

FAQ for Membership/ Voting amendments

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1 **1. What is a "parcel" as referenced in Section 3.0 b?**

2 A parcel is defined as a tax parcel, as determined by the relevant taxing authority

3
4 **2. What is a qualifying parcel?**

5 A parcel located within 3/8 of a mile of the shoreline of Clark Lake. Since Regular membership is on
6 a per parcel basis, an applicant must be the owner or have a share of the ownership of the
7 qualifying parcel.

8
9 **3. What is your Clark Lake Address?**

10 The fire number including street or road name that an owner indicates on their Regular
11 membership application as the qualifying parcel location to be associated or linked to their
12 membership. A different Clark Lake address would be required for each regular membership
13 purchased.

14
15 **4. What is a "Regular Membership"?**

16 Any person who is an owner of a qualifying parcel as defined in Section 3.0, completes an
17 application and pays dues obtains a Regular membership. "Regular Membership" includes dues
18 paying owner, their partner and immediate family. Each of the adults will be referred to as a
19 "regular member". If the term "membership" is used without a modifier, then it refers to "regular
20 membership". Regular membership benefits are documented in the bylaws or assigned by the
21 board.

22
23 **5. What is a regular member?**

24 An adult who is part of a regular membership (see the regular Membership above).

25
26 **6. Can I purchase more than one regular membership?**

27 Yes. You may purchase a regular membership for each qualifying parcel that you own, but you
28 must fill out an application including the address of the parcel and pay dues for each membership.

29
30 **7. Does my partner/ spouse need to purchase a regular membership to enjoy regular
31 member benefits?**

32 No. The Regular membership includes both adult members of a married couple or other cohabiting
33 adults. The application has a space to identify who you want included on your regular
34 membership.

35
36 **8. Who is the owner of a qualifying parcel?**

37 The individual(s) or legal entity listed on the deed of a property, excluding any lien or other lending
38 authority holding a mortgage or other claim on that property. Except when disputed, the Association relies
39 upon the information completed with the application as evidence of ownership.

40
41 **9. What is an owner of fractional interest?**

42 This means one owner shares ownership of a property with someone else. A common example is a
43 husband and wife with joint ownership of their parcel. Another might be brother and sister who
44 share an inheritance of a parcel. Sometimes the term "fractional owner" or "joint owner" is used
45 instead.

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1 **10. Can more than one owner of fractional interest in a property purchase a regular**
2 **membership?**

3 Yes. All joint property owners are encouraged to become regular members by completing an application
4 and also paying dues. Even if multiple owners pay dues and become regular members, the property is still a
5 single Voting parcel and only one vote will be shared among all of the owners. Each additional dues paid
6 designates that owner as a regular member who will also be eligible for the full regular members benefits
7 package in addition to contributing to both the community benefits and annual fixed costs of the
8 Association.

9
10 **11. What is a voting parcel?**

11 "Voting parcel" is the entity entitled to one vote. Once any of the owners of a property pay dues as a
12 regular member, then the property identified on the regular membership application becomes a voting
13 parcel and all of the parcel owners become eligible to participate in meetings and caucus for the single
14 vote. This does not automatically qualify all owners as if they become regular members. Each owner needs
15 to complete an application and submit dues payments to qualify them as a regular member.

16
17 **12. What is a voting owner?**

18 The voting owner is any owner of a voting parcel. They do not need to be a regular member to enjoy the
19 voting privilege found in the bylaws or any other Voting parcel benefits as assigned by the Board. Voting
20 owners will be identified on at least one regular membership application linked to each voting parcel.

21
22 **13. Is a voting owner always eligible for regular member benefits?**

23 Only owners who complete their own application and pay dues become regular members and eligible for
24 the regular member benefits. The voting owner is eligible for the voting parcel benefits.

25
26 **14. Can I qualify as a voting owner at more than one voting parcel?**

27 Yes. If you own more than one qualifying parcel, then if you or another joint owner of the parcel purchased
28 a regular membership for that address, you will also be a voting owner for that address. You yourself do not
29 need to be a regular member so long as at least one regular membership owner is linked to the parcel.

