

Starr Ridge Manor Civic Association, Inc.

BY-LAWS

BY LAWS OF
THE STARR RIDGE MANOR CIVIC ASSOCIATION, INC.

Originally Approved: March 2, 1963

Amended: September 6, 1963
December 4, 1964
March 5, 1965
June 18, 1965
March 11, 1966
September 16, 1966
December 8, 1967
April 25, 1969
April 24, 1970
April 1989
February 15, 2008
June 8, 2021

Issued: June 21, 2021

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THE STARR RIDGE MANOR CIVIC ASSOCIATION, INC.

Amendments to ByLaws on Tuesday, June 8, 2021

The following Bylaws were approved by the members.

Article XI – Voting: Add Section 6 – **Technology/Online Voting** -- The use of electronic technology for voting on matters regarding the Association when in-person voting can't be done, there is a timing concern, or for practical purposes. But technology can't be used in regards to changes to Association Rules or ByLaws. Those items still have to be done in person.

Article IV – Classes of Membership: Section 5 – Extended Family Membership:

Old language

(c) Each extended Family Member shall be required to pay his or her annual share (dues) of the operating and capital expenses of the Association in an amount determined by the Board of Directors.

New & Approved Rule

(c) Each extended Family Member shall be required to pay his or her annual share (dues) of the operating and capital expenses of the Association equal to the amount for a Resident Member.

Old language

(d) Extended Family Members shall not be permitted guest privileges at any facilities or events sponsored by the Association.

New & Approved Rule

(d) Repealed (Extended Family Members will be permitted to bring guests.)

The SRMCA By-Laws were last amended in 1989. Eight amendments are proposed to make the By-Laws consistent with current practice.

<u>Proposition</u>	<u>Article</u>	<u>Description</u>
1.	IV-2(g)	Initial payment of \$250
2.	IV-3(f.1)	Yearly tenant \$150
2.	IV-3(f.2)	\$25 per month
2.	IV-3(f.3)	\$100 plus \$25 per month
3a.	VIII-1	Biennial meeting in January
3b.	VIII-2	Four general meetings
3c.	VIII-3	Special Meetings
3d.	VIII-5	General meeting in November
4a.	XI-5	\$300 expenditure limit
4b.	XIII-4	\$300 expenditure limit

Proposition No. 1 – Assessment for New Members

Shall By-Laws Article IV, Section 2g be amended to eliminate the specific amount of \$250 as the initial payment and read as follows: “The Initial payment as provided in Article IV, Section 2(d) shall be completed within 90 days from the date of acceptance as a member.”

Proposition No. 2 – Tenant Member Dues

Shall By-Laws Article IV, Section 3(f) be amended to eliminate specific amounts for tenant fees and read as follows: “Each Tenant Member after acceptance shall be required to pay an annual use fee equal to the fee for a Resident Member.”

Proposition No. 3a – Biennial Meetings

Shall By-Laws Article VIII, Section 1(a) be amended to change the date of the January meeting and read as follows: “There shall be a biennial meeting of the Association before March 31 in each odd numbered year...”

Proposition No. 3b – General Meetings

Shall By-Laws Article VIII, Section 2 be changed to reduce the number of required meetings from four to two and read as follows: “Two General or Regular membership meetings of the Association shall be held each year. One meeting must be held before March 31 to elect Directors and Officers and establish a budget. One meeting must be held after September 1 to address the state of the Association facilities and operation.”

Proposition No. 3c – Special Meetings

Shall By-Laws Article VIII, Section 3 be amended to include a new subsection as follows: “(b) The Board of Directors or the President shall call a Special Meeting within 30 days upon the petition of 10 Association members in good standing.”

Proposition No. 3d – Reports

Shall By-Laws Article VIII, Section 5 be amended as follows: “Annual reports of officers, chairmen of committees and directors shall be submitted at a General Meeting after September 1 of each year.”

Proposition No. 4a – Major Expenditures

Shall By-Laws Article XI, Section 5 be amended to increase the amount of expenditure requiring approval from \$300.00 to \$500.00 and read as follows: “Any single unbudgeted, non-emergency expenditure exceeding \$500.00 must be approved by a two-third (2/3) vote of the members in good standing, present at a regular or special meeting of the Association.”

