

Bylaws Committee

Information regarding motion for CSA 2025 Annual Meeting

Timing of Amendment

The Bylaws and Executive Committees are bringing forth one Bylaw motion for a vote by Lot Owning Members at the CSA 2025 Annual Meeting.

Per the Bylaws SECTION IX. AMENDMENTS B. Notice. Proposed amendments to be considered at a meeting (Annual or Special) must be filed in writing with the Secretary or Managing Director of the Assembly at least ninety (90) days prior to the notification required in Section II, Articles A and B.

This proposed amendment was filed with the Secretary - January 2025. It was published in the 2025 Assembly News, and will be presented at the July 2025 Open Forum. If there are no significant objections, it will be voted on at the 2025 Annual Meeting.

BYLAWS:
SECTION VI.
SALE OF LOTS
- Remove #2

SECTION VI. SALE OF LOTS

A. General Authority. Subject to the procedures & criteria set forth below, the Board of Trustees shall have authority to sell lots owned by the Assembly to applicants whom it believes qualified.

B. Policy Guidelines. In granting applications for the purchase of such lots the Board of Trustees shall be guided by the following policies:

1. Any application for the purchase of a lot shall be rejected if there is reason to believe that the acquisition is sought for commercial purposes.
- ~~2. No application shall be approved unless the applicant is deemed to be willing and able to participate in and contribute to the Christian fellowship of the Assembly. [This language is the subject of this motion]~~
3. Contiguous lot owners shall be notified in advance of any sale and given preference for a limited period in the purchase of lots unless the sale to a contiguous owner would result in the concentrated ownership of an undue number of lots on which no building is intended and on which desirable building is feasible.

BYLAWS: SECTION VI. SALE OF LOTS Rationale

- In 1964, #2 of Section VI. Sale of Lots, was added to the CSA Bylaws. “No application shall be approved unless the applicant is deemed to be willing and able to participate in and contribute to the Christian fellowship of the Assembly.” **This pertains to common property owned by the CSA**, not private property owned by Lot-Owning Members.
- Four years later, the Federal Civil Rights Act of 1968, expanded on previous acts and prohibited discrimination concerning the sale, rental, and financing of housing based on race, religion, national origin, sex, (and as amended) handicap and family status. Title VIII of the Act is also known as the Fair Housing Act (of 1968).
- Fair housing laws generally prohibit discrimination in any activity relating to the sale or rental of dwellings, financing or insuring housing, the terms and conditions related to *housing, or harassment that is based on your race, color, religion, disability, familial status, national origin, or sex*. In Michigan, housing laws also prohibit discrimination that is based on an individual’s age or marital status.
- In Michigan, violating the Fair Housing Act can result in significant financial and legal penalties, including fines, court costs, and attorney fees.
- The Bylaws Committee, after consulting with the Legal Committee, has concluded that #2 of Section VI, Sales of Lots does not reflect the current thinking of the CSA community and, if invoked, may violate the Fair Housing Act.

BYLAWS:
SECTION VI.
SALE OF LOTS

MOTION:

The Bylaws and Executive Committees move to strike the following text from the CSA Bylaws and to re-number #3 as #2:

“SECTION VI. SALE OF LOTS, #2. No application shall be approved unless the applicant is deemed to be willing and able to participate in and contribute to the Christian fellowship of the Assembly.”

BYLAWS:
SECTION VI.
SALE OF LOTS

Please direct any comments or questions to the Bylaws Committee at congregationalsummerassembly@gmail.com