

GRAND JUNCTON AREA REALTOR® ASSOCIATION
BYLAWS

July 2023 Voted by Membership

Pursuant to NAR 2018 Policy, Association Bylaws no longer need NAR approval.
Certification is done through Core Standards.

Table of Contents

GRAND JUNCTON AREA REALTOR® ASSOCIATION	1
ARTICLE I – NAME.....	5
Section 1. Name	
Section 2. REALTOR® Trademark	
ARTICLE II – OBJECTIVES.....	5
ARTICLE III - JURISDICTION	6
ARTICLE IV - MEMBERSHIP	6
Section 1. There shall be six classes of Members as follows:	
(a) REALTOR® Members, whether primary or secondary, shall be:	
(b) Institute Affiliate Members	
(c) Real Estate Licensed Affiliate Members	
Section 2. Incumbent President of the COLORADO ASSOCIATION OF REALTORS®	
ARTICLE V - QUALIFICATION.....	8
Section 1. Application	
Section 2. Qualification	
Section 3. Procedure for Application to Membership	
Section 4. New Member Orientation Requirements	
Section 5. REALTOR® Code of Ethics Training	
Section 6. Status Changes	
ARTICLE VI - PRIVILEGES AND OBLIGATIONS	13
Section 1. Privileges and Obligations of Members	
Section 2. Any member of the Association may be reprimanded	
Section 3. Any REALTOR® Member of the Association may be disciplined	
Section 4. Resignations	
Section 5. Resignations with a complaint or arbitration request pending	
Section 6. REALTOR® members to vote and hold elective office in the Association	
Section 7. Institute Affiliate Members	
Section 8. Affiliate Members	
Section 9. Certification by REALTOR®	
ARTICLE VII - PROFESSIONAL STANDARDS AND ARBITRATION.....	16
Section 1. The responsibility of the Association	
Section 2. Duty and responsibility of every REALTOR®	
Section 3. The responsibility of the Association and association members relating to the Code of Ethics	
ARTICLE VIII - USE OF THE TERMS REALTOR® AND REALTORS®	16
Section 1. Use of the term REALTOR® and REALTORS®	
Section 2. REALTOR® members	
Section 3. REALTOR® member who is a principal of a real estate firm	
Section 4. Institute Affiliate members	
ARTICLE IX - STATE AND NATIONAL MEMBERSHIPS	17
Section 1. The Association	
Section 2. Exclusive property rights of the NATIONAL ASSOCIATION OF REALTORS®	
Section 3. The Association adopts the Code of Ethics	

ARTICLE X - DUES AND ASSESSMENTS.....	17
Section 1. Application Fee	
Section 2. Dues	
(a) Designated REALTOR® Members	
(b) REALTOR® Members	
(c) Institute Affiliate Members	
(d) Affiliate Members	
Section 3. Dues Payable	
ARTICLE XI - OFFICERS AND DIRECTOR.....	20
Section 1. Officers	
Section 2. Duties of Officers	
Section 3. Board of Directors	
Section 4. Elections of Officers, Directors, and Affiliates	
Section 5. Vacancies	
Section 6. Removal of Officers or Directors	
Section 7. Chief Executive Officer	
Section 8. Executive Committee	
Section 9. Conflict of Interest	
Section 10. Removal	
Section 11. Filling Vacancies Created by Removal for Conflict of Interest	
ARTICLE XII - MEETINGS.....	25
Section 1. Annual Meeting	
Section 2. Meeting of Directors	
Section 3. Other Meetings	
Section 4. Notice of Meetings	
Section 5. Quorum	
Section 6. Electronic Transaction of Business	
Section 7. Action without a Meeting	
ARTICLE XIII - COMMITTEES.....	26
Section 1. Standing Committee	
Section 2. Special Committees	
Section 3. Organization	
Section 4. President	
Section 5. Action without Meeting	
Section 6. Attendance by Telephone	
ARTICLE XIV - FISCAL AND ELECTIVE YEAR.....	26
ARTICLE XV - RULES OF ORDER.....	27
<u>ARTICLE XVI - AMENDMENTS.....</u>	<u>27</u>
ARTICLE XVII - DISCUSSION.....	27

|

ARTICLE XVIII - MULTIPLE LISTING.....27

- Section 1. Authority
- Section 2. Purpose
- Section 3. Participation
- Section 4. Supervision
- Section 5. Appointment of Committee
- Section 6. Vacancies
- Section 7. Attendance
- Section 8. Subscribers

ARTICLE I – NAME

Section 1. Name.

The name of this organization shall be the Grand Junction Area REALTOR® Association, hereinafter referred to as the "Association".

Section 2. REALTORS® Trademark.

Inclusion and retention of the Registered Collective Membership Mark "REALTORS®" in the name of the Association shall be governed by the Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS® as from time to time amended.

ARTICLE II – OBJECTIVES

The objectives of the association are:

Section 1.

To unite those engaged in the recognized branches of the real estate professions for exerting a beneficial influence upon the profession and related interests.

Section 2.

To promote and maintain high standards of conduct in the real estate profession as expressed in the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®.

Section 3.

To provide a unified medium for real estate owners and those engaged in the real estate profession whereby their interests may be safeguarded and advanced.

Section 4.

To further the interest of home, and other real property ownership.

Section 5.

To unite those engaged in the real estate profession in this community with the COLORADO ASSOCIATION OF REALTORS®, and the NATIONAL ASSOCIATION OF REALTORS®, thereby furthering their own objectives throughout the State and Nation and obtaining the benefits and privileges of membership therein.

Section 6.

To designate, for the benefit of the public, individuals authorized to use the terms REALTOR®, and REALTORS®, as licensed, prescribed, and controlled by the NATIONAL ASSOCIATION OF REALTORS®.

ARTICLE III- JURISDICTION

Section 1.

The territorial authority of the Association as a Member of the NATIONAL ASSOCIATION OF REALTORS® is Mesa County, Colorado.

Section 2.

Territorial authority is defined to mean: The right and duty to control the use of the terms REALTOR® and REALTORS® subject to the conditions set forth in these Bylaws and those of the NATIONAL ASSOCIATION OF REALTORS®, in return for which the Association agrees to protect and safeguard the property rights of the National Association in the terms.

