

**AMENDED BY-LAWS FOR  
AMENDED GLEN EAGLES HOMEOWNERS' ASSOCIATION, INC.  
(a not-for-profit corporation)**

**ARTICLE I  
NAME AND LOCATION**

The name of the corporation is Amended Glen Eagles Homeowners' Association, Inc., a not-for-profit corporation organized under the Oklahoma General Corporation Act (hereinafter referred to as the "Association"). The principal office of the Association shall be located at the address of the then acting president of the Association, but meetings of members and directors may be held at a convenient place within Wagoner or Tulsa County as may be designated by the Board of Directors.

**ARTICLE II  
MEMBERSHIP**

Every person or entity who is a record owner of the fee interest of a lot in Amended Glen Eagles Addition shall be a member of the Association, and membership shall be appurtenant to and may not be separated from the ownership of a lot. Voting by membership shall be on the basis of one (1) vote per lot.

**ARTICLE III  
MEETING OF MEMBERS**

**Section 1. Annual Meetings.** The first annual meeting of the members shall be held on the third Tuesday in August 2008. Each subsequent regular meeting of the members shall likewise be held on the third Tuesday of August of each year thereafter, at the hour of 7:00 o'clock p.m., when they shall elect members to the Board of Directors of the Association and transact such other business as may properly be brought before the meeting.

With just cause the board with unanimous consensus at its discretion may change the date of the annual meeting of the members. In the event of change members shall be notified at least 15 days before the previous date.

**Section 2. Special Meetings.** Special meetings of the members may be called at any time by the president or by a majority of the Board of Directors, or upon written request of one-fourth (1/4) of the members who are entitled to vote. Any such request shall state the purpose of the meeting.

**Section 3. Notice of Meetings.** Official notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by posting it on our social media, announcing it on our GlenEaglesAmend.com website, notification sign at our entrance and/or in accordance with Article X Section 2, a copy of such notice at least fifteen (15) days before such meeting. Such notice shall specify the place, day and hour of the meeting and, in the case of a special meeting, the purpose of the meeting.

**Section 4. Quorum.** The presence at the meeting of members entitled to cast or of proxies entitled to cast at least one-fourth of the votes of the membership shall constitute a quorum for any action except as otherwise provided in these By-Laws, If, however, such quorum shall not be present or represented at any meeting, the members present, though less than a quorum, may give notice to all members as required herein for the transaction to be considered, at an adjourned meeting, and at the adjourned meeting one-half (1/2) of the required quorum at the preceding meeting shall constitute a quorum, No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

**Section 5. Proxies.** At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot,

## **ARTICLE IV**

### **BOARD OF DIRECTORS;**

### **SELECTION AND TERM OFFICE**

**Section 1. Number.** The property and affairs of this Association shall be managed by a Board of five (5) directors. Those directors elected subsequent to the initial three members organizational Board must be members of the Association.

**Section 2. Term of Office.** At the first meeting the members shall elect one Director for a term of one year, two Directors for a term of two years and two Directors for a term of three years; and at each annual meeting thereafter, the members shall elect directors for a term of three years.

**Section 3. Removal.** Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association (meaning a majority of those members present at a special or regular meeting of the Association at which there is a quorum present). In the event of death, resignation or removal of a director, his or her successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his or her predecessor.

**Section 4. Compensation.** No director shall receive compensation for any service he or she may render to the Association, However, by resolution of the Board, a fixed sum and expenses of attendance, if any, may be allowed for attendance at each meeting of the Board, provided that nothing herein shall preclude any director from serving in any other capacity and. receiving compensation for such service,

**Section 5, Action Taken without a Meeting,** the directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the approval of all the directors, any action so approved shall have the same effect as though taken at a meeting of the directors.

## **ARTICLE V**

### **NOMINATION AND ELECTION OF DIRECTORS**

**Section 1. Nomination.** Nomination for election to the Board of Directors shall be made by a Nominating Committee; Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairperson, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations shall be made from among members.

**Section 2. Election.** Election to the Board of Directors shall be by secret written ballot. The persons receiving the largest number of votes shall be elected.

## **ARTICLE VI**

### **MEETING OF DIRECTORS**

**Section 1. Regular Meetings.** The regular meetings of the Board of Directors shall be held at least annually at such place and hour as may be fixed from time to time by resolution of the Board, without the necessity of further notice.

**Section 2. Special Meetings.** Special meetings of the Board of Directors shall be held when called by the president of the Association, or by the written request of a majority of the current Directors, after not less than three (3) days' notices to each director.

**Section 3. Quorum.** A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

## **ARTICLE VII**

### **POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

**Section 1. Powers.** The Board of Directors shall have the power to:

- a) Adopt and publish rules and regulations governing the maintenance and security of the properties, and the personal conduct of the members and their guests thereon;

b) Suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws;

d) Establish assessments from time to time pursuant to paragraph 3.2 of the Deed of Dedication and Declaration of Covenants, Conditions and Restrictions for Amended Glen Eagles Addition for the purpose of paying the common expenses pursuant to;

e) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive meetings of the Board of Directors; and

f) Employ a manager, a management company, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties and establish their compensation.

