

West Southwest Area Realty Association (GCARA)

By-Laws

(Revised 2011)

Definitions

For the purpose of this document, the following terms shall be defined as follows:

Real Estate Agent

Any person who is active and in good standing with the Ohio Division of Real Estate, and who is currently doing business in the Central Ohio area.

Affiliate

Any person doing business in a field directly related to or affecting the real estate industry. This includes, but not limited to, mortgage/loan originators and brokers, title insurance, homeowner's insurance, home inspections, pest inspectors, and builders. Determinations regarding Affiliate memberships shall be decided at the discretion of the Executive Committee.

Article I – Name

This organization shall be known as the West Southwest Area Realty Association (WSWARA) which shall exist as a non-profit organization under the laws of the State of Ohio.

Article II – Objective

The purpose of this organization is to provide a forum that unites Real Estate Agents and affiliated businesses in an effort to serve the West and Southwest area communities by promoting their growth and welfare.

Article III – Membership

Section 1: Membership shall include any Real Estate Agent and Affiliate (see definitions) who serve the Central Ohio area and who complete an application form for membership and pay the appropriate dues for the ensuing year.

Section 2: Membership may be subject to the approval of the Executive Committee

Section 3: Lifetime membership is available to applicants who meet the following criteria:

- A) Must be over 65 years of age
- B) Must have been a member in good standing for the previous three (3) years prior to his/her nomination
- C) Must be nominated by a member in good standing and must be approved by a 2/3 vote of the membership in attendance at a regular meeting.

Lifetime Members shall have their dues waved for the duration of their membership in WSWARA, and they maintain their voting rights.

Rules of Compliance

- A) Each member shall join as an individual, not as an entire company. Membership shall remain in effect for the current year even as an individual moves from company to company
- B) Membership is **NOT** transferable in any way.
- C) Each member shall conduct their Real Estate business in accordance with the State of Ohio Division of Real Estate, and such rules and regulations as WSWARA may from time to time establish
- D) Membership may be revoked by a two thirds (2/3) written secret ballot of the members present at a regular meeting only after the recommendation by the Executive Committee.

Article IV – Dues

Dues to establish membership may be paid in either of the following ways:

STANDARD: \$15.00

Establishes membership in WSWARA for the current calendar year. Thereafter, member shall pay \$2.00 attendance fee at each meeting they attend.

GOLD: \$70.00

Establishes membership in WSWARA for the current calendar year, including attendance at all meetings in the current calendar year.

Please note: Membership fees shall not be prorated, and they are non-refundable.

Article V – Elected Officers

The following officers shall be elected annually:

PRESIDENT: Must be a licensed, active Real Estate Agent He/She shall preside over all meetings, designate committees and committee chairs as necessary, and perform any other usual duties of said office.

PRESIDENT ELECT: Must be a licensed, active Real Estate Agent. He/She shall be next in charge and preside over meetings in the President's absence. He/She shall become the President for the year after being the President Elect.

SECRETARY: May be held by any active WSWARA member. He/She shall be responsible for any required clerical duties including but not limited to, taking the minutes at all business meetings, as well as maintaining the By-Laws of WSWARA as necessary.

TREASURER: May be held by any active WSWARA member. He/She shall maintain a balanced ledger of the WSWARA account(s), and report said balances to the membership at each business meeting, as well as administer the 50/50 raffle and Ace of Spades drawings.

MEMBERSHIP DIRECTOR: May be held by any active WSWARA member. He/She shall receive membership applications and dues, and maintain the Membership Roster for the current year. He/She shall be responsible for WSWARA emailing to the membership.

TOUR DIRECTOR: May be held by any active WSWARA Member. He/She shall be responsible for organizing each scheduled tour, including compiling and distributing the tour sheets and maps.

Article VI – Committees

Committees and their corresponding Chairpersons are appointed at the discretion of the sitting President. Chairpersons shall organize and lead their respective committees, as well as recruit committee members within the active WSWARA membership.

Standing committees shall be:

EXECUTIVE: Shall meet from time to time to review and effect policy matter to be brought before the membership as required. Sitting Elected Officials shall serve on this committee.

PUBLIC RELATIONS: Responsible for raising community awareness of WSWARA by advertising and promoting its functions and activities to the community via various news media outlets. Any active member of WSWARA may serve on this committee.

SPECIAL EVENTS: Responsible for coordinating and planning all social events of WSWARA including golf outings, holiday parties, etc., as necessary. Any active member of WSWARA may serve on this committee.

MENTOR/MEMBERSHIP: Responsible for encouraging current membership to raise awareness of WSWARA within the ranks of new Real Estate Agents in Central Ohio by inviting them to come to our meetings and join our membership.

BY-LAWS: Shall meet annually to review WSWARA's By-Laws and propose adjustments to said document, which will then be presented to the membership for approval.

NOMINATION: Shall nominate/recruit active WSWARA Members to run for elected offices in the coming year. Past Presidents and current Elected Officers

shall serve on this committee, with the sitting President serving as the Chairperson.