Proposition No. 4b – Authorized Expenditures

Shall By-Laws Article XIII, Section 4 be amended to increase the amount of discretionary expenditure by the Board of Directors from \$300.00 to \$500.00 and read as follows: “The Board of Directors may authorize proper, elective expenditures, but shall not incur liability to exceed \$500.00 at any one time.”

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ARTICLE I - NAME AND OFFICES

Section 1 - Name

This Association shall be known as "The Starr Ridge Manor Civic Association, Inc."

Section 2 - Offices

The principal office shall be in the Town of Southeast, Putnam County, Brewster, New York.

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ARTICLE II - PURPOSE AND POLICY

Section 1 - The particular objects and general purpose for which this Association is formed are:

- a) To foster a health interest in civic affairs among its members so as to bring about the fulfillment of legitimate civic improvements.
- b) To unite in support of community interest and in the solution of civic problems, all to the betterment of the property owners of Starr Ridge Manor development and the public as a whole.
- c) To engage in such other things or activities as shall best serve the social, economic and cultural welfare of its members and the public.
- d) To promote a spirit of friendship and of civic pride among the property owners of Starr Ridge Manor development.
- e) To own, maintain, equip and operate a beach or water sports area on Peach Lake, Town of Southeast, Putnam County, New York, for the benefit of its members.

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ARTICLE III - MEMBERSHIP

Section 1 - General Provisions

The Association shall consist of the present membership and all other persons who hereafter may be admitted to membership in accordance with these by-laws.

- a) The term "member" shall be interpreted to mean husband and wife; and any single adult or any two adults not related to each other as husband and wife.
- b) Membership in this Association shall not become effective until the applicant has been accepted as a member by action of the Board of Directors and by the members as set forth in these by-laws.
- c) Any ten (10) members may, by written petition, appeal to the membership on behalf of a person whose application has been rejected by the Board of Directors, likewise, any ten (10) members may, by the same procedure above, appeal to the membership against the action of the Board in approving an applicant.
- d) In either or both instances, such appeal shall be filed with the President at least ten (10) days prior to the next regular meeting. The President after receipt of such petition shall present same to the general membership for necessary action. A majority vote of the present at a regular or special meeting shall be required to either sustain or reject the Board's decision.
- e) Membership in this organization shall not be denied anyone because of race, creed, or color.
- f) No member may hold more than one membership in this Association, and such membership in this Association may not, and cannot be transferred to any subsequent owner, Each new owner, in order to share and enjoy in the rights, privileges and benefits of this Association, shall be required to apply for membership as a new member and shall be bound by all eligibility requirements for a new member as established at the time of his application for membership.
- g) There shall be only one vote cast for each household.
- h) The presence at a meeting of either or both joint members shall be accepted as the presence of one member.
- i) Both jointly shall have one vote which may be cast by either.

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- j) Notice to either shall constitute notice to both and the remaining member shall have all the rights and privileges and shall be subject to all the obligations of the membership.
- k) The effect of resignation, expulsion, suspension or withdrawal of any member shall be the forfeiture of all rights and privileges of membership, including any right to the properties or assets of the Association, and also the right to the use of the waters, properties and facilities of the Association.
- l) Notwithstanding any other provisions of these by-laws, during such time that the corporation is indebted to the Farmers Home Administration, at least two-thirds of the members of this corporation must be farmers, farm tenants, ranchers or rural residents, at all times. Rural residents shall mean persons who reside or have a permanent place of abode in open country or in any place of 5500 persons or less which is not a part of an urban area or adjacent to or growing out of an urban area or adjacent to or growing out of a place of more than 5500 persons.

The management of the Association shall be vested in the Board of Directors to consist of at least five members, provided that at least four of the members of the Board of Directors must be farmers, farm tenants or rural residents. Rural residents shall mean persons who reside or have a permanent place of abode in the country or in any place of 5500 persons or less, which is not a part of an urban area or adjacent to or growing out of a place of more than 5500 persons.

