

Summary of Proposed Bylaws Revisions

The board has put together an updated version of our bylaws. The goals of these changes include modernizing the bylaws to allow email communications, electronic payments, flexibility in meeting dates, and compliance with Washington state law. We've presented these changes at previous meetings and incorporated feedback from the community, and had a lawyer perform a review of these changes. The full text of the updated bylaws and the original bylaws can be found on the website at <https://maycreekclub.com> on the Bylaws & Rules tab. You can also request a printed copy by contacting the board, see the previous page for our contact information. Below you'll find a summary of the changes made to the bylaws:

Throughout: capitalization corrections, removal of hyphenations, removal of extraneous whitespace, standardized margins, standardized paragraph spacing, standardized header formatting, replace he/him/his/she/her/hers with they/them/their, replace chairmen with chairperson.

Article II

Section 3

- Remove special handling of disagreement within a marital community during voting. Should be handled the same as any other group-owned lot.

Article III

Section 1

- Add a provision allowing for the date and time of membership meetings to be decided by the board.
- Add email as an option for meeting notification.

Section 2

- Allow members to optionally provide email address to receive notices. Clarify handling when multiple means of communication are provided. Require that a reply or delivery receipt is received for email communications.

Section 3

- Remove requirement that the budget be presented in the February meeting.
- Remove mention of specific months for membership meetings.

Section 5

- Lower quorum requirement to 20 members in good standing.
- Clarify mail-in ballot requirements.
- Remove sentence limiting when business can be performed, as it conflicts with RCW 64.90.525.

Section 7

- Clarify mail-in ballot requirements. Clarify that in person or proxy votes override mailed votes.

Article IV

Section 2

- Simplified the term lengths for directors to two years, require that terms be staggered.

Section 3

- Include email and text message as acceptable forms of communication between directors. Remove "wire" (telegraph) as an acceptable form of communication.

Section 4

- Clarify that a majority of the directors constitute a quorum for meetings of the board.

Section 8

- Remove Public Works committee, add Parks committee and Roads committee.
- Clarify that committees are advisory, i.e. they can't act on behalf of the board.

Article V

Section 1

- Subsection (d), explicate that dues and special assessments follow the process outlined in Article XI.
- Subsection (e), update board member compensation to be equal to the annual dues.

Article VI

Section 1

- Require that officers be directors.
- Remove reference to a specific month for the election of officers.
- Update terms of directors to two years.

Article VII

Section 3

- Add filing liens as a duty of the secretary.
- Remove receiving and depositing money as a duty of the secretary.

Section 4

- Add receiving, recording, and depositing money as a duty of the treasurer.
- Add the option for electronic transfers, and recurring electronic transfers.
- Require an annual compilation review by a CPA every year.

Section 5

- Clarify that budgets are adopted by the board, then ratified by the membership.
- Increase quorum requirement for taking out loans. Clarify that loan payments must appear in a budget and be ratified by the membership.
- Have the treasurer make restrictive endorsements on checks, rather than the secretary.
- Add option for electronic deposits.
- Change "checks" to "payments" and require Board approval at the next monthly meeting.
- Remove entry separating record keeping and check signing duties.

Article XI

Section 1

- Remove limitation that fees may only be changed at the February meeting.
- Clarify that dues (assessments) are specified in a budget that is adopted by the board and ratified by the membership, pursuant to RCW 64.90.525.

Section 2

- Update late fees to be 3% of the delinquent amount per month.

Section 3

- Clarify that special assessments must be presented in a budget that is adopted by the board and ratified by the membership, pursuant to RCW 64.90.525.

Article XII

Section 1

- Standardize quorum requirements for bylaw amendments.

Article XVI

Section 3

- Allow the board to set rules for roads, parks, and other property owned by the corporation.
- Make it so changes to rules go into effect 30 days following the vote, or after the updated rules have been sent to members, whichever is later.

Sections 4 and 5

- Remove fixed contributions to bridge and road accounts. The board is expected to contribute to reserve accounts according to the schedule set out in the reserve study.

Article XVII

Section 1

- Update date to 2026