BY-LAWS
of the
CULVER CREST NEIGHBORHOOD ASSOCIATION
a California Unincorporated Association

Article 1 - Name

Section 1.1 Name. The name of the association is the Culver Crest Neighborhood Association (sometimes herein referred to as “CCNA”).

Article 2 - Organization

Section 2.1 Unincorporated Association. The association is a California unincorporated association of its members, organized and existing under California Corporations Code Section 18000, et. seq.

Section 2.1 Governing Document. These By-Laws constitute the governing document of the association.

Article 3 - Purpose

Section 3.1 Purpose. The purpose of the association shall be to promote the common welfare and interests of, and the social interaction and fellowship between, the residents and property owners of the neighborhood commonly known as “Culver Crest.”

Section 3.2 Culver Crest. For the purposes of these By-Laws, the Culver Crest neighborhood shall include only the homes and properties in the City of Culver City, California, which are located to the east of Overland Avenue, and which have access to Overland Avenue via Northgate Street, Galvin Street, Flaxton Street, Whitburn Street, Kelmore Street or Ranch Road.

Article 4 - Members

Section 4.1 Members. Subject to the provisions of Section 4.2 below, all persons over the age of 18 who reside, or own real property, in Culver Crest shall be members of CCNA. Membership shall automatically terminate if a person ceases to be a resident of, or an owner of real property in, Culver Crest.
Section 4.2 Membership Dues. The Board of Directors may, from time to time, request that members make contributions to the association. Such contributions shall be voluntary unless and until (i) the Board of Directors, by a two-thirds vote, elects to impose a system of mandatory dues, and (ii) such decision is ratified by a majority vote at a membership meeting. If a system of mandatory dues is adopted, then the only members entitled to vote at membership meetings shall be those who, at least fourteen days prior to the meeting in question, have paid their annual dues for that year.

Article 5 - Meetings of Members

Section 5.1 Time and Place. Meetings of members shall be held at times and places designated from time to time by the Board of Directors. All such meetings shall be held in or near the Culver Crest neighborhood.

Section 5.2 Notice of Meetings. Notice of each membership meeting shall be provided, at least six days before the meeting, on signs to be placed at various locations in the Culver Crest neighborhood.

Section 5.3 Annual Meeting. A membership meeting held during, or shortly after, the fourth quarter of each calendar year shall be designated the annual meeting for the election of directors.

Section 5.4 Election of Directors. At the first annual membership meeting held after adoption of these By-Laws, nine directors shall be elected. The four persons receiving the greatest number of votes shall each serve terms of two years. The next five highest vote getters shall each serve terms of one year. At each succeeding annual membership meeting, directors shall be elected, for terms of two years, to fill the positions of the four or five directors whose terms are expiring.

Section 5.5 Nomination of Directors. Any member may nominate one or more persons (including himself or herself) for the Board of Directors. Nominations may be made (i) during the thirty days preceding the annual membership meeting by delivering an email or other written notice to the CCNA President, or (ii) at the annual meeting. Ballots for the election of directors shall include the names of all persons who are nominated at least seven days before the annual membership meeting, as well as blank spaces in which voters may write-in the names of candidates who are nominated after said deadline.

Section 5.6 Quorum. Although informational meetings may commence and continue with any number of members present, the election of directors or the conducting of other CCNA business shall require a quorum of at least twenty-five members.
Article 6 - Directors

Section 6.1 Number of Directors. The association shall be managed by a Board of Directors consisting of nine directors.

Section 6.2. Election and Term of Office. Directors shall be elected at the annual membership meeting. Each director shall hold office until the expiration of the term for which he or she was elected and until a successor has been elected and qualified.

Section 6.3. Quorum. A majority of Board of Directors shall constitute a quorum.

Section 6.4. Organizational Meeting. The Board of Directors shall meet within a reasonable time after the annual membership meeting for the purpose of electing officers and transacting such other business as may be deemed appropriate.

Section 6.5. Other Meetings. The Board of Directors shall meet from time to time throughout the year as necessary or desirable. Meetings may be called by the President or by any three directors. At least three days’ prior notice of Board meetings shall be provided to all directors by email, telephone or other comparable means; provided that meetings may be held with less notice if approved or ratified by two-thirds of the directors.

Section 6.6. Vacancies. In the event a vacancy shall exist on the Board of Directors by reason of the death, resignation, or removal of any director, the same may be filled by a majority vote of the remaining directors, whether or not less than a quorum.

Article 7 - Officers

Section 7.1 Offices. The association shall have a President, one or more Vice-Presidents, a Secretary, a Treasurer, and such other officers as the Board of Directors may from time to time determine. The officers shall perform the such duties as may be from time to time designated by the Board of Directors, including the following:

a. President. The President shall be the chief executive officer and shall preside at all meetings of the Board of Directors and the membership.

b. Vice President. The Vice President shall perform the duties of the President in the absence of the President and shall assist that officer in the discharge of its duties.

c. Secretary. The Secretary shall give notice of all meetings of the Board of Directors and membership, and shall maintain minutes of the Board of Directors and membership meetings.

d. Treasurer. The Treasurer shall maintain the books and records of the association, shall have custody of all association funds, and shall be responsible for the financial affairs of CCNA.
Section 7.2 Election. Officers shall be elected annually by the Board of Directors at its organizational meeting. Officers shall serve at the pleasure of the Board of Directors and may be removed at any time. Any vacancy may be filled by the Board of Directors.

Article 8 - Committees

Section 8.1 Creation. The Board of Directors may, from time to time, establish committees to study, monitor or otherwise address issues or matters relevant to the association.

Section 8.2 Committee Membership. The Board of Directors shall appoint one or more members (who may, but need not be, directors) to serve on each committees. Committee members shall serve at the pleasure of the Board of Directors.

Article 9 - Amendment

Section 9.1 By-Laws. These By-Laws may be adopted, amended or repealed by either (i) a two-thirds vote of the Board of Directors at any time, or (ii) a majority vote of the members present at an annual membership meeting.

The foregoing By-Laws of the Culver Crest Neighborhood Association are hereby adopted, and all previous versions of the CCNA By-Laws are hereby rescinded, as of the 8th day of January, 2014, at Culver City, California, by vote of the directors listed below:

Ron Ostrin, President

Mike Bauer, Vice President

Wena Dows, Treasurer

Rich Kissel, Secretary

Howard Lichtman, Director

Antoine Durr, Director

Kyle Jones, Director

Khin Khin Gyi, Director

Suzanne DeBenedittis, Director