Section 2 - General Requirements

Any person or persons, who may otherwise be eligible for membership in this Association, shall be required to:

- a) File a signed membership application with the President and shall furnish such information as the membership may require.
- b) Pay an Assessment (after the applicant has been accepted as a member) of an amount hereinafter set forth in these by-laws. Such Assessment shall in no event inure to the benefit of any subsequent owner as a result of transfer of ownership or otherwise.
- c) Agree to comply with the rules and regulations of this Association as set forth in these by-laws or as duly established by action of the Board of Directors or of the members; and at all times to promote the aims and purposes of this Association; the success of its operations and the welfare and harmony of the community.

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ARTICLE IV - CLASSES OF MEMBERSHIP

Section 1 - Membership shall be of four (4) classes, namely, resident, tenant, and honorary, and extended family.

Section 2 - Resident Membership

- a) A person, or persons, to be eligible to resident membership must reside and be the owner of record of a home situated in the Starr Ridge Manor development, namely Section A and Section B only of said development (and which is more particularly described and designated on "Map of Starr Ridge Manor" - Map No. 864 comprising Section A and on Map No. 864A comprising Section B and filed in the Putnam County Clerk's office on September 14, 1959 and August 23, 1962, respectively.) Resident membership shall be subject to the following conditions.
- b) Each home shall be considered as a separate family unit and shall be assessed separately.
- c) A resident member shall be entitled to one vote irrespective of the number of family units (homes) owned and shall be eligible to hold any office in this Association.
- d) Each resident member, at the time of his or her acceptance as a member shall be required to pay an Assessment to defray the cost of the purchase, care and maintenance of any of the Association's property and facilities, including administrative and other expenses as authorized by the membership. This Assessment shall be established by the treasurer upon the prior approval of the Board of Directors. Should the treasurer together with the Board deem it necessary to either increase or decrease the Assessment, then in such event prior approval of the membership at a regular meeting must be obtained before such new rate may be put into effect.
- e) The Assessment shall not be refunded. Membership in the Association cannot be transferred to a subsequent owner.
- f) Each resident member, after making payments on the Assessment, shall thereafter also be required to pay his annual pro-rata share (dues) of the operating and capital expenses of the Association. Such pro-rata share shall be computed at the beginning of each year by the treasurer and submitted to the Board for their approval. Where the pro-rata share approved by the Board provides for a change in rate over the previous year, then such change shall not become final until voted upon by the membership at a regular or special meeting. The pro-rata share once fixed, shall be payable by April 1st of each

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year. If a resident member physically moves from the area before the end of a calendar year that member's annual share (dues) for that year shall be pro-rated on a monthly basis and he shall be entitled to a refund for the remaining months during which he will not have been a member.

- g) The Annual pro-rata share (dues) of new members shall be equal to the annual share established for existing members. An initial payment on the Assessment as provided in Article IV, Section 2, Subd, (d), shall be completed within ninety (90) days from the date of acceptance as a member. The balance of the Assessment shall be on such terms as the member and Board shall agree, but no longer than three (3) years unless hardship exists and the Board agrees to extend the time for payment to a maximum of five (5) years. The annual pro-rata share (dues) shall be completed within thirty (30) days from the date of acceptance as a member or by December 31st of the year of acceptance, whichever shall first occur.

Section 3 - Tenant Membership

- a) A person to be eligible to Tenant Membership must be a tenant or lessee of a home located within the Starr Ridge Manor development and who is interested in the purposes of the Association.
- b) The application of a candidate for Tenant Membership must first be approved by 3/4 vote of the Board of Directors and ratified by a majority vote of the membership at a general meeting.
- c) Tenant Membership shall be valid for one (1) year only. However, continued membership in the Association may be extended for each succeeding year by a three-fourths (3/4) vote of the Board and a majority vote of the membership at a general meeting thereof.
- d) Tenant Member shall not be entitled to vote nor hold any office in this Association, but may serve on all committees except Finance and Nominating Committees.
- e) If a Tenant Member buys the house, he shall be accepted, subject to conditions set forth in Article IV, Section 2.
- f) Each Tenant Member after acceptance shall be required to pay an annual use fee equal to the fee for a Resident Member.
- g) A yearly tenant member who is delinquent after one (1) month shall be considered a member not in good standing and shall lose all rights and privileges. Tenants of less than one (1) year will be required to pay at time of acceptance.

