



BEAR CREEK LAKES

CIVIC ASSOCIATION

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By Laws - Summary of Key Changes

- Voting permissible by Directed Proxy ballots (Section 3.7 and 5.6)
- Revised definition of Lots, adding Adjacent Lot (Section 3.10)
- Revised definition of Voting Member – one vote per Lot (Section 3.15)
- Revised Assessment Allocation, but consistent with current practice. Road Fee assessment eliminated; Adjacent Lot assessment added (Section 5.2c)
 - Revision as part of town hall process for certain non-adjacent lots assessed as Adjacent Lots for time-limited period as noted
- Term limits for Directors (3 consecutive terms) – Section 5.1

- Approval of the annual Budget by the Board with 2/3 vote (Section 5.2b) Revised due process/appeals process (Section 13.4)
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Revisions to initial draft posted to Member Only section of website as part of Town Hall process and member feedback:

- Section 5.2c modified for non-adjacent lots as noted above
- Section 4.2 regarding issuance of badges and other identification
- Section 4.6 further defining voting process via Directed Proxy and by in-person voting by attendance at meetings
- Section 5.7 on filling Board vacancies, changing “shall” to “may” and further defining the process.
- Section 11.1, changing “unanimously” to an “absolute two-thirds (2/3) approval” by Board of an Strategic Plan for consistency with other approval requirements