



Independent Real Estate Brokers
of
Mesa County, Colorado

BYLAWS

Broker Mission Statement

Our members' mission as Independent Real Estate Brokers of Mesa County, Colorado, is to meet and share with each other on a weekly basis, whenever possible, and to always work for the benefit of all of us, for the purpose of providing exceptional real estate related services to the growing clientele of Western Colorado.

Co-Chairs at the time of approval of these bylaws:
Lori Wood and Laureen Gutierrez
Graystone Group inc. a Real Estate Co.

IB Bylaws Committee: Lori Wood, Kathy Harris and Julia Hall
Members Approval Date: December 06, 2011

BYLAWS

As long as you are a member of the Independent Real Estate Brokers of Mesa County, Colorado, (hereinafter referred to as "IB") you are to abide by these bylaws.

- I. MEMBERSHIP REQUIREMENTS: All Managing Brokers or their designated appointees shall be current members of the Grand Junction Area Realtor Association (hereinafter referred to as GJARA).
- II. ELIGIBLE VOTERS AND OFFICE HOLDERS: Only the Managing Broker or their designated are eligible to vote and their office dues to IB must be a current.
- III. ELIGIBLE VOTES PER OFFICE: Each eligible office membership shall have only one vote per office, which shall be cast by their Managing Broker or their designated appointee. Any Managing Broker must notify the IB Chair, in writing, if a designated appointee will be casting a vote on behalf of their office.
- IV. MEMBERSHIP QUALIFICATIONS:
 - a. All IB offices shall have all Brokers or Broker Associates associated with their office be current members of GJARA.
 - b. All IB offices shall have no affiliation with any known franchises.
 - c. All IB offices must be current with their IB dues and any expenses that their office has committed to with IB.
- V. EXPULSION OF A MEMBER: Any Broker or Associate Broker may be expelled for violation of IB bylaws or GJARA bylaws. The Broker or designated appointee from the IB office in question may not vote. If within the first 6 months of membership when expelled, as a final settlement, 50% of their paid dues shall be refunded.
- VI. SPECIAL ASSESSMENTS: No Managing Broker or Broker Associate can ever be assessed any special dues or any other assessments of any kind.
- VII. IB GROUP PROJECTS OR IDEAS: Any Broker may choose to support any project or idea. This does not preclude, or force, the other Brokers from giving their support, or not, to a viable project or idea. Any participating Brokers must pay any expenses associated with said projects or ideas and not pass through expense to IB, unless said project or idea benefits IB membership as a whole and is approved by IB membership by written approval of two-thirds (2/3) majority vote.
- VIII. BANK FUNDS: Expenditure of bank funds for any reason over \$200.00 must have the approval of at least a two-thirds (2/3) majority vote of the returned ballots. Financial matter under \$200.00 will be by those voting members present. Bank authorization cards will be co-signed by the current outgoing Chair, current Chairman (Co-Chairs), current Chair Elect, Treasurer. Any one of the current board members may sign all bank checks. In order to have a bank account, IB shall maintain an Internal Revenue Tax Identification Number and shall be considered a "Community Organization" by the IRS.
- IX. ELIGIBLE VOTER APPROVAL, PROCESS AND NOTIFICATIONS: Voter Approval (except bylaws) may be by IB Managing Brokers present on any non-financially related matters or financial matters under \$200.00. For Bylaw changes, or financial matters over \$200.00, voter approval may be by voting members present or by signed written proxy. If not present for the vote, those absent eligible voters may vote by receiving an emailed written proxy of the vote which shall be returned to the CHAIR via fax or scan and email by the stated deadline.

- X. The current Chair is to maintain a list of all the eligible voting members. The Treasurer shall also have a copy of this list.
- XI. **MEMBERSHIP FEES:** Any changes in the current membership fee and the annual dues shall be subject to article XVIII. The membership fee is \$50.00, which includes dues for the current fiscal year. The annual dues are \$50.00 per office and are due and payable on or before July 1st of each year. If dues are not paid on or before September 1st of the year due, IB membership may be revoked.
- XII. **BROKER ASSISTANCE:** All Brokers are encouraged to assist other IB Brokers who may need to leave the area for vacation, business, etc.
- XIII. **THE GOLDEN RULE:** All members are to endeavor to have empathy for all and are challenged to work and live by the Golden Rule: Do unto others as you would have them do unto you.
- XIV. **IB OFFICES AND THEIR DUTIES:**
CHAIR or CO-CHAIRS: Will preside at all meetings and as such, will maintain all notes, reports or votes for all meetings. Disperse to GJARA membership or general public any information deemed appropriate.
CHAIR ELECT/SECRETARY: Will preside for the CHAIR when necessary and will take any appropriate notes and reports or votes for all meetings to be kept in the CHAIR'S IB notebook.
TREASURER: Shall pay all approved bills and keep accurate records of all funds.
MARKETING SECRETARY: Send out email notifications to all IB members for upcoming tours and any special notifications, maintain tour scheduling, and prepare the "Wants & Needs" list of new Listings, Buyers, Price Reductions, etc. for distribution to IB members.
- XV. **SELECTION OF NEW OFFICERS FOR IB:** The nominating committee shall be: The First Previous Outgoing Chair, the Current Chair (or CO-CHAIRS), Chair Elect/Secretary, and Treasurer. They shall meet at least two weeks prior to the end of each six (6) month period to select a new Chair Elect who is eligible, willing and able to serve. After the selection is made, they shall submit their election to the IB membership who are present, not later than the first regularly scheduled IB membership meeting prior to the quarters end, for their two-thirds (2/3) majority voter approval of those eligible voters present.
- XVI. **ELIGIBILITY REQUIREMENTS TO HOLD OFFICE AND THE TERM OF OFFICE:** All officers must be eligible voting members as described in Article Two (II). The term for each office shall be for six (6) months. On the first Tuesday of each six month period, the new Treasurer, new Chair Elect, and the Outgoing Chair Elect shall be seated, and the Outgoing Chair shall become the First Previous Outgoing Chair. The Marketing Secretary is appointed by and at the pleasure of the Current Chairman.
- XVII. **BOARD OF DIRECTORS:** The current officers consisting of the First Previous Outgoing Chair, the current Chair, the current Chair Elect, and the Treasurer; shall serve as a board of directors. They shall be guided by all of the Bylaws.
- XVIII. **CHANGES IN THE BYLAWS:** The IB membership must be notified and provided with copies of any proposed bylaws changes, a minimum of thirty days prior to vote for enactment of any updates or changes. A minimum of two-thirds (2/3) majority of the eligible voting membership must approve any updates or changes. The approved Ballot and/or Proxy shall be provided and completed including the area for entering the proposed changes in the section called motion or notation in the motion space referring to the attached addenda. The current Chair shall deliver or mail the changes to the eligible voting members, within 30 days prior to the voting.