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Section 4 - Honorary Membership

- a) The Board of Directors together with the membership may, by a majority vote, designate honorary members of this Association.
- b) Honorary Members shall have all the rights and privileges of membership except the right to vote or hold office and shall be exempt from payment of any fees whatever.
- c) Honorary membership may be conferred for a period of one to five years. However, such membership may be extended as such need is indicated beyond the five year period, upon the request of the Honorary Member, subject to the approval and acceptance of the Board upon such conditions as may be required by the Board.

Section 5 - Extended Family Membership

- (a) The adult offspring of present owners, and subsequent purchasers of real property situated in Starr Ridge Manor shall be eligible for Extended Family Membership, without regard to actual residence in Starr Ridge Manor.
- (b) Extended Family Members shall have all the rights and privileges of membership except the right to vote or hold office.
- (c) Each extended Family Member shall be required to pay his or her annual share (dues) of the operating and capital expenses of the Association equal to the amount for a Resident Member.
- (d) Extended Family Members will be permitted to bring guests.

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ARTICLE V - ASSESSMENTS

Section 1 - Indebtedness

Any member whose indebtedness (including initial assessment or annual pro-rata share) shall remain unpaid for a period of sixty (60) days shall not be considered a member in good standing and shall be suspended from the Association and shall forfeit all rights and privileges of membership, including the right to the use of the waters, properties and facilities of the Association.

Section 2 - Reinstatement of Suspended Member

A suspended member may apply for reinstatement upon payment of all arrears of indebtedness due at time of suspension and up to and including the time of readmission, provided such application for readmission is first approved by three quarters (3/4) of the entire Board. If readmission is denied by the Board of Directors, the request for reinstatement may be presented to the membership and approved by a majority vote.

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ARTICLE VI - EXPULSION, SUSPENSION AND RESIGNATION

Section 1 - Expulsion

For violation of these by-laws or other rules of the Association, a member may be expelled.

Section 2 - Charges for Expulsion

- a) Charges seeking expulsion of a member may be brought only by another member, and such charges shall be in writing; and if, in the judgment of three-fourths (3/4) of the Board of Directors, they constitute a ground for expulsion, a copy thereof shall be served upon the member charged together with notice of the time and place at which the charges will be considered.
- b) The accused member may appear in person or may be represented by counsel.
- c) The Board shall be required to report its findings and recommendations to the membership at either a regular or special meeting for necessary action by the membership.
- d) Expulsion shall be "by three-fourths (3/4) vote of membership present at a regular or special meeting.

Section 3 - Resignation

Any member may withdraw or resign from the Association after fulfilling all obligations to it by giving written notice of such intention to the Secretary, which notice shall be presented to the Board of Directors for action.

Section 4 - Forfeiture of Rights

A member who has resigned, withdrawn, or who has been expelled from the Association shall forfeit all rights and privileges of membership including the rights to any property or assets of the Association as well as the use of its waters, properties and facilities.

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ARTICLE VII - GOVERNMENT

Section 1 - Officers

The officers of the Association shall consist of a President, Vice-President, Corresponding Secretary, Recording Secretary and Treasurer. Their terms of office shall be for two years.

Section 2 - General Management

The general management of the affairs of the Association shall be in the Board of Directors who shall be elected as provided in these by-laws.

Section 3 - General Counsel

The Board will designate a Counsel to represent the Association in all legal matters. Compensation to be resolved by Board on a yearly basis

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ARTICLE VIII - MEETINGS - GENERAL AND SPECIAL

(Note: Robert's Rules of Order shall be the authority of all questions of Parliamentary Law and Procedure not otherwise covered herein.)

