

approved 29mar01 /rvsd 25oct01

BYLAWS OF
THE PRESIDENTS' COUNCIL
OF HOMEOWNER ASSOCIATIONS
OF BIRMINGHAM, MICHIGAN, Inc.

ARTICLE 1
NAME AND PURPOSE

1.1 This association shall be known as Presidents' Council of Homeowner Associations of Birmingham, Michigan. The association is organized on a membership basis and is incorporated.

1.2 The purposes for which this association is organized are as follows:

- To preserve the livability and quality of life in our neighborhoods
To maintain the character of the city
- To organize the residents' voice
- To encourage elected and appointed representatives to be responsive to residents' concerns
- To enhance the accountability of city employees
- To provide continuity of communication between the city and its neighborhoods
- To establish balance between the downtown business community's interests and those of the residents.
- To provide a forum for interaction among all neighborhood associations.

ARTICLE 2 COUNCIL SERVICE AREA

2.1 The Council service area shall consist of the physical borders making up the city of Birmingham.

ARTICLE 3 MEMBERSHIP, VOTING RIGHTS AND ANNUAL DUES

3.1 The designated President and a Delegate from any homeowner association within the Council area shall be considered a member of the Presidents' Council.

3.2 Each President present whose organization has paid their annual dues shall be entitled to one vote on any question or matter voted upon by members. There shall be no voting by proxy. Where the President is absent, his or her Delegate shall have the same right to vote.

3.3 The annual dues of each member of this Council shall be based upon the number of households and/or paid members within each homeowner association at the start of each calendar year. The amount of annual dues shall be approved by the Council prior to submission of a formal request to the individual homeowner associations for annual dues.

3.4 Where a homeowner association is unable to pay the annual dues, the President and Delegate will receive agendas and minutes and may attend Council meetings but will not have a vote.

ARTICLE 4 MEMBERSHIP MEETINGS AND QUORUM

4.1 The annual meeting of Council members shall be held each January at such time, and at such location as the Council shall determine. At the annual meeting Council members shall be elected to the Executive Committee, and such other business may be transacted which may properly come before the meeting.

4.2 The Council will hold regular meetings during the course of the calendar year as determined by the President and agreed upon by the board of directors.

4.3 Special meetings may be called by the board of directors, and shall be called by the President upon receipt of a petition for a special meeting of members signed by not less than 10 percent of the membership, which petition shall clearly state the purpose of such meeting.

4.4 Notice shall be provided to each member prior to the date of the annual meeting and of any special meeting, which notice shall state the date, time, and location of such meeting and the purpose for which the meeting is called.

4.5 At any meeting of the membership, a simple majority of association members in good standing shall constitute a quorum.

ARTICLE 5 ELECTION OF OFFICERS

5.1 The president from each homeowner association that has paid its annual dues shall comprise the Council as the overall governing body.

5.2 At each annual meeting, there shall be an election by voice vote for President, Vice President, Treasurer and Secretary. Representatives who have previously served their homeowner associations can be elected as officers to the Presidents' Council.

5.3 This group shall conduct the day-to-day business of the Council and in such matters as prescribed by the Council. The Past President from the previous year shall automatically carry over as an officer.

5.4 An officer may resign by verbal or written notice to the Council prior to expiration of his/her term. The Council will hold a vote at the next regularly scheduled meeting to fill the balance of the resignee's term.

ARTICLE 6 COMMITTEES

6.1 The President may appoint committees as appropriate.

6.2 An Executive Committee shall be routinely appointed, to consist of the President, Vice President, Secretary, Treasurer and Past President.

ARTICLE 7 APPROVAL OF RESOLUTIONS

7.1 Recognizing the diversity of opinion within the various homeowner associations, the Council shall adopt the following procedure when a public resolution is called for.

7.2 Following initial approval of a resolution by a quorum (consisting of a simple majority of association members in good standing) of the Council, the President shall notify all Council members in writing as to the nature of the resolution and shall require each member to verify support for or against the resolution by their individual homeowner association.

7.3 Where there is a majority of support among individual homeowner association boards for the resolution, the Council will publicly announce support for said resolution but will remove the names of homeowner associations that do not support the resolution from any subsequent written communication in respect of their negative vote.

ARTICLE 8 AMENDMENTS TO BYLAWS

8.1 The bylaws may be amended or altered, in whole or in part, by the vote of a majority quorum of the Council members. An amendment or alteration of the bylaws by the board of directors shall become effective immediately following approval.

ARTICLE 9 DISSOLUTION

9.1 Should the members vote to dissolve, any remaining assets of this Council shall be distributed back to the individual homeowner associations in relation to their percentage of dues contribution.

ARTICLE 10 MISCELLANEOUS

10.1 Robert's Rules of Order shall govern the proceedings of the association in all cases not expressly governed by these bylaws.

10.2 The fiscal year of the Council shall be the calendar year.

10.3 All monies of the Council shall be deposited in a checking account in the name of the association.

10.4 Two officers will have authority to write checks against the association account. A check can be written by either authorized party.