**Section 2. Duties.** It shall be the duty of the Board of Directors to:

a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof in the form of minutes or otherwise to the members at the annual meeting of the members, or at any special meeting when such statement is required in writing by one-fourth (1/4) of the members who are entitled to vote;

b) Supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

c) Fix the amount of the annual assessment pursuant to Article III paragraph 3.2 of the Deed of Dedication and Amended Declaration of Covenants, Conditions and Restrictions for Amended Glen Eagles Addition against each lot at least thirty (30) days in advance of each annual assessment period in accordance with the Deed of Dedication and Amended Declaration of Covenants, Conditions and Restrictions for Amended Glen Eagles Addition;

d) Send written notice of each assessment to every owner subject thereto at least thirty (30) days in advance of each annual assessment period;

e) Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date, or to bring an action at law against the owner personally obligated to pay the same; and,

f) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payments.

g) Procure and maintain adequate liability and hazard insurance on property owned by the Association.

## ARTICLE VIII OFFICERS AND THEIR DUTIES

**Section 1. Enumeration of Officers.** The officers of this Association shall be a President who shall be at all times a member of the Board, and as many Vice Presidents as the directors shall from time to time deem advisable, a Secretary and a Treasurer ("Regular Officers"), who must all be members of the Board, and such other officers ("Additional Officers") as the Board may from time to time by resolution create (collectively, Regular Officers and Additional Officers are referred to as "officers").

**Section 2. Election of Officers.** The election of Regular Officers shall take place initially at the organizational meeting of the directors, and, thereafter, shall take place at the meeting of the Board of Directors following each annual meeting of the members.

**Section 3. Term.** The Regular Officers of the Association shall be elected annually by the Board and each shall hold offices for a term of one (1) year or until his or her successor is elected, unless he or she shall sooner resign, or shall be removed, or otherwise become disqualified to serve. All Regular Officers must be members.

**Section 4. Special Appointments.** The Board may elect such Additional Officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may from time to time determine.

**Section 5. Resignation and Removal.** At any time, any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take *effect* on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

**Section 6. Vacancies.** A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he or she replaces.

**Section 7. Multiple Offices.** The offices of secretary and treasurer may be held by the same person and any of the vice presidents may hold at the same time the office of secretary or treasurer. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices.

**Section 8. Duties, the duties of the officers are as follows:**

a) President, the president shall be the chief executive officer of the Association and shall preside at all meetings of the members and Board of Directors; shall see those orders and resolutions of the

Board is carried out; he or she shall have general and active management of the business of the Association; and he or she shall have the general powers and duties of supervision and management usually vested in the office of president of a corporation.

b) Vice President. The vice president shall act in the place and stead of the president in the event of his or her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required by the Board.

c) Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; serve notice of meetings of the Board and of members; keep appropriate current records showing the members of the Association, together with their addresses; and shall perform such other duties as required by the Board, all subject to the supervision of the president.

d) Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall oversee the signing of all checks and promissory notes of the Association; keep proper books of account; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular meeting, and deliver a copy of each to the members.

## **ARTICLE IX COMMITTEES**

The Association shall appoint a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

## **ARTICLE X BOOKS AND RECORDS**

Section 1. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member, The Deed of Dedication and Declaration of Covenants, Conditions and Restrictions for Amended Glen Eagles Addition, the Certificate of Incorporation and the By-laws of the Association shall be available for inspection by any member at the principal office of the Association or at a convenient location as designated by the president of the Association, where copies may be purchased at a reasonable cost.

Section 2. The Association will utilize the Pay HOA management platform to record, store, and manage its records. This program will be utilized for corresponding, invoicing, paying dues, and raising issues with members. As such, all communications will be conducted via email or text using this program; unless the member has requested paper correspondence. If traditional mail is required it will be sent from the PayHOA program and the processing fee will be borne by the member (\$2.00 plus .50 per page up to 5 pages. from 6 pages up, \$3.00 plus .50 per page). Members are responsible to activating their account at <https://app.payhoa.com/auth/join/18835-amended-glen-eagles-addition>.

## ARTICLE XI ASSESSMENTS

Each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after due date, the assessment shall bear interest from the date of delinquency at a rate of fifteen percent (15%) per annum, and the Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property, or both, and interest, costs and reasonable attorney's fees of any such action, shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by nonuse or abandonment of his lot, or any common area in the addition.

## ARTICLE XII EXPENDITURES

**Section 1.** All operating expenditures must be approved by unanimous vote of the Board members. In the event the Board is not unanimous, the expenditure must be approved by a quorum of the membership.

**Section 2.** All checks must bear the signature of a board member who is an authorized signer on the account.

**Section 3.** All capital improvements with an aggregate cost of \$1,000.00 must be approved by a quorum of members of the Association during our annual meeting or a special meeting.

## ARTICLE XIII AMENDMENTS

**Section 1.** These By-Laws may be amended, at a regular or special meeting of the Board, by a vote of a majority of Board members present.

**Section 2.** In the case of any conflict between the Certificate of Incorporation and these By-Laws, the Certificate shall control; and in the case of any conflict between the Deed of Dedication and Declaration of Covenants, Conditions and Restrictions for **Amended Glen Eagles Addition** and these By-Laws, the former shall control.

**ARTICLE XIV  
MISCELLANEOUS**

The fiscal year of the Association shall begin on the 1st day of January and end of the 31st day of December of every year.

IN WITNESS WHEREOF, unanimously adapted by the Directors of Amended Glen Eagles Addition Homeowners' Association, Inc as elected during the annual meeting of members this 15<sup>th</sup> Day of August, 2023.

Joshua Stenros, President

Dennis Kelly, Vice President

Lindsey White, Treasurer

Becky Lewis, Secretary

James Garland, Member

David Murphree, Member