ARTICLE IV- MEMBERSHIP

Section 1. There shall be ~~six~~six classes of Members as follows:

(a) **REALTOR® Members.** REALTOR® Members, whether primary or secondary, shall be:

(1) Individuals who, as sole proprietors, partners, or corporate officers, or branch office managers, are engaged actively in the real estate profession including buying, selling, exchanging, renting, or leasing, managing, appraising for others for compensation, counseling, building, developing, or subdividing real estate, and who maintain or are associated with an established real estate office in the State of Colorado, or a state contiguous thereto. All persons who are partners in a partnership, or all officers in a corporation who are actively engaged in the real estate profession within the State, or a State contiguous thereto shall qualify for REALTOR® Membership only, and each is required to hold REALTOR® Membership (except as provided in the following paragraph) in an Association of REALTORS® within the State, or a state contiguous thereto unless otherwise qualified for Institute Affiliate Membership as described in Section 1(b) of Article IV. (Amended 1/05)

In the case of a real estate firm, partnership, or corporation, whose business activity is substantially all commercial, only those principals actively engaged in the real estate business in connection with the same office, or any other offices within the jurisdiction of the Association in which one of the firm's principals holds REALTOR® membership, shall be required to hold REALTOR® membership unless otherwise qualified for Institute Affiliate Membership as described in Section 1(b) of Article IV.

(2) Individuals who are engaged in the real estate profession other than as sole proprietors, partners corporate officers, or branch office managers and are associated with a REALTOR® member and meet the qualifications set out in Article V.

(3) **Franchise REALTOR® Membership.** Corporate officers (who may be licensed or unlicensed) of real estate brokerage franchise organization with at least one hundred fifty (150) franchisees located within the United States, its insular possession, and the commonwealth of Puerto Rico, elected to membership pursuant to the provisions in the N.A.R. Constitution and Bylaws. Such individuals shall enjoy all the rights, privileges, and obligations of REALTOR® membership (including compliance with the Code of Ethics) except: obligations related to association mandated education, meeting attendance, or indoctrination classes or other similar requirements; the right to use the term REALTOR® in connection with their franchise organizations name; and the right to hold elective office in the local Board/Association, State Association, and National Association. (Adopted 1/96).

(4) **Primary and Secondary REALTOR® Members.** An individual is a primary member if the Association pays State and National dues based on such member. An individual is a secondary member if State and National dues are remitted through another association. One of the principals in a real estate firm must be a Designated REALTOR® member of the Association in order for licensees affiliated with the firm to select the Association as their "primary" Association.

(5) **Designated REALTOR® Members.** Each firm (or office in the case of firms with multiple office locations) shall designate in writing one REALTOR® Member who shall be responsible for all duties and obligations of Membership including the obligation to arbitrate, or to mediate if required by the Association pursuant to Article 17 of the Code of Ethics and the payment of Board dues as established in Article X of the Bylaws. The "Designated REALTOR®" must be a sole proprietor, partner, corporate officer, or branch office manager acting on behalf of the firm's principal(s) and must meet all other qualifications for REALTOR® membership established in Article V, Section 2, of the bylaws. (Amended 11/11)

(b) Institute Affiliate Members. Institute Affiliate members shall be individuals who hold a professional designation awarded by an Institute, Society, or Council affiliated with the NATIONAL ASSOCIATION OF REALTORS® that addresses specialty area other than residential brokerage or individuals who otherwise hold a class of membership in such Institute, Society or Council that confers the right or hold office. Any such individual, if otherwise eligible, may elect to hold REALTOR® membership, subject to payment of applicable dues for such membership. (Amended 1/02)

(c) Real Estate Licensed Affiliate Members. Affiliate Members shall also be granted to individuals licensed or certified to engage in real estate practice who, if otherwise eligible, do not elect to hold REALTOR membership in the Association, provided the applicant is engaged exclusively in a specialty of the real estate business other than brokerage of real property.

(6) Non-REALTOR® Licensee MLS only Members.

Individuals who, as sole proprietors, partners, or corporate officers, or branch office managers, are licensed by the State and engaged actively in the real estate profession including buying, selling, exchanging, renting, or leasing, managing, appraising for others for compensation, counseling, building, developing, or

subdividing real estate, and who maintain or are associated with an established real estate office in the State of Colorado, or a state contiguous thereto. All persons who are partners in a partnership, or all officers in a corporation who are actively engaged in the real estate profession within the State, or a State contiguous thereto and are not members of a REALTOR® Association, shall qualify for Non-REALTOR® MLS only Membership, and be subject to a unique set of fees and requirements, unless otherwise qualified for Institute Affiliate Membership as described in Section 1(b) of Article IV.

Section 2 Incumbent President of the COLORADO ASSOCIATION OF REALTORS® The incumbent President of the COLORADO ASSOCIATION OF REALTORS® shall automatically be a REALTOR® member in the Grand Junction Area REALTOR® Association. Dues for this membership shall be waived.

ARTICLE V- QUALIFICATION

Section 1. Application.

(a) An application for membership shall be made in such manner and form as may be prescribed by the Board of Directors and made available to anyone requesting it. ~~I-~~The application form shall contain among the statements to be signed by the applicant that (1) applicant agrees as a condition to membership to thoroughly familiarize himself/herself with the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, the Constitutions, Bylaws, and Rules and Regulations of the Association, the State and National Associations, and if elected a member, will abide by the Constitutions and Bylaws and Rules and Regulations of the Association, State and National Associations, and if a REALTOR® member, will abide by the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, including the obligation to arbitrate (or to mediate if required by the Association) controversies arising out of real estate transactions as specified by Article 17 of the Code of Ethics, and as further specified in the Code of Ethics and Arbitration Manual of the NATIONAL ASSOCIATION OF REALTORS®, as from time to time amended, and, (2) the applicant consents that the Association through its membership committee or otherwise, may invite and receive information and comment about applicant from any member or other persons, and that applicant agrees that any information and comment furnished to the Association by any person in response to the invitation shall be conclusively deemed to be privileged and not form the basis of any action for slander, libel, or defamation of character. The applicant shall, with the form of application, have access to a copy of the Bylaws, Constitution, Rules, and Regulations, and Code of Ethics referred to above. (Amended 11/11)

Section 2. Qualification.