WEBSITE: Responsible for updating and maintaining WSWARA's presence on the internet via our website. Any active member of WSWARA may serve on this committee.

OPERATING: Shall be responsible for managing any and all paperwork associated with WSWARA's Incorporation and Tax Exempt Status to achieve and maintain it's good standing with the State of Ohio and other government associations, as required. Sitting Elected Officers shall serve on this committee.

Article VII – Elections

Rules and regulations regarding Elections shall be as follows:

Section 1: Nominations for officers shall be completed and announced to the membership by the 15th of October of each year

Section 2: Elections shall take place at the November business meeting each year.

Section 3: Voting shall be via secret ballot of the WSWARA Membership.

Section 4: Officers shall be introduced and appointed to their respective offices at the Holiday Party each year, and serve for twelve (12) months.

Vacancy of an Elected Office: Nominating committee shall meet within two (2) weeks of notice of the vacancy to recommend nominees. Nominees shall be presented at the first regularly scheduled meeting thereafter, where additional nominations may be taken from the floor. Membership present at this meeting shall vote to fill the vacancy.

Article VIII – Voting

From time to time, WSWARA membership may vote on various matters in order to effect policy or make changes in its current policies. Rules and regulations regarding voting on any and all matters other than Elections shall be:

Section 1: Each member in attendance is entitled to one (1) vote.

Section 2: Membership in attendance at any regular scheduled meeting shall constitute a quorum

Section 3: Voting mat take place only at regularly scheduled meetings.

Article IX – Meetings

Meetings shall occur as follows:

- Section 1: Regular meetings shall take place on Thursday mornings at 9:00 a.m., unless the sitting President gives prior notice of cancellation of said meetings.
- Section 2: Business meetings shall occur on the first Thursday of each calendar month.
- Section 3: Location of said meetings shall be determined by a quorum vote upon presentation to the membership by the Executive Committee, if deemed necessary.

Rules regarding meeting conduct

All meetings shall be conducted according to The Basic Principles of ROBERTS RULES OF ORDER (revised) except where these By-Laws direct otherwise.

Article X – Tours

- Section 1: Any and all Real Estate Agents or Builders placing a listed on Tour shall be or become a member in good standing with WSWARA for the current year on or before the date subject property is scheduled for tour.
- Section 2: Maximum of nine (9) homes may be featured on each scheduled Tour, and those slots shall be filled on a “first come, first serve” basis. The same home may not be featured on Tour within a six month period.
- Section 3: Requests for placement on Tour shall be made in writing to the Tour Director using the current Tour Form on our website, and submitted to him/her via fax or email transmissions, as provided on the Tour Forms.
- Section 4: Request shall be received by the Tour Director no later than Tuesday at 12:00 p.m. of the week the property is to be on Tour. Requests received after this time shall be retained and placed on the next corresponding Tour.
- Section 5: Real Estate Agents or Builders shall be allowed up to two (2) listings per scheduled Tour. Exceptions to this rule may be made at the sole discretion of the Tour Director, where feasible.
- Section 6: Any Real Estate Agent or Builder with a listing on Tour must visit all of the listings on that Tour.

Boundaries and Dates for Tour Areas

Tours shall be held on the following Thursdays of each month with the stated boundaries as follows:

2nd Thursday: Any home North of Alkire Road and South of Renner Road. Homes located further North will be added at the discretion of the Tour Director.

4th Thursday: Any home South of Alkire Road and North of the Franklin/Pickaway County line. Any home further south will be added at the discretion of the Tour Director.

Discretionary Tour: Added at the discretion of the Tour Director as needed.

Other Boundary Lines: The West Tour Boundary line is Alton – Darby Creek Road. The East Boundary is SR 23.

Article XI – Revisions of By-Laws

These By-Laws shall only be adopted or edited after full review of said document and subsequent recommendation by the By-Laws Committee to the WSWARA Membership at any regularly scheduled meeting. Membership in attendance at said meeting shall constitute a quorum.

West Southwest Area Realty Association
By-Laws
Revised November 9, 2017

Article I – Name

This organization shall be known as the Grove City Area Realty Association (GCARA) which shall exist as a non-profit organization under the laws of the State of Ohio. All further references and correspondence going forward shall be GCARA.

Article II – Objective

The purpose of this organization is to provide a forum that unites Real Estate Agents and affiliated businesses in an effort to serve the Grove City, West, and Southwest area communities by promoting their growth and welfare.

Article IV – Dues

Dues to establish membership may be paid in either of the following ways:

STANDARD: \$20.00

Establishes membership in GCARA for the current calendar year.

Thereafter, member shall pay \$2.00 attendance fee at each meeting they attend.

Article X – Tours

Boundaries for Tour Areas

Tours shall be held as needed and based off demand and as follows:

North Tour: Any home North of Alkire Road and South of Renner Road. Homes located further North will be added at the discretion of the Tour Director.

South Tour: Any home South of Alkire Road and North of the Franklin/Pickaway County line. Any home further south will be added at the discretion of the Tour Director.

All changes have been brought before the Membership, voted upon by the quorum, and approved.

Celia Meyer
Secretary