

# By-laws and Constitution

Last amended: 09/23/2004

Voted for Ratification: 10/29/2004

## **Article I – Name:**

This organization shall be known as the “Mid-town Area Real Estate Association” (M.A.R.E.A.)

## **Article II – Purpose**

The purpose of this organization shall be to promote better real estate relations between Realtors, affiliates and the general public to promote the general welfare of the Midtown Area. Mid-town Area is defined as:

### **Boundaries:**

North bounded by Hudson Street east to Conrail R.R. tracks, south to I-670, east to Nelson Road south to Livingston Avenue, west to Parsons Avenue, south to Markison Avenue, west to the Scioto and Olentangy Rivers, then north to Hudson.

## **Article III – Who May Belong**

All Realtor Members (in good standing of the Columbus Board of Realtors) and any other individuals who serve in a associated and/or closely related field (i.e. lawyers, savings and loan associations, title companies, mortgage lenders or brokers, insurance agents, pest control, home inspectors, etc.)

## **Article IV – Membership**

There shall be one (1) class of membership – GENERAL MEMBER – brokers, agents and affiliates are all eligible for general membership.

## **Article V – Dues**

Membership dues shall be charged on a two-plan system. Dues are payable at the first to the year or at the time a new member joins the Association. There will be no proration for partial year membership. Membership dues are payable per each member and not on a company basis. A company may pay the dues of each of its members if it so chooses.

**Plan A:** \$80.00 includes membership for the year for Realtor and affiliates and no weekly fee is required.

**Plan B:** Membership fee is \$10.00, and a \$2.00 fee will be collected at the door for each meeting attended in the calendar year.

## **Article VI – Voting**

Each General Member is entitled to one (1) vote

## **Article VII – Regular Election of Officers**

**Section I** – President shall appoint a nominating committee at the first meeting in October, to consist of at least five (5) members with at least three (3) active licensed Realtor members, limited to no more than one (1) Realtor member or affiliate from the same company who shall present a slate of officers at the first meeting in November.

**Section II** – Nominations shall also come from the floor at the first meeting in November.

**Section III** – Election shall be held at the last meeting in November. No absentee ballots will be accepted. Members must be present to vote.

**Section IV** – Only one (1) Realtor member or affiliate from one specific company may be an officer in the same term.

**Section V** – Term of office is one (1) calendar year, commencing January 1<sup>st</sup>.

**Section VI** – President and Vice President must be a licensed Realtor. Other officers may be affiliates.

## **Article VIII**

**President** – Office open to all active licensed (non-escrow) Realtor members in good standing with the CBR. The President is empowered to appoint committee chairs and members to serve as is seen fit. The President shall preside over all meetings and assemblies of which MAREA is the official sponsor.

**Vice-President** – Office open to all active licensed (non-escrow) Realtor members in good standing with the CBR. The Vice President, in the absence of the President, shall preside over all meetings and assemblies of which MAREA is the official sponsor. In the event the office of the President is vacated during the administrative year, the Vice-President shall automatically succeed to that office. The Vice-President shall help coordinate any special events held by the Association.

**Secretary** – The Secretary shall: publish an annual roster of membership; take minutes of all meetings for the purpose of documenting decisions of the association; supply the Secretary with updated list (as needed) of paid members; collect and keep sign-in sheets from the weekly meetings; correspond with non-members regarding putting homes on tour and becoming members.

**Treasurer** – The Treasurer will: keep track of all dues paid by the members and monies collected for the meetings and fund raising events, and a quarterly accounting will be given to the Association; keep accurate records of dues, paid members; conduct annual audit between the second and third general meetings. The audit is to be

conducted by incoming and outgoing Treasures, as well as two general members chosen by the President.

**Tour Director** – Coordinate weekly tours, prepare tour sheets, coordinate with Secretary regarding membership status for participating Realtors.

## **Article IX – Revision of By-Laws**

These by-laws may be revised on the recommendation of a five (5) member committee, which must include two (2) past Presidents appointed by the current President who deemed necessary. These revisions may be adopted by a two-thirds (2/3rds) vote of all members present at a meeting, preceded by two (2) weeks notice.

## **Article X – Meetings**

1. MAREA shall meet every Friday of the month at 9:00 a.m., except on a Friday proceeding the association's recognized holidays.
2. There will be no meeting on a Friday when the Columbus City Schools cancel classes due too weather.

## **Article XI – Relations to Fellow Realtors**

We adopt and endorse the current National Association of Realtors Code of Ethics

## **Article XII – Accounting**

(A) checking account shall be established and maintained

For funds derived from normal association activities (i.e. dues., etc) and to be used for the general operations and miscellaneous contributions of the association.

Authorized signatures for the account shall be the current President and the Treasurer. Only one signature shall be required for the disbursement authorization.

## **Article XIII – Tours**

A tour of new listings shall be held immediately following each meeting and conducted in caravan style. For property to be placed on tour, the listing agent must be a member in good standing of MAREA and the property must be placed on tour by any established deadlines as decided by the current Tour Director.

- A) Tours shall be limited to listings of brokers and agents in good standing with MAREA
- B) Tour shall be divided into two (2) designated areas, and conducted on a rotational basis at the conclusion of each consecutive MAREA General Meeting.
- C) Tour boundaries and changes of boundaries shall voted on by the membership.
  - a) North/East Tour shall consist of homes within the applicable MAREA boundaries in MLS Area(s) 11 & 14. In addition, all applicable properties North of Broad Street in MLS AREA 10 shall be part of the North/East Tour.
  - b) South Tour shall consist of homes within the applicable MAREA boundaries in MLS Area 17. In addition, all applicable properties South of Broad Street in MLS AREA 10 shall be part of the South Tour.
- D) The number of houses to be on the tour shall limited to no more than eight (8) homes per tour. Changes for the quantity of homes per tour, shall be voted on by the membership.
- E) No house shall be on tour more than once during twelve (12) calendar months, unless there have been major structural changes or the listing agent has changed.

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