(a) An applicant for REALTOR® membership who is a sole proprietor, partner, corporate officer, or branch office manager of a real estate firm shall supply evidence satisfactory to the Association, through its membership committee or otherwise, that he/she is actively engaged in the real estate profession, and maintains a current, valid real estate broker's or salesperson's license or is licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property,

has a place of business within the State or a state contiguous thereto (unless a secondary member), has no record of recent or pending bankruptcy, has no record of official sanctions involving unprofessional conduct, agrees to complete a course of instruction covering with the Bylaws and rules and regulations of the Association, the Bylaws of the State Association, the *Constitution and Bylaws* and Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, and shall pass such reasonable and nondiscriminatory written examination thereon, as may be required by the committee, and shall agree that if elected to membership, he/she will abide by such *Constitution, Bylaws, Rules and Regulations, and Code of Ethics*. (Amended 1/05)

(b) An applicant for Non-REALTOR® licensee MLS only membership who is a sole proprietor, partner, corporate officer, or branch office manager of a real estate firm shall supply evidence satisfactory to the Association, through its membership committee or otherwise, that he/she is actively engaged in the real estate profession, and maintains a current, valid real estate broker's or salesperson's license or is licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property, has a place of business within the State or a state contiguous thereto (unless a secondary member), has no record of recent or pending bankruptcy, has no record of official sanctions involving unprofessional conduct, is strongly encouraged to complete a course of instruction covering with the Bylaws and rules and regulations of the Association, the Bylaws of the State Association, the *Constitution and Bylaws* and Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, and shall pass such reasonable and nondiscriminatory written examination thereon, as may be required by the committee, and shall agree that if elected to membership, he/she will abide by such *Constitution, Bylaws, Rules and Regulations, and Code of Ethics*. (Amended 6/24)

(b)

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NOTE: Judgements against the applicant within the past (3) years of violations of (1) civil rights, (2) real estate license laws, and (3) or other laws prohibiting unprofessional conduct against the applicant rendered by the courts or other lawful authorities.

Further, any applicant, shall, as a condition of membership, at such intervals as may be reasonably determined by the Board of Directors, (but not more often than every two (2) years complete a course of not more than six cumulative hours of instruction with respect to local Association or Member practices that might result in significant legal vulnerability and/or possible liability to the Association and its members, such as violations of antitrust laws, civil rights laws, the Realtors® Code of Ethics, its interpretations and meaning and/or the procedures related to its enforcement, or other similar public policies. (Adopted by GJARA)

(b) Individuals who are actively engaged in the real estate profession other than as sole proprietors, partners, or corporate officers, or branch office managers, in order to qualify for REALTOR® Membership, shall at the time of application be associated either as an employee or as an independent contractor with a designated REALTOR® member of the Association, or as designated REALTOR® member of another association (if a secondary member), and must maintain a current, valid real estate broker's or associate's licensed or be licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property, has no record of official sanctions involving unprofessional conduct*, shall complete a course of instruction covering the Bylaws and rules and regulations of the Association, the Bylaws of the State

Association, and the Constitution and Bylaws and Code of Ethics of the NATIONAL ASSOCIATION of REALTORS® and shall pass such reasonable nondiscriminatory written examinations thereon as may be required by the membership committee and shall agree in writing that if elected to membership he/she will abide by such Constitution, Bylaws, Rules and Regulations, and the Code of Ethics. (Amended 05/07)

*No record of official sanctions involving unprofessional conduct is intended to mean the Association may only consider

(c) The Association will also consider the following in determining an applicant's qualifications for REALTOR® membership:

- (1) All final findings of Code of Ethics violations and violations of other membership duties in this or any other association within the past three (3) years.
- (2) Pending Ethics complaints (or hearings)
- (3) Unsatisfied discipline pending
- (4) Pending arbitration requests (or hearings)
- (5) Unpaid arbitration awards or unpaid financial obligations to any other Association or Association MLS.
- (6) Any misuse of the term REALTOR® or REALTORS® in the name of the applicant's firm.
- (7) Any additional qualifications for membership adopted by NATIONAL ASSOCIATION of REALTORS®

"Provisional" membership may be granted in instances where ethics complaints or arbitration requests (or hearings) are pending in other associations or where the applicant for membership has unsatisfied discipline pending in another association (except for violations of the Code of Ethics; See Article V, Section 2(a), NOTE2) provided all other qualifications for membership have been satisfied. Associations may reconsider the membership status of such individuals when all pending ethics and arbitration matters (and related discipline) have been resolved or if such matters are not resolved within six (6) months from the date that provisional membership is approved. Provisional members shall be considered REALTORS® and shall be subject to all the same privileges and obligations of REALTOR® membership. If a member resigns from another Association with an Ethics complaint or arbitration request pending, the Association may condition membership on the applicant's certification that he will submit to the pending ethics or arbitration proceeding (in accordance with the established procedures of the Association to which the applicant has made application) and will abide by the decision of the hearing panel. (Amended 11/09, Amended 07/21).

Section 3. Procedure for Application to Membership

(a) Applicants for REALTOR® membership shall be granted provisional membership immediately upon submission of a completed application form and remittance of applicable association dues and any application fee. Provisional members shall be considered REALTORS® and shall be subject to all the same privileges and obligations of membership. Provisional membership is granted subject to subsequent review of the application by the Board of Directors. If the Board of Directors determines that the individual does

not meet all the qualifications for membership as established in the Association's bylaws, or if the individual does not satisfy all the requirements of membership (for example, completion of a mandatory orientation program) within 90 days from the Association's receipt of their application, membership may, at the discretion of the Board of Directors be terminated.

(b) Dues shall be computed from the date the license was issued by the state and shall be non-refundable unless the Association's Board of Directors terminate the individual's membership in accordance with subsection (a) above. In such instances dues shall be returned to the individual less a prorated amount to cover the number of days that individual received association services and any application fee. (Adopted by GJARA).

(c) If the Board of Directors determines that an application for membership should be rejected or provisional membership should be terminated, it shall record its reasons with the chief executive officer. (Adopted 1/98, Amended 1/05)

Section 4. New Member Orientation Requirements

Applicants for REALTOR® membership and provisional REALTOR® members (where applicable) shall complete a new member orientation program including Code of Ethics of not less than two (2) hours and thirty (30) minutes of instructional time, contracts, and orientation classes as determined by the Board of Directors. This requirement does not apply to applicants for REALTOR® membership provisional members who have completed comparable orientation in another association, provided that REALTOR® membership has been continuous, or that any break in membership for one (1) year or less.