Section 1 - Biennial Meetings

- a) There shall be a biennial meeting of the Association before March 31 in each odd numbered year for the election of President, Vice-President and Treasurer. The election of Recording Secretary and Corresponding Secretary shall occur at a biennial meeting before March 31 in each even numbered year.
- b) Notice of such meeting shall be mailed to the last recorded address of each member in good standing at least ten (10) days before the date set for the election of officers and the time appointed for the Meeting.

Section 2 - General Meetings

Two General or Regular membership meetings of the Association shall be held each year. One meeting must be held before March 31 to elect Directors and Officers and establish a budget. One meeting must be held after September 1 to address the state of the Association facilities and operation.

Section 3 - Special Meetings

- a) Special meetings may be called at any time by the Board of Directors or the President.
- b) The Board of Directors or the President shall call a Special Meeting within 30 days upon the petition of 10 Association members in good standing.
- c) Notice of such meeting shall be given in writing at least ten (10) days prior to the date and time set for the meetings, except that no business other than that specified in the notice shall be transacted.

Section 4 - Board Meetings

Meetings of the Board of Directors shall be called at the discretion of the Chairman or the president.

Section 5 - Reports

Annual reports of officers, chairmen of committees and directors shall be submitted at a general meeting after September 1 of each year.

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ARTICLE IX - NOMINATION AND ELECTIONS

Section 1 - Nominations

- a) At a general meeting in September of each year, the President shall appoint a Nominating Committee consisting of three (3) members whose duties shall be to notify the general membership at the next regular meeting of its selection of candidates to be voted upon for each office.
- b) Independent nominations may be made from the floor by any member at the meeting after September 1.

Section 2 - Election of Officers

- a) President, Vice-President and Treasurer shall be elected at the biennial meeting before March 31 in odd numbered years and the Recording and Corresponding Secretaries in even numbered years.
- b) Their term of office shall be for two years.
- c) They may be reelected for succeeding terms.

Section 3 - Election of Directors

- a) Directors shall be elected annually at the meeting before March 31.
- b) At each annual meeting, the directors shall be elected for a three-year term in place of directors whose term have expired.
- c) Directors whose terms have expired may be reelected.

Section 4 - Ballots

Election of officers and directors shall be by closed ballot.

Section 5 - Vacancies

In the case of vacancies among the officers and the Board, the Board of Directors may appoint a member to serve until the next election for that particular office.

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ARTICLE X - QUORUM

Section 1 - General or Special Meetings

The presence of a minimum of one-third (1/3) of members in good standing shall be necessary to constitute a quorum for the transaction of business at any general or special meeting

Section 2 - Board of Directors

The presence of six (6) Board members shall constitute a quorum for the transaction of business at any meeting of the Board of Directors.

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ARTICLE XI - VOTING

Section 1 - Votes per household

Each household shall be entitled to one vote which may be cast by either spouse or joint members.

Section 2 - Eligibility

Only members in good standing shall be entitled to vote at any regular or special meeting of the Association.

Section 3 - Suffrage

- a) All questions shall be decided by a vote of the Majority of the members present, except as otherwise provided by law or these by-laws.
- b) Except as otherwise provided in these by-laws, voting shall be by voice.
- c) The President or Chairman of a Board or Committee may require a show of hands or a standing vote, unless one-third (1/3) of the members present in person or proxy request a secret ballot.

Section 4 - Proxies

- a) A member may vote by proxy which must be executed in writing and signed by the member.
- b) Such proxy shall be filed with the Secretary before or at the time of the meeting.
- c) No proxy shall be valid unless it shall designate the particular meeting at which it is to be voted. It must be specific in nature.
- d) No proxy shall be voted at any meeting other than the one designated.

Section 5 - Major Expenditures

Any single unbudgeted, non-emergency expenditure exceeding \$500.00 must be approved by a two-third (2/3) vote of the members in good standing, present at a regular or special meeting of the Association.

Section 6 – Technology/Online Voting -- The use of electronic technology for voting on matters regarding the Association when in-person voting can't be done, there is a timing concern, or for practical purposes. But technology can't be used in regards to changes to Association Rules or ByLaws. Those items still have to be done in person.

