting.

It was decided that Gary will purchase a new lock for the power box, a new burner for the stove and a heavy duty box for the phone.

Motion was made by Gary Bethke and seconded by Bill Laybourn to make the road fund a Road and Bulkhead Repair Fund. Motion carried. They will be checking on things like permits, how much, how to, when and things like that.

We also decided to repair potholes in the beach road. Stuff will be bought at Ernst. Gary, Bill and Buck volunteered to do the job.

Next meeting at Bethke's, October 20, 1992. 7:00 PM.

Meeting adjourned 8:25 PM