Failure to satisfy these requirements within 90 days of the date of application (or, alternatively, the date that provisional membership was granted), will result in immediate termination of MLS services. Failure to satisfy these requirements within 120 days, will result in immediate termination of provisional membership and will require a \$25.00 reactivation fee in order to resubmit application. (Amended 07/21)

NOTE: Orientation programs must meet the learning objectives and minimum criteria established from time to time by the NATIONAL ASSOCIATION of REALTORS®. (Adopted 1/01)

Section 5. REALTOR® Code of Ethics Training

Effective January 1, 2019, through December 31, 2021, and for successive (3) year periods thereafter, each REALTOR® member of the Association (with the exception for REALTOR® members granted REALTOR® Emeritus status by the National Association) shall be required to complete ethics training of not less than two (2) hours and (thirty (30) minutes of instructional time. This requirement will be satisfied upon presentation of documentation that the member has completed a course of instruction conducted by this or another REALTOR® association, the State Association of REALTORS®, or the NATIONAL ASSOCIATION OF

REALTORS® which meets the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time to time. REALTOR® members who have completed training as a requirement of membership in another association and REALTOR® members who have completed the New Member Code of Ethics Orientation during any three (3) year cycle shall not be required to complete additional ethics training until a new three (3) year cycle commences.

Failure to satisfy the required periodic ethics training shall be considered a violation of a membership duty. Failure to meet the requirement in any three (3) year cycle will result in suspension of membership for the first two months (January and February) of the year following the end of any (3) year cycle year cycle or until the requirement is met, whichever comes sooner. On March 1 of that year the membership of a member who is still suspended as of that date will be automatically terminated.

Criminal convictions if (1) the crime was punishable by death or imprisonment in the excess of one (1) year under the law under which the applicant was convicted, and (2) no more that the (10) years have elapsed since the date of the conviction or the release of the applicant from the confinement imposed for that conviction, whichever is the later date. (Amended 05/07).

NOTE 1: One or more of the requirements for REALTOR® membership set forth above in Article V, Section 2(a) may be deleted at the Association's discretion. However, associations may NOT adopt membership qualifications more rigorous than specified in the *Membership Qualification Criteria for REALTOR® Membership*, approved by the Board of Directors of the National Association.

NOTE 2: Article IV, Section 2, of the NAR Bylaws prohibits Member Associations from knowingly granting REALTOR® membership to any applicant who has an unfulfilled sanction pending which was imposed by another association of REALTORS® for violation of the Code of Ethics. (Adopted 1/01)

Section 6. Status Changes.

(a)REALTOR® who changes the conditions under which he/she holds membership shall be required to provide written notification to the Association within 30 days. A REALTOR (non- principal) who becomes a principal in a new firm which will become he/she has been licensed or, alternatively, becomes a principal in the firm with which will be he/she has been licensed or, alternatively, becomes a principal in a new firm which will be comprised of REALTOR® principals may be required to satisfy any previously unsatisfied membership requirements applicable to REALTOR® (principal) members but shall, during the period of transition from one status of membership to another, be subject to all of the privileges and obligations of a REALTOR® (principal). If the REALTOR® (non-principal) does not satisfy the requirements established in these Bylaws for the category of membership to which they have transferred within **ninety (90) days** of the date they advised the Association of their change in status, their new membership application will terminate automatically unless otherwise so directed by the Board of Directors. (Amended 1/98).

A REALTOR® who is transferring his/her license from one firm comprised of REALTOR® principals to another firm comprised of REALTOR® principals shall be subject to all the privileges and obligations of membership during the period of transition. If the transfer is not completed within **90 days** of the date the Association is advised of the disaffiliation with the current firm, membership will terminate automatically unless otherwise so directed by the Board of Directors. (Amended 1/98)

The Board of Directors, at its discretion, may waive any qualification which the applicant has already fulfilled in accordance with the Association bylaws.

(b) Any application fee related to a change in membership status shall be reduced by an amount equal to any application fee previously paid by the applicant.

(c) Dues shall be prorated monthly and figured according to the date the license was issued by the Colorado Real Estate Commission in which the member makes application for membership by the Board of Directors and shall be based on the new membership status for the remainder of the year. (1/05)

ARTICLE VI- PRIVILEGES AND OBLIGATIONS

Section 1. The Privileges and Obligations of Members.

The privileges and obligations of members, in addition to those otherwise provided in these Bylaws, shall be specified in this Article.

Section 2. Any member of the Association may be reprimanded

Any member of the Association may be reprimanded, fined, placed on probation, suspended, or expelled by the Board of Directors for a violation of the Bylaws and associated rules and regulations consistent with these bylaws, after a hearing as provided in the Code of Ethics and Arbitration Manual of the Association. Although members other than REALTOR® are neither subject to the Code of Ethics nor its enforcement by the Association, such members are encouraged to abide by the principles established in the Code of Ethics of the NATIONAL ASSOCIATION of REALTORS® and conduct their business and professional practices accordingly. Further, members other than REALTOR® may, upon recommendation of the membership committee, or upon recommendation by a hearing panel of professional standards committee, be subject to discipline as described above, for any conduct which in the opinion of the COLORADO ASSOCIATION OF REALTORS®, applied on a nondiscriminatory basis, reflects adversely on the term REALTOR® or REALTORS®, and the real estate industry, for conduct that is inconsistent with or adverse to objectives and purposes of the local association, the State Association and the NATIONAL ASSOCIATION OF REALTORS®

Section 3 Any REALTOR® Member of the Association may be disciplined

Any REALTOR® Member of the Association may be disciplined by the COLORADO ASSOCIATION OF REALTORS® for violations of the Code of Ethics or duties of membership, after a hearing as described in the

Code of Ethics and Arbitration Manual of the Association, provided that the discipline imposed is consistent with the discipline authorized by the professional standards committee of the NATIONAL ASSOCIATION OF REALTORS® as set forth in the Code of Ethics and Arbitration Manual of the National Association.

Section 4. Resignations

Resignation of members shall become effective when received in writing by the Board of Directors, provided, however, that if any member submitting his/her resignation is indebted to the Association for dues, fees, fines, or other assessments of the Association or any of its services, departments, divisions, or subsidiaries, the Association may condition the right of the resigning member to reapply for membership upon payment in full of all such monies owed.

Section 5. Resignations with a complaint or arbitration request pending

If a member resigns from the Association or otherwise causes membership to terminate with an ethics complaint or arbitration request pending, that COLORADO ASSOCIATION OF REALTORS® may conduct the right of the resigning member to reapply for membership upon the applicant's certification that he/she will submit to the pending ethics or arbitration proceeding and will abide by the decision of the hearing panel.