30
31 **15. Does my regular membership grant me one vote?**

32 Only if you are sole owner of the parcel listed on your regular membership application. The regular
33 membership of at least one owner is required to create a voting parcel, but the one vote of that parcel is
34 shared among any other joint owners of that parcel. Possession of a regular membership, even if it is the
35 membership used as the basis of the voting parcel does not give you exclusive right to that parcel's single
36 vote unless you are the sole owner.

37
38 **16. Can a voting parcel have more than one vote?**

39 Each voting parcel is entitled to only one vote. The only exceptions are the parcels with fractional owners
40 who were allowed to purchase multiple memberships and vote in the past. Qualification for this exception
41 is defined in the bylaws, is not transferable, and only applies to a handful of parcels.

42
43 **17. I am an owner of fractional interest who in the past purchased a regular membership and**
44 **was allowed a full vote despite other fractional owners of the same property having a**

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1 **membership and allowed a full vote. Will I now lose my full vote and have to share it with the**
2 **other parcel owners?**

3 Parcels with fractional owners who were allowed to purchase multiple memberships and vote in the past
4 may qualify for an exception to the bylaws in order to retain their full vote. The requirements are defined in
5 the bylaws and are not transferable and you will still need to continue to purchase a regular membership
6 for yourself.

7
8 **18. Have the rules concerning time-share owners changed?**

9 No. The time-share owners association is entitled to apply for one regular membership and the entire time-
10 share property will be considered a single parcel and allowed only one vote.

11
12 **19. My property is deeded as a family trust. How many memberships can we have?**

13 The family trust is the owner and may apply for a regular membership, similar to a time-share association.
14 This will qualify the property as a voting parcel with one vote. The executor of the family trust may choose
15 to appoint one of the family members as a proxy to represent the property at a meeting. The executor,
16 when completing the regular membership application, may list the actual family members who use the
17 property and their contact information so they may be included in the directory.

18
19 **20. What is the voting privilege?**

20 The voting privilege allows a voting owner present or represented by proxy the right to caucus with
21 any other voting owners of the same voting parcel also present or represented by proxy in order to
22 arrive at a consensus and submit a single vote for the voting parcel.

23
24 **21. Can the voting parcel submit a fractional vote reflecting a divided opinion among the**
25 **voting owners?**

26 No. There is no fractional voting.

27
28 **22. Must I be present to exercise my voting privilege?**

29 You must be present or represented by proxy as detailed in section 3.3. See the FAQ concerning
30 proxy voting for more details.

31
32 **23. I am a voting owner, but not a regular member. The only regular member for our voting**
33 **parcel failed to pay his dues. Can I still exercise my voting privilege?**

34 No. In order to qualify as a voting parcel the regular member who has listed the parcel on their
35 regular membership application must have paid the annual dues before or at the meeting where
36 the voting privilege is to be exercised. If there are no other regular members who have listed the
37 parcel then the parcel is not a voting parcel and none of the other owners may vote.

38
39 **24. I am a voting owner and a regular member, I own two parcels, but my regular**
40 **membership is linked to my other property. Can I use my voting privilege for each property?**

41 Yes, as long as both parcels qualify, including at least one paid regular membership for each of the
42 parcels.

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2 **25. I am a voting owner and a regular member; I own two parcels, but my regular**
3 **membership is linked to only one property. The only regular member for one voting parcel failed**
4 **to pay his dues. Can I still exercise my voting privilege?**

5 No. In order to qualify as a voting parcel the regular member who has listed the parcel on their
6 regular membership application must have paid the annual dues before or at the meeting where
7 the voting privilege is to be exercised. Since you did not list this parcel on your regular membership
8 application, it does not qualify. If there are no other regular members who have listed the parcel
9 then the parcel is not a voting parcel and none of the other owners may vote. However, you could,
10 prior to or at the meeting complete an application listing the parcel in question and pay dues and
11 thus restore it to a voting parcel and you and all the other owners could then become voting
12 owners and use the voting privilege.

13
14 **26. How will the CLAA officials at the meeting know if I am a voting owner?**
15 Registration at the meeting will be done by voting parcel instead of individuals. The voting owners
16 are responsible to organize themselves so as to ensure an equitable voting process.

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19 Name: \\kufri\files\active\clark lake advancement\board meetings\2015\20150711\20150711 claa membership faq v3.docx Created: 6/22/2015 10:22
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