

BY-LAWS OF THE OAK MEADOWS OWNERS ASSOCIATION

1. QUORUM: Those in attendance at the General Membership Meeting shall constitute a quorum. Provided, at least three (3) members of the Executive Committee are in attendance.

2. EXECUTIVE COMMITTEE:

Section 1. The officers of the Association shall form the Executive Committee, which will have charge of the general management of the Association. They shall have the authority to authorize the expenditure of the funds of the organization up and to including \$100 without the approval of the membership. They shall have no authority to authorize the expenditure of any funds of the organization above \$100 without the approval of the membership.

3. ELECTION OF OFFICERS:

Section 1. Nomination shall be made by the Executive Committee or taken from the floor at a General Membership Meeting to be held each August. Elections shall be held the following month at a General Membership Meeting by secret ballot, collected and counted by two (2) tellers and a judge to be appointed by the President.

No one shall be permitted to hold office who is delinquent in payment of dues at the time of elections on appointment.

4. COMMITTEES:

Section 1. There shall be five standing committees:

- a. Civic Committee
- b. Membership
- c. Recreation and Social
- d. Public Relations
- e. Maintenance and Grounds

SEE AMENDMENTS
DECEMBER 1980.

Section II:

SEE AMENDMENTS
DATED DEC. 1960

- a. Civic Committee shall be responsible for all civic problems.
- b. Membership Committee shall be responsible for maintaining names and addresses of all members and their families and to contact all new residents to acquaint them with the Association. This Committee will collect all dues and turn them over to the Treasurer. Copies of the Constitution and By-Laws of the Association shall be given to all new members upon payment of their dues.
- c. Recreation and Social Committee shall promote recreational and social activities within the Association.
- d. Public Relations is responsible to see that the deed restrictions are adhered to, and to act as liaison within the Association and handle all publicity.
- e. Maintenance and Grounds Committee is directly responsible for the upkeep and maintenance of community grounds, i.e. development of entrances and paly areas. They shall have the duty of contacting the proper authorities to see that the streets, gutters, lights and sewers, etc., are kept in repair.
- f. The Executive Committee reserves the right to assign additional duties to the five standing committees.
- g. Any action that would result in conflict between committees shall be administered by the Executive Committee.

Section III: The chairman of the committee shall be appointed by the Association President with the approval of the majority of the Executive Committee.

5. ORDER OF BUSINESS AT GENERAL MEMBERSHIP MEETINGS:

- a. Call meeting to order
- b. Reading of minutes
- c. Treasurer's report
- d. Reports of standing committees
- e. Presentation of all bills and reading of all correspondence
- f. Unfinished business

6. ASSOCIATION DUES

Section 1. Association dues will consist of \$10 per year per owner. Payable on or before January 1st of each year. Any assessments for the operation of the Association will be approved by a majority vote of the membership present at the meeting.

SEE AMENDMENTS.
DECEMBER 1988
&
APRIL 1988.

7. VOTING

Section 1. Membership is defined in the Constitution and shall continue to consist of all Deed Holders and Holders of Purchase Contract with Oak Meadows Inc., but not with the qualification that for voting and conducting the business of Assessments for the Improvements to Oak Meadows Development, there shall be one vote per lot owned.

8. PARLIAMENTARY AUTHORITY

Section 1. Rules contained in "Robert's Rules of Order" shall assist the Association in all cases to which they are applicable and in which they are not inconsistent with these By-Laws.

9. AMENDMENTS

Section 1. These By-Laws may be amended at any General Membership Meeting by a majority vote of the members present. Provided: any proposed amendments must be presented at the meeting immediately preceding the one at which the vote is to be taken.

10. EFFECTIVE DATE

Section 1. These By-Laws shall be effective upon an affirmative vote of the members present at a General Membership Meeting.

December 1980

AMENDMENTS TO BY-LAWS OF THE OAK MEADOWS OWNERS ASSOCIATION.

Article 4. COMMITTEES:

Section 1. There shall be four standing committees:

- a. Civic and Public Relations
- b. Membership
- c. Recreation and Social
- d. Maintenance and Grounds

Section 11:

a. Civic and public relations committee shall be responsible for all civic problems and to see that the deed restrictions are adhered to, and to act as liason within the association and handle all publicity.