(a) If a member resigns or otherwise causes membership to terminate, the duty to submit to arbitration (or to mediation if required by the Association) continues in effect even after membership lapses or is terminated, provided that the dispute arose while the former member was a REALTOR®. (Amended 1/00 and 11/11)

Section 6. REALTOR members to vote and hold elective office in the Association.

REALTOR® member whether primary or secondary, in good standing are entitled to vote and to hold elective office in the Association; and may use the terms REALTOR® for purposes of the section, the term "good standing" means the member satisfies the "Obligations of REALTOR® Members", is current with all financial and disciplinary obligation to the Association and MLS, has completed any new member requirements, and complies with NAR's trademark rules. (Adopted 2/22)

(a) If a REALTOR® member is a sole proprietor in a firm, a partner in a partnership or an officer in a corporation and is suspended or expelled, the firm, partnership, or corporation shall not use the terms REALTOR® or REALTORS® in connection with its business during the period of suspension, or until readmission to REALTOR® membership, or unless connection with the firm, partnership, or corporation is severed, whichever may apply. The membership of all other principals, partners, or corporate officers shall suspend or terminate during the period of suspension of the disciplined member, or until readmission of the disciplined member, or unless connection of the disciplined member with the firm, partnership, or corporation is severed, whichever may apply. Further, the membership of REALTORS® other than principals who are employed by or affiliated as independent contractors with the disciplined member shall suspend or terminate during the period of suspension of the disciplined member or until readmission of the disciplined member, or until connection of the disciplined member with the firm, partnership, or corporation is severed, or

unless the REALTOR® member (non-principal) elects to sever his/her connection with the REALTOR® and affiliate with another REALTOR® member in good standing in the Association, whichever may apply. If a REALTOR® member who is other than a principal in a firm, partnership, or corporation is suspended or expelled, the use of the terms REALTOR® or REALTORS® by the firm, partnership, or corporation shall not be affected.

(b) In any action taken against a REALTOR® member for suspension or expulsion under Section 6(a) hereof, notice of such action shall be given to all REALTORS® employed by or affiliated as independent contractors with such REALTOR® member and they shall be advised that the provisions in Article VI, Section 6(a) shall apply.

Section 7. Institute Affiliate Members.

Institute Affiliate Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors consistent with the Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS®. Local associations establish the rights and privileges to be conferred on Institute affiliate members except that no Institute Affiliate member may be granted the right to use the term REALTOR®, or the REALTOR® logo; to serve as President of the local association; or to be a participant in the local association's Multiple Listing Service. (Amended 1/02)

Section 8. Affiliate Members.

Affiliate members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors. Affiliate members shall not be eligible to chair any standing committees except the Affiliate Business Council (ABC) (Article XIII, Section 1). The affiliate member shall not be eligible to hold elective office in the Association, other than, one affiliate member shall be elected to serve as a non-voting director on the Board of Directors for the Grand Junction Area REALTOR® Association. (Amended 07/21)

Section 9. Certification by REALTOR®.

"Designated" REALTOR® members of the Association shall certify to the Association during the month of August, beginning in 2002 on a form provided by the Association, a complete listing of individuals licensed or certified in the REALTOR'S® office(s) and shall designate a primary association for everyone who holds membership. Designated REALTORS shall also identify any non-member licensees in the REALTOR® office(s) and if designated REALTOR® dues have been paid to another association based on said non-member licensees, the designated REALTOR® shall identify the Association to which dues have been remitted. These declarations shall be used for purposes of calculating dues under Article X, Section 2(a) of the Bylaws. "Designated" REALTOR® members shall also notify the Association of any additional individual(s) licensed or certified with the firm(s) within ten (10) days of the date of affiliation or severance of the individual. (Adopted 8/02)

ARTICLE VII- PROFESSIONAL STANDARDS AND ARBITRATION

Section 1. The responsibility of the Association

The responsibility of the Association and of association members relating to the enforcement of the Code of Ethics, the disciplining of members, and the arbitration of disputes, and the organization and procedures incident thereto, shall be governed by the Code of Ethics and Arbitration Manual of the NATIONAL ASSOCIATION OF REALTORS®, as amended from time to time, which is by this reference incorporated into these Bylaws, provided, however, that any provision deemed inconsistent with state law shall be deleted or amended to comply with state law.

Section 2. Duty and responsibility of every REALTOR®

It shall be the duty and responsibility of every REALTOR® member of this association to safeguard and promote the standards, interest, and welfare of the Association and the real estate profession, and to protect against conduct that may cause a lack of public confidence in the real estate profession or REALTORS®. REALTOR® members also must abide by the governing documents and policies of the Association, the State Association, and NATIONAL ASSOCIATION OF REALTORS® as well as the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, including the duty to mediate and arbitrate controversies arising out of real estate transactions as specified by Article 17 of the Code of Ethics, and in accordance with the procedures set forth in the Code of Ethics and Arbitration Manual. (Adopted 2/22)

Every REALTOR® member shall maintain a high level of integrity and adhere to the Association's membership criteria. Any violent act or threat of violence to person or property, hateful conduct, or act of moral turpitude impacting the public shall not be tolerated and may be cause for disciplinary action, up to and including termination of membership. (Adopted 2/22)

Section 3. The responsibility of the Association and association members relating to the Code of Ethics

The responsibility of the Association and association members relating to the enforcement of the Code of Ethics, the disciplining of members, the arbitration of disputes, and the organization and procedures incident thereto, shall be consistent with the cooperative professional standards enforcement agreement entered into by the Association, which by this reference is made a part of these Bylaws.

ARTICLE VIII- USE OF THE TERMS REALTOR® AND REALTORS®

Section 1. Use of the terms REALTOR® and REALTORS®

Use of the term REALTOR® and REALTORS® by members shall, at all times, be subject to the provisions of the *Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS®*, and to the Rules and Regulations prescribed by its Board of Directors. The Association shall have authority to control, jointly and in full cooperation with the NATIONAL ASSOCIATION OF REALTORS®, use of the terms within its jurisdiction. Any misuse of the terms by members is a violation of a membership duty and may subject members to disciplinary action by the Board of Directors after a hearing as provided for in the Association's Code of

Ethics and Arbitration Manual. (Amended 5/06).

