

# **NORTH AREA REAL ESTATE ASSOCIATION BY-LAWS**

**Revised 4/22/2015**

## **ARTICLE I – NAME**

**This organization shall be known as the “North Area Real Estate Association” (NAREA)**

## **ARTICLE II – PURPOSE**

**The purpose of this organization shall be to promote professional relationships between Realtors, affiliates and the general public.**

## **ARTICLE III – MEMBERSHIP**

**Section A. There will be two types of membership:**

- 1. Regular memberships consisting of Real Estate sales associates.**
- 2. Affiliate memberships consisting of companies and persons in real estate support industries.**

**Section B. Members shall conduct their business in accordance with such rules and regulations as this association may establish.**

**Section C. Membership dues are to be established by a 2/3’s majority vote of all members present. Realtor and affiliate dues shall be \$20 per year. Weekly meeting fee shall be \$2.00. Yearly membership including the weekly fee shall be \$110.00.**

**Section D. Officers:**

- 1. A maximum of two officers per brokerage may be elected.**
- 2. The only offices affiliates may hold are Treasurer, Secretary and Tour Director.**
- 3. The office of President shall be open to all active licensed (non-escrow) Realtor members in good standing with the Columbus Association of Realtors.**

**Section E. Election of Officers:**

- 1. The election is to be held at the first meeting in December via popular vote.**
- 2. A nominating committee appointed by and including the President shall present a slate of officers (1 nominee minimum for each office) by the second week in October.**
- 3. Nominations will be open to the floor and all nominations closed the last week of November.**
- 4. Newly elected officers will assume their duties in January.**
- 5. Vacancies will be filled by special election with a general floor vote when needed with the exception of the President. If the President is not able to carry out his or her duties, the Vice President shall automatically fill this office.**
- 6. The Treasurer’s signature must be on all checks and withdrawal slips. All checks and withdrawal slips in excess of \$300.00 must have the signatures of both Treasurer and President. In the absence of the President, the signatures of both Treasurer and Vice President are to be on all checks and withdrawal slips in excess of \$300.00.**

7. The books may be audited after the end of the fiscal calendar year with a vote of the majority of the Executive Committee. The person auditing the books shall be appointed by the President.
8. The Treasurer shall prepare and present to the membership a financial report by January 31 after the end of the fiscal calendar year.

#### **Section F. Committees:**

1. Ad hoc committees may be appointed by the President when the President deems necessary to aid in the operation of the association.
2. The Ethics and Advisory Committee shall be composed of (3) three members, i.e. the current President and (2) two immediate past Presidents.
  - a. All complaints addressed to this committee are to be in writing.
  - b. The committee, after hearing, may acquit or warn any accused member without reporting such action to the general membership.
  - c. However it shall be obligatory to report to the general membership if the committee elections to take action which may consist of the following:
  - d. A vote of censure, which shall not affect the membership of the involved member.
  - e. Suspension of membership and the rights thereof for a period of time prescribed by the committee.
  - f. A recommendation of expulsion from NAREA membership. Such expulsion shall occur only after a written secret ballot is taken with such expulsion approved by 2/3's majority of the voting members present. Such expulsion shall become effective immediately.
3. Other committee chairpersons to be appointed by the President are but not limited to: Program, Social, Public Relations. The chairperson of each committee shall appoint members with the President's approval.
4. A donation committee will be established to review any donation proposals over \$100. The donation committee will be the current Treasurer, current Vice President and a member at large picked by the current President. A 2 out of 3 affirmative vote must occur within the donation committee before the proposal can be brought before the group for a vote.

#### **ARTICLE IV: TOURS**

**Section A.** Tour shall be limited to listings of Real Estate members in good standing.

**Section B.** Tour boundaries and boundary changes shall be voted on by the membership.

**Section C.** The number of houses on tour shall be voted on by the membership. Currently, that maximum is 10.

**Section D.** No house may be on tour more than once during a 12 calendar month period unless there has been major changes.

**Section E.** The current touring area is as follow: Starting at a northeastern point at St. Rt. 161 and I-71, south to Morse Road, west to the railroad tracks, south to Northwood Avenue, west to the Iuka Ravine, west on East 17<sup>th</sup> Avenue, west to High Street, north to Lane Avenue, west to the railroad tracks, north to the Worthington School District line, east along the Worthington/Columbus School District line to St. Rt. 161 and I-71.

**Section F. The Tour Director may at his or her discretion add houses to the tour outside these boundaries.**

#### **ARTICLE V: VOTING**

**Section A: One vote shall be associated to each regular Realtor and affiliate member.**

**Section B: Voting on dues shall be as approved in Article III, Section C. All other voting shall be by one vote per member present.**

#### **ARTICLE VI: REVISION OF BY-LAWS**

**These By Laws and such rules and regulations as may be adopted can only be changed by a 2/3's vote of members present, eligible to vote at a regular meeting following one month notice prior to voting on adoption of change.**

#### **ARTICLE VII: MEETINGS**

**Section A. Meetings shall be held every Wednesday at 8:30am. Time and place may be changed with a majority vote of those present at the previous meeting.**

**Section B. Formal business meetings may be convened upon favorable acceptance of 2/3 vote of members present.**

**Section C: The regular meeting shall not occur if Columbus City Schools do not have school due to weather.**

#### **ARTICLE VIII: PROCEDURE**

**Section A. All formal business meetings shall be conducted according to Roberts Rules of Order (This does not include regular Real Estate discussion meetings, which are to be informal).**

**Section B. There will be a job description passed on to each officer from year to year.**

**Section C. No person may serve in the same office more than twice in a 5 (five) year period.**

**Section D. The President and all officers shall speak with the best interest of the NAREA in mind at all times. Any written (public relations) press releases, etc. shall be reviewed by the President. If the President feels that further review is needed, copies shall be made available to the Executive Committee for a decision (The Executive Committee being the elected officers). It will be the position of the Association that any media coverage of NAREA events shall be done with no reference to individual company names.**

**Section E. In the event the North Area Real Estate Association (NAREA) wishes to cease to exist, a 2/3's majority vote of the members present at a regular meeting must occur. The remaining funds shall be given to the "Columbus Realtors Foundation Fund".**

#### **ARTICLE IX: RELATIONS TO FELLOW REAL ESTATE AGENTS AND THE GENERAL PUBLIC**

**All members are to conduct themselves in accordance with Part III of Principles of Real Estate Practice and Cannons of Ethics on the State of Ohio, Article 21 through Article 30 inclusive.**