ARTICLE 6: ASSOCIATION DUES

SEE AMENDMENT DATED APRIL 1988

Section 1. Association dues will consist of \$10 per year per owner. Payable on or before Oct. 1st of each year.

Section 2. Dues to be paid direct to treasurer instead of membership committee.

4/1/88

April, 1988

AMENDMENTS TO BY-LAWS OF THE OAK MEADOWS OWNERS ASSOCIATION.

ARTICLE 6: ASSOCIATION DUES

Section 1. Association dues will consist of \$15.00 per year per owner.

Payable on or before January 1st of each year.

Section 2. Dues to be paid direct to membership instead of treasurer.

501-1

MOTION: TO DELETE AND REPLACE THE PREVIOUSLY VOTED AND PASSED RESOLUTION FROM JUNE 2012 WITH THE FOLLOWING:

THAT:

1. THE OAK MEADOWS OWNERS ASSOCIATION ANNUAL BASE ASSESSMENT WILL BE \$40.00 BEGINNING WITH THE 2013 CALENDAR YEAR (ANNUAL ASSESSMENT AMOUNTS MAY VARY DEPENDING ON THE FINANCIAL NEEDS OF THE ASSOCIATION.)
2. ALL PROPERTY OWNERS SHALL BE INVOICED, IN WRITING, PRIOR TO THE FIRST GENERAL MEETING OF THE YEAR, FOR THAT CURRENT YEAR ASSESSMENT. INVOICES SHALL BE SENT BY FIRST CLASS MAIL TO THE TAX MAILING ADDRESS OF RECORD FOR EACH PROPERTY OWNER.
3. FOR ASSESSMENT PURPOSES, EACH LOT SHALL BE CONSIDERED AS ONE DEED, ONE FEE, AND ONE VOTE. THE EXCEPTION WILL BE WHERE MULTIPLE, CONJOINED LOTS ARE LISTED ON A SINGLE DEED AND IN SUCH CASE SHALL BE CONSIDERED ONE LOT, ONE DEED, ONE FEE AND ONE VOTE. PROPERTY OWNERS OF MULTIPLE CONJOINED LOTS REQUESTING THE ONE-FEE OPTION WILL BE SOLELY RESPONSIBLE FOR PRODUCING A COPY OF THE DEED TO THE ASSOCIATION, PORTIONAL/FRACTIONAL LOTS SHALL NOT BE CONSIDERED A SEPARATE LOT.
4. PROPERTY OWNERS SHALL BE CONSIDERED CURRENT WITH THE REQUIRED ASSESSMENT IF SAID ASSESSMENT IS PAID IN FULL FOR THE CURRENT YEAR ON OR BEFORE OCTOBER 1ST OF THAT YEAR.
5. PROPERTY OWNERS HAVING NOT PAID THE REQUIRED ASSESSMENT BY OCTOBER 1ST OF THE SAME YEAR SHALL BE CONSIDERED PAST-DUE AND DELINQUENT.
6. ASSESSMENTS NOT PAID BY THE DUE DATE SHALL HAVE A \$20.00 LATE FEE PLUS INTEREST AT 1½% PER MONTH ATTACHED AND WILL NOT BE CONSIDERED PAID IN FULL UNTIL THE ASSESSMENT AS WELL AS THE LATE FEE & ACCRUED INTEREST IS RECEIVED BY THE ASSOCIATION TREASURER.
7. THE OAK MEADOWS OWNERS ASSOCIATION SHALL PROCEED WITH, AND FOLLOW A STANDARD COLLECTION PROCESS ON, ANY DELINQUENT PAYMENTS UNTIL ALL ASSESSMENTS ARE PAID IN FULL. ALL ADDITIONAL COSTS, INCLUDING LATE FEE, INTEREST, COLLECTION. ALL LEGAL AND FILING COSTS, INCLUDING LEIN FILING, NECESSITATED BY COLLECTION EFFORTS FOR UNPAID ASSESMENTS SHALL BE ASSESSED AND ADDED TO THE AMOUNT DUE.
8. THE ASSOCIATION BOARD MAY AUTHORIZE, WITHOUT A SEPARATE VOTE, REGULAR EXPENSES OF \$300.00, AND \$3,000 FOR EMERGENCY EXPENDITURES.

RESOLVED

Presented at the May 2013 meeting. Voted on and passed unanimously at the June 2013 meeting.