Section 2. REALTOR® members

REALTOR® members of the Association shall have the privilege of using the terms REALTOR® and REALTORS® in connection with their places of business within the State, or a state contiguous thereto so long as they remain REALTOR® members in good standing. No other class of members shall have this privilege. (Amended 5/06)

Section 3. REALTOR member who is a principal of a real estate firm

REALTOR® member who is a principal of a real estate firm, partnership, or corporation may use the terms REALTOR® and REALTORS® only if all the principals of such firm, partnership, or corporation who are actively engaged in the real estate profession within the State, or a state contiguous thereto are REALTOR® members, or Institute Affiliate members as described in Section 1(b), Article IV. (Amended 1/96)

(a) In the case of a REALTOR® member who is a principal of a real estate firm, partnership, or corporation whose business activity is substantially all commercial, the right to use the term REALTOR® or REALTORS® shall be limited to office locations in which a principal, partner, corporate officer, or branch office manager of the firm, partnership, or corporation holds REALTOR® membership. If a firm, partnership, or corporation operates additional places of business in which no principal, partner, corporate officer, or branch office manager holds REALTOR® membership, the term REALTOR® or REALTORS® may not be used in any reference to those additional places of business. (Amended 1/01)

Section 4. Institute Affiliate

Institute Affiliate members shall not use the terms REALTOR® or REALTORS®, nor the imprint of the emblem seal of the NATIONAL ASSOCIATION OF REALTORS®

ARTICLE IX- STATE AND NATIONAL MEMBERSHIPS

Section 1. The Association

The Association shall be a member of the NATIONAL ASSOCIATION OF REALTORS® and the COLORADO ASSOCIATION OF REALTORS®. By reason of the Association's membership, each REALTOR® member of the member association shall be entitled to membership in the NATIONAL ASSOCIATION OF REALTORS® and the COLORADO ASSOCIATION OF REALTORS® without further payment of dues. The association shall continue as a member of the State and National Associations, unless by a majority vote of all its REALTOR® members, decision is made to withdraw, in which case the State and National Associations shall be notified at least one month in advance of the date designated for the termination of such membership.

Section 2 Exclusive property rights of the NATIONAL ASSOCIATION OF REALTORS®

The Association recognizes the exclusive property rights of the NATIONAL ASSOCIATION OF REALTORS® in the terms REALTOR® and REALTORS®. The association shall discontinue use of the terms in any form in its name, upon ceasing to be a member of the National Association, or upon the determination by the Board of Directors of the National Association that it has violated the conditions imposed upon the terms.

Section 3. The Association adopts the Code of Ethics

The Association adopts the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and agrees to enforce the Code among its REALTOR® members. The Association and all its members agree to abide by the Constitution, Bylaws, Rules and Regulations, and policies of the NATIONAL ASSOCIATION and the COLORADO ASSOCIATION OF REALTORS®.

ARTICLE X- DUES AND ASSESSMENTS

Section 1. Application Fee.

The Board of Directors may adopt an application fee for REALTOR® membership in a reasonable amount, not exceeding three (3) times the amount of the annual dues for REALTOR® membership, which shall be required to accompany each application for REALTOR® membership and which shall become the property of the Association upon final approval of the application. (Amended 1/02).

Section 2. Dues.

The annual dues of Members shall be as follows:

Designated REALTOR® Members

(a)The annual dues of each designated REALTOR® member shall be in such amount as established annually by the Board of Directors, plus an additional amount to be established annually by the Board of Directors times the number of real estate salespersons and licensed or certified appraisers who (1) are employed by or affiliated as independent contractors, or who are otherwise directly or indirectly licensed with such REALTOR® member, and (2) are not REALTOR® members of any association in the State, or a state contiguous thereto or Institute Affiliate members of the Association. In calculating the dues payable to the Association by a designated REALTOR® member, non-member licensees as defined (1) and (2) of this paragraph shall not be included in the computation of dues if the designated REALTOR® has paid dues based on said non-member licensees in another association in the State or a state contiguous thereto, provided the designated REALTOR® notifies the Association in writing of the identity of the Association to which dues have been remitted. In the case of a designated REALTOR® member in a firm, partnership, or corporation whose business activity is substantially all commercial, any assessments for non-member licensees shall be limited to licensees affiliated with the designated REALTOR® (as defined in (1) and (2) of this paragraph) in the office where the designated REALTOR® holds membership, and any other offices of the firm located within the authority of this association. (Amended 1/05)

(1) For the purposes of this section, a REALTOR® member of a Member Association shall be held to be any member who has a place or places of business within the State or a state contiguous thereto and who, as a principal, partner, or corporate officer, or branch office manager of a real estate firm, partnership, or corporation, is actively engaged in the real estate profession as defined in Article III, Section 1, of the Constitution of the NATIONAL ASSOCIATION OF REALTORS®. An individual shall be deemed to be licensed with a REALTOR® if the license of the individual is held by the REALTOR®, or by any broker who is licensed with the REALTOR®, or by an entity in which the REALTOR® has a direct or indirect ownership interest and which is engaged in other aspects of the real estate business (except as provided for in Section 2(a) (1) hereof) provided that such licensee is not otherwise included in the computation of dues payable by the principal, partner, corporate officer, or branch office manager of the entity.

(2) A REALTOR® with a direct or indirect ownership interest in an entity engaged exclusively in soliciting and/or referring clients and customers to the REALTOR® for consideration on a substantially exclusive basis shall annually file with the Association on a form approved by the Association a list of the licensees affiliated with that entity and shall certify that all of the licensees affiliated with the entity are solely engaged in referring clients and customers and are not engaged in listing, selling, leasing, renting, managing, counseling, or appraising real property. The individuals disclosed on such form shall not be deemed to be licensed with the REALTOR® filing the form for purposes of this section and shall not be included in calculating the annual dues of the designated REALTOR®. Designated REALTORS® shall notify the Association within three (3) days of any change in status of licensees in a referral firm.

(3) The exemption for any licensee included on the certification form shall automatically be revoked upon the individual being engaged in real estate licensed activities (listing, selling, leasing, renting, managing, counseling, or appraising real property.) other than referrals and dues for the current fiscal year shall be payable.

(4) Membership dues shall be prorated for any licensee included on a certification form submitted to the Association who during the same calendar year applies for REALTOR® membership in the Association. However, membership dues shall not be prorated if the licensee held REALTOR® membership during the preceding calendar year. (Amended 11/09 and 11/14).

