
GLENWOOD MOBILE ESTATE ALLIANCE

**BYLAWS Established November 4, 2024 and Amended
on November 17, 2024.**

Located at 5900 64th St. NE, Marysville, WA 98270

Article 1: Name

The name of the Alliance shall be Glenwood Mobile Estates Alliance, hereinafter referred to as GMEA.

The Alliance shall keep two copies of its legal documents in two separate locations, one with the Vice President and one with the Secretary.

ARTICLE 2: Purposes and Powers

The Alliance has been established to foster the sense of community within the park by holding meetings relative to common concerns among the residents, as decided upon by the Board of Directors. Further, to work mutually with the owner/management to enhance the sense of well being, security, and to establish a safe environment for residents to live.

Subject to such limitations and conditions as are or may be prescribed by law, the Alliance shall have powers conferred by law upon an Alliance organized for the purposes set forth above, or are necessary and incidental to the powers

so conferred, or are conducive to the attainment of the Alliance's purposes.

ARTICLE 3: Limitations

The Alliance shall not carry on any activities which are prohibited for an Alliance exempt from federal income taxes.

No substantial part of the activities of the Alliance shall be political, except to attempt to influence legislation that would benefit every resident of the park.

No part of any earnings of the Alliance shall be paid or distributed to any director, officer, or other private person, except that the Alliance is authorized to compensate for reasonable expenditures on behalf of the Alliance in furtherance of its purposes, and approved by a majority of the Board.

ARTICLE 4: Membership

Membership in the Alliance is to be designated as residents of the park that have willingly joined the Alliance, and paid any annual dues, if and when determined by the membership.

In order to qualify for membership, a person has to be a resident of the Park.

ARTICLE 5: Policy

The President (or designee) will chair the meetings. A quorum will be a majority of those present at meetings, also to include any person represented by written proxy. A simple majority of the votes cast shall carry any vote. Each residential unit shall have one vote. Alliance documents will be available to members. Non members may obtain Alliance documents with the majority approval of the Board.

An annual meeting of the Alliance must be held during the month of November of each year. Special meetings of the Alliance members may be called by the President or by any 3 members of the Board of Directors. Notice of the annual meeting, or in case of a special meeting, shall be delivered not less than 5 days nor more than 50 days before the date of the meeting (State of Washington RCW24.03.080).

ARTICLE 6: Dues will be assessed as needed in an amount recommended by the Board of Directors, and approved by a majority of the Alliance present or by proxy. Dues modification due to hardship will be addressed on a case-by-case basis, and determined by the Board of Directors and approved by membership. Annual dues amount will be \$12.00 until and unless the newly elected Board Members vote otherwise.

ARTICLE 7: Officers

The Alliance will have four officers and a number of board members at large, selected for a term of one fiscal year at a general meeting. The officers and directors shall be elected from among the members of the Alliance. To be eligible to hold office the member must have attended 50% of the meetings. Resignation, inability, or vacancies will be dealt with in accordance with Roberts Rules of Order.

ARTICLE 8: Duties of Officers

The President shall conduct meetings, and appoint committees. The Vice-President shall conduct meetings and assume the duties of the President in his/her absence, AND ensure a printed copy of all Alliance documents is kept. The Secretary shall keep and distribute minutes of meetings, and keep an original copy of all documents.

Minutes will include attendance, election results, notation of motions and/or nominations, notation of the establishment of any committee, notation of topics of general discussion, and any financial report by the Treasurer. The Treasurer shall keep an accurate account of all monies, received or paid, send dues invoices, collect all dues, and pay all bills. All funds of the Alliance shall be deposited in a local bank only at such time as the amount of funds collected shall exceed the sum of \$500.00. At this time, it has been determined that there is no need to establish an account with a local bank or for the need of a checking account.

ARTICLE 9: Board of Directors

The Board of Directors shall be comprised of the elected officers of the Alliance. A quorum of the Board of Directors shall be a majority of the members of the Board, however not less than four (4). Any Director may resign at any time by written resignation to the Board.

ARTICLE 10: Duties of the Board of Directors

The Board of Directors shall manage the affairs of the Alliance, including making recommendations to the membership of proposed projects and activities, directing an internal audit of the financial records as needed, but not less than once annually.

ARTICLE 11: Functions

All votes will be conducted by ballot IF there are more than 15 members in attendance. Each residential unit (or their designated proxy) will be allowed to cast a vote. A quorum must be verified by the President for any election to be valid.

ARTICLE 12: Amendment of the Bylaws

The Board Members of the Alliance are expressly authorized to make, alter, amend, or repeal these Bylaws of the Alliance by an affirmative simple majority of Board Members at a properly called membership meeting.

ARTICLE 13: Rules of Procedure

The rules of procedure at meetings of the Board of Directors and of the membership shall be the rules contained in "Robert's Rules of Order on Parliamentary Procedure" so far as applicable, and when not inconsistent with these Bylaws, or with any resolution of the Board of Directors.

The undersigned Board Members of the Glenwood Mobile Estates Alliance do hereby certify that the above Bylaws of said Alliance were adopted by the Board of Directors as the Bylaws of the Association, and that the same do now constitute the Bylaws of the Alliance.

Dated this 17 day of November 2024

Jean Bradford Ronald
Christine A. Doyle

Don Z
Peggy Kingsland
Kathy Camp

Alvin White
Connie Fisher
Rhonda Baker

D. James Dee Head
Kathy Eaton

Jan Eubank
Donald H. Wooten

Mary Dean
Jana J. Borden
Jack B

11/17/24, 11:41 AM

(93 unread) - shary102@aol.com - AOL Mail

MISSION STATEMENT

From: Sheri (shary102@aol.com)

To: jeb7002@netzero.net

Date: Sunday, November 17, 2024 at 11:40 AM PST

As is stated in our Articles of Incorporation:

**TO PROMOTE THE WELL BEING OF PARK
RESIDENTS, TO FACILITATE RESIDENT
MEETINGS REGARDING COMMON CONCERNS,
TO PURSUE AFFORDABILITY OF LOT RENTAL
FEES, AND FIGHT FOR THE RIGHTS AND SAFETY
OF SENIOR HOMEOWNERS.**