

G.W.A.R.E.A BY-LAWS

Article I – Name

This organization shall be known as the “Greater Worthington Area Real Estate Association” (GWAREA). Said Association is a nonprofit corporation in the State of Ohio.

Article II – Purpose

The purpose of this organization shall be to promote better real estate relations between the real estate industry and the general public.

Article III – Membership

1. Memberships shall include Realtors, Affiliates and Real Estate service providers that can promote or better serve a real estate transaction between members of set organization.
2. Rules for compliance of Membership
 - a. Each member shall conduct his real estate business in accordance with such rules and regulations as this Association may establish.
3. Annual Dues
 - a. Membership dues are established by 2/3 majority vote of individual members present.
 - b. Membership dues are \$20 per year per individual per year.
4. Membership Privileges
 - a. Privileges of using the microphone on a regular basis are limited to members whose dues are current. Privileges of distributing information on a regular basis are limited to all members whose dues are current. The officers will be responsible for enforcement of this Bylaw.

Article IV – Officers and Committees

1. Officers are to be elected annually during November. The officers to be elected are: President, Vice President, Secretary, Tour Director and Treasurer.
2. A nomination committee, appointed by the President shall present a slate of officers no later than the last meeting in October. Nominations are also open from the floor with all nominations closed by the second meeting in November. Should only one member be running per office, a vote may be taken by GWAREA members at a regular meeting in lieu of distribution and/or emailing of ballots to members. Ballots will be distributed and/or emailed, with the election process being completed by November 30. New officers shall be announced no later than at the Holiday Party.
3. The offices of President & Vice President shall be held by Realtor members only. Any Realtor, Affiliate or Real estate service provider may be elected Secretary, Treasurer, or Tour Director.

4. Signatures of any two (2) elected officers are required on all checks over \$500. Only on elected officer signature is required on checks \$500 and under.
5. Committees appointed by the President may include:
 - a. Program
 - b. Ethics and Advisory
 - c. Membership Coordinators
 - d. Social Media
 - e. Social Events
 - f. Nomination
 - g. Constitution and Bylaws
 - h. Other Committees as the President deems necessary to operate this Association, with the approval of a simple majority of those members present.

Article V – Voting

1. Election of Officers

- a. One (1) vote per paid individual GWAREA member-i.e. Realtors, Affiliates and Real Estate service providers.

2. Voting on dues prescribed in Article III, Section 2.

All other voting shall be by one (1) vote per individual member present.

Article VI – Revisions

The revisions of Bylaws and such rules and regulations as may be adopted can only be changed by 2/3 vote of individual members present at a regular meeting. Proposed changes are to be present in writing to all members present one (1) week prior to voting on the adoption of a change.

Article VII – Meetings

1. Meetings shall be every Thursday at 8:30am. Time and day may be changed by a majority vote of those present at the previous meeting.
2. Formal business meetings may be convened upon favorable acceptance of 2/3 vote of members present.
3. Bad Weather Policy: If Worthington City Schools are close because of weather, the GWAREA will not meet on that day.

Article VIII – Procedure

All formal business meetings shall be conducted according to Robert's Rules of Order. This does not include regular real estate discussion meetings, which are to be informal.

Article IX – Relations to Fellow Brokers and the General Public

- 1.** All members are to conduct themselves in accordance with Part III of the Principles of Real Estate Practice and Canon of Business Ethics of the State of Ohio.
- 2.** The GWAREA does adopt and adhere to the Code of Ethics and Standards of Practice of the National Association of Realtors.

Article X – Tours

- 1.** Tours shall be limited to listings of members in good standing.
- 2.** The maximum and/or minimum number of homes on tour for any regular weekly home tour will be at the discretion of the Tour Director.
- 3.** All homes on tour are to be limited to homes listed no longer than 30 days, with the exception of new construction. Homes may not be put on tour more than once during twelve (12) calendar months unless there has been major cosmetic or remodeling changes made. Any changes to this is at the discretion of the Tour Director.
- 4.** Tour boundaries shall be limited to the boundaries defining the Worthington School District. Any exception is at the discretion of the Tour Director.
- 5.** Only the listing agent or team members can place a home on tour and must be present to introduce the listing at a regular meeting. Exceptions may be made in case of dire emergency. The President or presiding officer will make the necessary decisions.
- 6.** There will be a limit of two (2) homes per agent being put on the tour, unless there is space available.
- 7.** The association uses a caravan format. All homes must be available for agent viewing until 11:00am via electronic lockbox. All agents placing homes on tour are expected to participate caravan tour and stop at all homes on tour that day.

Revised 11.30.17