(b) REALTOR® Members.

The annual dues of REALTOR® members other than a designated REALTOR® shall be as established annually by the Board of Directors. (Amended 1/05)

(c) Institute Affiliate Members

The annual dues of each Institute Affiliate member shall be as established in Article II of the Bylaws of the NATIONAL ASSOCIATION OF REALTORS®.

(d) Affiliate Members

The annual dues of each Affiliate member shall be established annually by the Board of Directors. (Amended 1/05)

NOTE: The institutes, Societies, and Councils of the National Association shall be responsible of collecting and remitting dues to the National Association for Institute Affiliate members (\$105). The National Association shall credit \$35 to the account of a local association for each Institute Affiliate Member whose office address is within the assigned territorial jurisdiction of a Commercial Overlay association (COB), the \$35 amount will be credited to the COB, unless the Institute Affiliate member directs that the dues be distributed to the other association. The National Association shall also credit \$35 to the account of state association for each Institute Affiliate member whose office address is located within the territorial jurisdiction of the state association. Local and state associations may not establish any additional entrance, initiation fee or dues for Institute Affiliate members, but may provide service packages to which Institute Affiliate members may voluntarily subscribe. (Amended 11/13)

Section 3. Dues Payable

(a) Dues for all members shall be payable according to the GJARA Policies and Procedures.

ARTICLE XI – OFFICERS AND DIRECTORS

Section 1. Officers.

The elected officers of the Association shall be: The President Elect shall be elected for a term of one year and shall automatically succeed to President following his/her term as President Elect. All officers shall take office on December 1st and shall serve for one year or until their successor is elected except the Treasurer, who shall serve for a two-year term. The secretary and Treasurer may be the same person. They shall be elected for two (2) years and eligible to be elected another term. (Adopted by GJARA)

Section 2. Duties of Officers.

The duties of the officers shall be such as their titles, by general usage, would indicate and such as may be assigned to them by the Board of Directors. It shall be the duty of the chief executive officer (CEO) to keep records of the Association and to carry on all necessary correspondence with the National Association of REALTORS®, and COLORADO ASSOCIATION OF REALTORS®. (Amended 1/05)

Section 3. Board of Directors.

The governing body of the Association shall be a Board of Directors consisting of the elected officers, the immediate Past President of the Association, and seven (7) elected REALTOR® members, and one (1) affiliate member of the Association. The chief executive officer shall serve as some ex officio, non- voting member of the Association. The President shall vote only to break a tie vote. There will be staggered terms;

whereby half of the directorate will be retained each year, and as many Directors shall be elected each year as are required to fill vacancies.

Term Limits

No director shall serve for more than two (2) consecutive two (2) year terms. If a director is appointed to fill a vacancy, the director is still eligible for two consecutive elected terms but shall serve no more than a total of six (6) consecutive years. A REALTOR® member may serve again, if elected, after one year of not serving as a director. (Adopted 1/05)

No More than two (2) REALTORS® from the same real estate firm may simultaneously serve as Directors. (Adopted 11/09)

Section 4. Election of Officers, Directors, and Affiliates.

a) At least two (2) months before the annual election, a nominating committee of three (3) REALTOR® members shall be appointed by the President with the approval of the Board of Directors. With the exception of the President, the nominating committee should select at least one (1) candidate for each office, and at least one (1) candidate for each position to be filled on the Board of Directors. Nominees for the office President and President Elect should have prior experience as a director of the Grand Junction Area REALTOR® Association, COLORADO ASSOCIATION OF REALTORS®, or NATIONAL ASSOCIATION OF REALTORS®. The election of officers and directors shall take place at the annual meeting or where permitted by the state law, electronically in accordance with procedure established by the Board of Directors.

Nominees for affiliate director must be a Grand Junction Area REALTOR® Association member in good standing and current on any duties and assessments will be placed by election of the Affiliate Business Council. At least 50% of said signatures must come from the brokerage firm other than the petitioned candidate's brokerage firm. The petition shall be filed with the CEO at least three (3) weeks before the election. The CEO shall send notice of such additional nominations to all members eligible to vote before the election. (Amended 07/21)

b) No more than two persons from the same REALTOR® firm may be elected to serve concurrently as directors. In the event that the election proves that more than (2) nominees from the same office receive the highest votes for any position, only the two with the highest votes shall be elected. In the event a violation of the section shall be permitted to fulfill his/her term for the duration as elected.

c) The complete list of nominees shall be published or mailed to the membership at least three (3) weeks preceding the election.

d) The election of officers and directors will begin the day of the annual meeting and shall end ten (10) calendar days thereafter. Election shall be by ballot and all votes shall be cast in person, electronically, or by absentee ballot as provided for in Section F. The ballots shall contain the names of all candidates and the offices for which they are nominated.

e) The President with the approval of the Board of Directors shall appoint an election committee of at least three (3) REALTOR® members, none of whom may be officers, directors, or nominees for an office to

conduct the election. Such committee shall act as election judges and counters at a place or places designated for balloting and shall be in charge of the elections. In case of a tie vote, the issue shall be determined by runoff election by the sitting Board of Directors. (Amended 07/21)

f) Only REALTOR® members in good standing shall be eligible to vote in the annual election. An eligible voter may request an absentee ballot from the association office. Such a request must be made in writing stating the applicant's name and office address, and that he will be unable to cast a ballot at an authorized place of balloting on the day of election due to illness or to anticipated absence from the jurisdiction of the Association. The Association office will provide each eligible absentee voter applicant a ballot listing all nominees. Absentee balloting must be at the Association office not later than 4:00 PM on the final day of election period.

g) Candidates for election must meet all current stated Credential criteria for the desired position. Current credentials can be found in the GJARA Policies and Procedures Election: The election of new officers and directors will occur during the month of July each year. There are two (2) ways in which members can cast their vote. (Amended 07/21)

1). Emailed Ballots is via an online company that offers private and secure surveys which can be constructed as a voting ballot. An email will be sent to members directly from an online survey platform two weeks prior to voting deadline. (Amended 07/21)

2). Printed Ballots – each eligible member will be emailed a print-out ballot.

- a) Print the ballot and fill in your name.
- b) Sign your ballot at the end of the page
- c) Place in sealed envelope and hand deliver or mail it to GJARA – 2743 Crossroads Blvd 81506
- d) You may also stop by the association office to cast your vote.

Ballots that do not have a signature will be considered invalid.

