



Governance Committee: Rebuilding Our Bylaws, Together

How your neighbors drafted the first full rewrite of the LPCA bylaws since 2006, and what you will be asked to decide

Why now. Our bylaws were last revised in 2006. Locust Point has grown by more than 40% since 2010, and in 2023 more than 400 neighbors told us how they want the LPCA to work. At its January 2026 retreat, the Board decided to modernize the bylaws: make them clearer and fairer, open them to more participation, and bring the Association in line with current law and nonprofit best practice.

WHAT THE DRAFT DELIVERS

1 Plain language: in place of legalese	2 An annual calendar: with meeting nights set each year, so more neighbors can attend
3 No surprise votes: every agenda item is labeled Inform, Discuss, or Decide, and no un-noticed votes on development, MOUs, or elections	4 Wider notice: email, website, social media, and print
5 Accountability: conflict-of-interest disclosure, a code of conduct, a grievance process, and financial controls	6 Continuity: Association accounts and records belong to the Association, with handoff rules
7 Inclusion: a remote-voting accommodation for members with a permanent disability	8 A new fiscal year: July 1 to June 30, aligning the LPCA with most nonprofits and associations and better matching revenue events like the Locust Point Festival

Our decision in November

This is not the final vote on the bylaws. Where the committee did not reach consensus, it is asking the membership to settle four open questions. The answers will be written into the final draft, which goes to a full membership vote in January. Adoption then requires two-thirds of members present and voting.

1 Business membership A Residents only B One vote per Locust Point business	2 Term limits A No term limits B Term limits for all Board members	3 Form of limits <i>Only if term limits are kept</i> B-1 Overall cap: four consecutive 2-year terms on the Board, any seat B-2 Per seat: three consecutive terms in the same office (current rule)	4 Election cycle A All Officers elected together in even years B Stagger Officers across even and odd years
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~400+ volunteer hours	20 volunteers recruited	5 working groups	37 sections reviewed	4 committee meetings	408 survey responses
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GROUNDING IN RESEARCH

- Sample bylaws from the **Community Law Center** and peer neighborhood associations, including at least a half dozen across the country
- BoardSource governance policy checklist and nonprofit board best practice
- Maryland corporate law, the Maryland Online Data Privacy Act, IRS 501(c)(3) rules, and Robert's Rules of Order
- LPCA's own Articles of Incorporation, 2023 community survey, and January 2026 strategic plan
- Proposed technical assistance with the **Community Law Center** to follow before adoption (if approved by LPCA)*

HOW WE GOT HERE

Spring 2023	Community survey: 408 responses
Jan 2026	Board retreat makes governance a priority
Late Spring	Recruitment: website, 750+ emails, two meetings; 20 volunteers
Jun 22	Committee launches under co-chairs Mike Mitchell and Matt Farcosky; five working groups
Jun–Aug	Groups audit the 2006 bylaws and draft language and options
Jul 27	Working-group report-outs
Sep 14	Full committee reviews all 37 sections
Oct 5	Direction settled; first working draft prepared
Oct 14	Draft shared with the membership
Nov	Vote on the four open questions
Jan 2027	Final vote on the complete bylaws

Companion documents: Draft Bylaws · Conflict of Interest Policy · Internal Controls · Voting & Permanent Disability Accommodation · Staggered Implementation
Hours are a conservative estimate of meeting time, working-group sessions, and drafting.