

**Long Lake Peninsula Association
Summary of Proposed Bylaws Changes
For June 26, 2025 Discussion Meeting**

This summary covers all of the major changes indicated in the related redline. Items that are not specifically covered here were added for clarity, consistency or to reflect current practice.

<u>Topic</u>	<u>Article, Section</u>	<u>Description</u>
Common Property	III, 4	In addition to members, add that their guests participate in activities and common areas at their own risk.
Membership Communications	IV, 5	To streamline and reduce the cost of LLPA communications, require members to provide an email address and phone number. A fee would apply to members that do not facilitate electronic communications, to reflect the additional cost of paper mailings.
Board Size	V, 1 VIII, 3	Confirm that the board can consist of 7 to 9 trustees, given recent difficulty in attracting a full slate of 9.
Officers	VI, 4 and 5	(1) Clarify that the secretary keeps minutes, (2) allow the treasurer to sign for budgeted expenses up to \$1,000 (increased from \$500) to streamline administration.
Notices to Members	VII, 3 and 4 VIII, 2	Remove nominations of trustees as an item that requires a mailed notice and ballot, leaving proposed changes in dues and assessments as the only event requiring mailings. Mailings cost up to \$1,500 per year which is money we're not using to improve our parks or roads.
Voting Procedures	VIII, 1 and 2	Streamline voting procedures by generally requiring pre-meeting votes and proxies rather than in-person voting, but continuing to allow in-person voting for trustees as required under the Summer Resort Owners Act.
Annual Dues	X, 3	While not shown as a change, we plan to consider potential options for a dues increase at the discussion meeting.
Building Permits	XIV, 3.A.	Provide clarification on what constitutes a "major structural change" that triggers a building permit.
Short Term Rentals	XIV, 3.V.	(1) Establish a limit of one short term rental in any 7-day period, and (2) confirm that the maximum occupancy is the lesser of: (a) the number permitted by Long Lake Township or (b) 2 per bedroom. Also, avoid duplication and streamline the LLPA's required documents (Long Lake Township holds the others).
Enforcement, Violations	XV, 3	Permit the LLPA to recover costs and fees if it is the prevailing party in any legal proceeding involving members (consistent with the existing ability for the LLPA to recover collection costs for unpaid dues and assessments under Article X, Section 5).
No Waiver	XV, 4	Add a new section confirming that the LLPA does not waive the right to enforce the bylaws simply because it may not have enforced a particular item in the past.
Road Related Items	XVI, 6 through 9	Address relevant concerns regarding waste and recycling containers being left out continuously, encroaching vegetation over the roads and sight lines, road damage by members' contractors, and vehicle use (including by underage drivers).