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ARTICLE XII - DUTIES OF OFFICERS

Section 1 - The duties of the officers shall be such as are implied by their respective titles and such as are specified in these by-laws. All officers shall keep a chronological record of their work and turn it over to their successors.

Section 2 - President

- a) In general, the President shall perform all duties to the office of President and such other duties as may be prescribed by the Board from time to time.
- b) He shall preside at all regular and special meetings of the Association.
- c) He shall appoint standing committee chairmen and such other committees as he or the Board may consider expedient or necessary.
- d) Countersign all checks as required.

Section 3 - Vice-President

- a) In the absence of the President or in the event of his inability to act, the Vice-President shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President.
- b) The Vice-President shall also perform any other duties as from time to time may be assigned to him by the Board or the President.

Section 4A - Recording Secretary shall be responsible for:

- a) Keeping a correct record of the proceedings of all meetings of the Association and of the Board of Directors.
- b) Custody of the Association's records and letters of value to the Association.
- c) Signing with the President, certificates of membership, the issuance of which shall have been authorized by the Board or the members.
- d) Keeping on file at all times a copy of Certificate of Incorporation and by-laws and amendments to all members.
- e) In general, performing all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the Board or the President.
- f) Countersign checks in the absence of the President or the Treasurer.

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Section 4B - Corresponding Secretary shall be responsible for:

- a) Seeing that all notices are duly given in accordance with these by-laws.
Written notice: of all membership meetings shall be distributed to all members prior to the meeting. Notices shall contain an agenda of all items expected to be discussed at the meeting.
- b) Keeping a register of the names, addresses and telephone numbers of all members.
- c) In general, performing all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the Board or the President.

Section 5 - Treasurer

- a) The Treasurer shall have charge and custody of all funds of the Association and shall present the latest financial condition or report at all regular meetings of the Association and the Board of Directors.
- b) He shall keep an accurate account and collect all application fees, charges and assessments due from members and committees.
- c) He shall deposit all funds in the name of the Association and shall disburse said funds as ordered or authorized by the Board or by the membership when so provided by these by-laws.
- d) He shall keep an itemized record, in a permanent file, of all receipts and expenditures.
- e) He shall sign all checks and withdrawal slips on behalf of the Association and the same shall be honored on his signature and countersigned by the President or Secretary.
- f) He shall submit a final report at the end of his term of office and shall turn over to his successor all books, records, and papers and take a listed receipt therefore.
- g) The Association, at its own expense, shall provide a security bond for the Treasurer.
- h) In general, perform all duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the Board or the President.

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ARTICLE XIII - BOARD OF DIRECTORS

Section 1 - The business and affairs of the Association shall be managed by the Board of Directors which exercise all the powers of the Association and formulate and fix its policies, except such as are by these by-laws reserved to the members.

Section 2 - The Board of Directors shall consist of the six (6) members elected as Directors together with the officers of the Association. The Board shall amongst themselves designate anyone member as Chairman who shall preside at all meetings of the Board. The Chairman shall serve in that capacity through his term as an elected member of the Board.

Section 3 - Meetings of the Board shall be called by the Chairman or the President. However, special meetings of the Board may be called by a majority of the members of the Board. Notices of all meetings shall be sent to all members by the Secretary.

Section 4 - The Board of Directors may authorize proper, elective expenditures, but shall not incur liability to exceed \$500.00 at anyone time.

Section 5 - In accordance with Article III Membership, Section I, Subdivision I approved December 1968, four (4) members of the Board of Directors must be farmers, farm tenants or rural residents. "Notwithstanding any of the foregoing, at all times two-thirds of the members of the Board of Directors must be farmers, farm tenants, or rural residents."

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ARTICLE XIV - STANDING COMMITTEES

Section 1A - Finance Committee

The Finance Committee will function in a advisory capacity to the Treasurer in regard to reports, projections and reviews and shall perform such other duties as from time to time may be assigned to it by the Board.

Section 1B - Auditing Committee

The Auditing Committee shall have the responsibility to audit the accounts of the Treasurer and shall submit its report to the Board and the membership.

