

Bylaws
Lakewood/Hillcrest Estates
Homeowners Association

Article I General

Section 1:

The name of the association is Lakewood/Hillcrest Estates Homeowner Association of Bloomington, Illinois.

Sections 2:

The purposes for which this association is formed are set forth in the Articles of Incorporation and the Lakewood Estates Covenant, hereafter referred to as the Covenant.

Section 3:

The Association shall have any power necessary to carry out the purposes of the organization not inconsistent with law, the Articles of Incorporation, the Lakewood Covenants, conditions and restrictions filed on February 3, 1977 in the office of McLean County Recorder of Deeds as Document No. 77-1349.

Section 4:

The registered office address of the Association shall be P.O. Box 1441 Bloomington, Illinois 61702. (note: the poor quality copy showed address as Box 1, and I'm not sure if this was cut off)

Article II Membership

Section 1:

The supreme authority of the Association shall rest in the membership.

Section 2:

Any owner of a developed lot as covered by the Lakewood Estates Covenant, is a member of the Association.

Section 3:

Each member shall be entitled to one vote per lot on matters submitted to the general membership, including all proposed annual budgets and elections.

Article III Meetings

Section 1:

The members of the Association shall meet annually at a place to be designated by the Board of Directors within the City of Bloomington during the month of November on a day to be determined by the Board of Directors. Reasonable written notice shall be given to each member of the time, place and proposed agenda of the annual meeting, at least within 7 days prior to the meeting.

Section 2:

Special meetings of members may be called at any time by the Chairman or by a two-thirds majority of the Board of Directors or by the written request of 50 members. Notice of the time and place of such meetings, shall be forwarded to each member by the Secretary at least three days prior to the meeting.

Section 3:

At any meeting of the general membership the attendance of ten percent of the membership shall constitute a quorum.

Section 4:

The fiscal year of the Association shall terminate with the 30th day of November each year.

Section 5:

Each member shall be required to pay the assessment each year, set by the Board of Directors. Assessments shall be due on the 31st day of January, or 30 days from the date of billing.

Section 6:

On all regular and special votes of the Board, the general membership will be included on general discussion but are not voting board members.

Article IV Board of Directors

Section 1:

The corporate powers, business and property of the Association shall be exercised, conducted and managed by the Board of Directors made up of 14 directors and the immediate past Chairman, chosen by the members of the Association by a written ballot at the annual meeting in November. Directors shall server for a term of one year or until their successors are fully elected, with the exception of the prior Chairman. Board members will not be compensated for their services.

Sections 2:

Only persons who are members of the Association are eligible for election to the Board of Directors. Should a director's membership in the Association terminate, his position on the Board of Directors shall be deemed vacant. The Board shall received nominations for the vacant position, to be filled by a two-thirds approval of the Board of Directors.

Section 3:

Regular meetings of the Board of Directors shall be held at least quarterly at such time and place as the Directors may elect. Special meetings may be called by order of the Chairman or petition at a special meeting. Notice of special meetings shall be delivered by the Secretary to each director at least three days in advance of the meeting, or telephoned at least two days before the meeting.

Section 5:

Sixty percent of the Board shall constitute a quorum for the purpose of conducting any business.

Section 6:

The officers of the Board of Directors shall consist of a Chairman, Vice-Chairman, Treasurer and Secretary.

Article V Elections

Section 1:

Within 30 days after the election of the Board, the newly elected Board shall elect their own officers. The prior Chairman will preside over this meeting until a new Chairman is elected. If the prior Chairman is running for the office of Chairman for a repeated time then the prior Vice-Chairman shall preside over this meeting. If the Vice-Chairman is also running then the new Board will have to choose someone to chair the meeting. The prior Chairman (or this designee) from the past board will automatically be a voting member of the new board.

Section 2:

Any officers may be removed from the office by a two-thirds vote of the entire Board of Directors.

Section 3:

The Chairman shall preside over all meetings of the Board and meetings of the membership; shall execute personally or through an agent duly authorized by the Chairman or the board, all contracts, deeds or other instruments which have been approved by the Board of Directors; shall be a member ex-officio of all committees of the Board of Directors; and shall have administrative control over all the affairs of the Association.

Section 4:

In the absence or disability of the Chairman, or his refusal to act, his duties shall be carried out by the Vice-Chairman.

Section 5:

The Secretary shall be custodian of all books, papers, records, documents and property of the association, except as otherwise authorized by the Board of Directors. He shall conduct by himself, or through such assistance as shall be authorized by the Board of Directors or the Chairman, such correspondence as may be delegated to him by the Board of Directors; shall act as secretary at the meetings; and shall perform such other duties as shall be assigned to him by the Board of Directors or the Chairman.

Section 6:

The Treasurer shall have the charge of the funds of the Association and may disburse, in joint signature with the Chairman, as ordered by the Board of Directors. All purchase or services of \$75.00 or more must be approved by a majority vote on the Board of Directors. Purchases of less than \$75.00 may be approved by the Chairman and the Treasurer. The Treasurer shall keep an accurate account of receipts and disbursements and submit a report thereof to the Board of Directors at the regular meetings. A full financial report will be submitted by the Treasurer at the regular annual meeting, held in November. The Treasurer will be responsible for the collection of the fee assessments and will carry out all other duties assigned to him by the Board of Directors or the Chairman.

Section 7:

The Board of Directors by resolution may provide for such other officers as may be deemed necessary or convenient and such other officers shall have such qualifications and perform such duties as may be prescribe by the Board of Directors or the Chairman.

Article VI Amendments

Section 1:

Amendments to the By-laws may be made by two-thirds vote of all members in quorum at any annual meeting, or at any special meeting.