Section 2 - Social Committee

The Social Committee shall have charge of the Social Life of the Association and shall promote in every way fellowship among the members, and constructive activities for the children.

Section 3 - House Committee

The House Committee shall have general charge of the Association properties including planning and upkeep.

Section 4 - Appointment of Committees

- a) The Chairman of the various standing committee shall be appointed by the President.
- b) The Chairman and the members of the standing committee shall hold office until the next general election for officers of the Association or until their successors is appointed.
- c) All committees' findings and recommendation shall be submitted to the Board of Directors for ratification.
- d) Must submit operating Budget at spring meeting each year for membership approval.

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ARTICLE XV - ORDER OF BUSINESS

Section 1 - Sequence

The order of business shall be as follows at all meetings of the Association and the Board of Directors.

- 1) Signing of attendance sheet
- 2) Reading of the minutes
- 3) Treasurer's report
- 4) Reports of committees
- 5) Unfinished business
- 6) Receiving of communications
- 7) New Business

Section 2 - Priority

- a) Any questions as to priority or business shall be decided by the chair without debate.
- b) This order of business may be altered or suspended at any time by a majority of the members present.

ARTICLE XVI - AMENDMENTS

These by-laws may be amended only by a two thirds (2/3) vote of the members present at a regular or special meeting of the Association provided notice of the purport of the proposed amendment has been stated in the call for the meeting.

All proposed amendments to these by-laws shall be submitted in writing to the President at least twenty (20) days prior to the next regular meeting. It shall be the duty of the President or Secretary to see that copies of such proposals are delivered to each member in writing at least seven (7) days prior to said scheduled meeting.

ARTICLE XVII - PROVISION FOR DISSOLUTION

"In the event of dissolution, either voluntarily or pursuant to order of a court of competent jurisdiction, and after the payment of all outstanding liabilities and the repayment to each member (then a member of record in good standing) of the amount of membership dues (initial charge or contribution) originally received from each such member by the corporation, all remaining assets shall be transferred to one or more corporations, groups, or other legal entities organized and operated exclusively for charitable, recreational, or educational purposes, or any combination of such purposes, on a not-for-profit basis."

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History

These By-Laws are based on a version that was issued in September 1970.

History of Amendments and Changes to this Document

Date	Article	Section	Change
August 2, 2007			Create digital file from September 1970 typed copy.
August 6, 2007	IV	1, 5	Add Extended Family Membership as approved in April 1989.
February 15, 2008	III	2b	Change “initial payment” to “Assessment.”
February 15, 2008	IV	2d,e,f,g	Change “initial payment” to “Assessment.”
February 15, 2008	IV	2f	Change payment of dues from March 15 to April 1.
February 15, 2008	IV	2g	Add 3- and 5-year terms for paying the Assessment.
February 15, 2008	IV	2g	Eliminate \$250 as specific initial payment.
February 15, 2008	IV	3f	Eliminate separate fee schedule for tenant members. Tenant fees equal resident fees.
February 15, 2008	VIII		Change “Roberts’ Manual of Parliamentary Practice” to “Robert’s Rules of Order.”
February 15, 2008	VIII	1a	Change January meeting to meeting before March 31.
February 15, 2008	VIII	2	Change from four to two general meetings per year: one before March 31 and one after September 1.
February 15, 2008	VIII	3	Add special meeting upon petition of members.
February 15, 2008	VIII	5	Change annual committee reports from November meeting to meeting after September 1.
February 15, 2008	IX	1	Change nominating from November meeting to meeting after September 1.
February 15, 2008	IX	2	Change January meeting to meeting before March 31.
February 15, 2008	IX	3	Change January meeting to meeting before March 31.
February 15, 2008	XI	4	Change unbudgeted expenditures from \$300 to \$500.
February 15, 2008	XIII	5	Change unbudgeted expenditures from \$300 to \$500.
June 8, 2021	VI	6	Added the use of technology for online voting
June 8, 2021	IV	5c	Changed Extended Family Members fee determined by the board to equal amount of what a resident member pays
June 8, 2021	IV	5d	Changed Extended Family Members can’t bring guests to will be permitted to bring guests