- You may only vote once
- You are eligible to vote if you are a member of GJARA and in good standing
- New agents who have not been inducted as a member of the board are not eligible to vote
- All individual votes are deemed confidential and will not be disclosed.

Section 5. Vacancies.

Vacancies among the officers and the Board of Directors shall be filled by the President and ratified by a majority vote of the Board of Directors until the next annual election.

Section 6. Removal of Officers or Directors.

In the event that an officer or director is deemed to be incapable of fulfilling the duties for which elected, but will not resign from office voluntarily, the officer or director may be removed from office under the

following procedure.

- (a) A petition requiring the removal of an officer or director and signed by not less than one-third of the voting membership or majority of all directors shall be filed with the President, or if the President is the subject of the petition, with the next ranking officer, and shall specifically set forth the reasons the individual is deemed disqualified from further service.
- (b) Upon receipt of the petition, and not less than twenty (20) days or more than forty-five (45) days thereafter, a special meeting of the voting membership of the Association shall be held, and the sole business of the meeting shall be to consider the charge against the officer or director and to render a decision on such petition.
- (c) The special meeting shall be noticed to all voting members at least ten (10) days prior to the meeting and shall be conducted by the President of the Association unless the President's continued service in office is being considered at the meeting. In such case, the next ranking officer will conduct the meeting of the hearing by the members. Provided a quorum is present, a three-fourths (3/4) vote of members present, and voting shall be required for removal from office.

Section 7. Chief Executive Officer.

There shall be a chief executive officer, appointed by the Board of Directors, who shall be the chief administrative officer of the Association. The chief executive officer shall have the authority to hire, supervise, evaluate, and terminate other staff, if any, and shall perform such other duties as prescribed by the Board of Directors. (Adopted 1/05)

Section 8. Executive Committee.

The executive committee shall be made up of the President, President Elect, Treasurer, Past President, and a member from the directorate on an annual basis. They shall oversee and assist with the decisions that affect the day-to-day operations of the Association office; approve disbursements of funds including emergency spending and line item adjustments to budget items confirmed make other decisions necessary between association meetings, confirm the use of good practices in the office management such as bookkeeping, phone procedures, secretarial, and general office procedures; confirm or establish office policy recommendations to the Association on general business needs, such as insurance, building maintenance, and repair, employee problems, and chief executive officer problems, etc. They shall coordinate with the chief executive officer policy changes desired by the Board of Directors and in consultation with the chief executive officer, determine the advisability or feasibility of such policy changes.

Section 9. Conflict of Interest

The Grand Junction Area REALTOR® Association Directors, when acting in their elected or appointed capacity shall act and vote in the best interests of the Grand Junction Area REALTORS® Association without influence of any conflict of interest.

- a) Definition – A conflict of interest shall exist on an issue or matter being considered by the Grand Junction Area REALTOR® Association if the director or officer, or a member of the immediate family of the director or officer is:
 - (1) Financially affected by the issue or matter being considered; or
 - (2) A director, officer, employee, owner, potential financial beneficiary, or holder of a financial interest, in any corporation, partnership, Association, or other organization that is a competitor of the Grand Junction Area REALTOR® Association or may be affected by the issue or matter being considered.

A director or officer’s involvement as a member, director or officer of any Association, COLORADO ASSOCIATION OF REALTORS®, or National Association of REALTORS® is not a conflict of interest within this definition. The fact that a director or officer pays fees or annual dues to a local Association, COLORADO ASSOCIATION OF REALTORS®, or National Association of REALTORS® does not create a conflict of interest within this definition. The fact that a particular issue may affect the Grand Junction Area REALTOR® Association does not create a conflict of interest with this definition for a Grand Junction Area REALTOR® Association or officer.

- (a) **Quorum** - A quorum of the Grand Junction Area REALTOR® Association’s Board of directors constitutes two thirds (2/3) of voting board members of the board. (Amended 07/21/)
- (b) **Disclosure** - Each Grand Junction Area REALTOR® Association director and officer must disclose any potential conflict of interest to the attendees in advance of any discussion or deliberation on any issue or matter in which such conflict of interest may arise.
- (c) **Abstention** - Each director and officer with a potential conflict of interest must not participate in the discussion or deliberation on the issue or matter in which the conflict of interest arises and shall not attempt to influence the vote on that particular issue or matter. The director and officer shall abstain from the vote on that issue or matter. The Grand Junction Area REALTOR® Association shall provide the opportunity and procedure for any Director and Officer to officially record an abstention in the minutes of the meeting.

Section 10. Removal

Any director or officer who has a conflict of interest on any issue or matter and who violates the requirements or procedure of Section 6 may be removed from their elected or appointed capacity.

(a) Upon a motion made at any regular or special meetings of the directors, by a director with two seconds to a motion, a director or officer with a conflict of interest who violates the requirements or procedures of Section 9 may be removed from elected or appointed office by a majority vote by a secret written ballot of the directors present. The director or officer who is the subject of the motion shall be given adequate opportunity during the discussion on the motion at the meeting of the directors to respond to the motion, either individually or through an attorney, or both.

(b) A vote by majority of directors in favor of removal of a President, President-Elect, or Treasurer shall be effective upon conclusion of the vote.

Section 11. Filling Vacancies Created by Removal for Conflict of Interest

Any vacancy created by removal of a director or officer under Section 9 shall be filled in accordance with the provisions of these bylaws which are applicable to vacancies of Directors or that officer.

ARTICLE XII- MEETINGS

Section 1. Annual Meeting.

The annual meeting of the Association shall be held during July of each year, the date, place, and hour to be designated by the Board of Directors.

Section 2. Meetings of Directors.

The Board of Directors shall designate a regular time and place of meetings. Absence from three (3) regularly scheduled meetings without an excuse deemed valid by the Board of Directors shall be construed as resignation. A quorum for the transaction of business shall be two thirds (2/3) of the voting members of the board (Amended 5/13 and 07/21)

Section 3. Other Meetings.

Meetings of the members may be held at other times as the President or the Board of Directors may determine, or upon the written request of at least 25% of the members eligible to vote.

Section 4. Notice of Meetings.

Written notice shall be given to every member entitled to participate in the meeting at least one (1) week preceding all meetings. If a special meeting is called, it shall be accompanied by a statement of the purpose of the meeting.

Section 5. Quorum

A quorum for the transaction of business at general and/or special meetings of the membership shall consist of 25% of the members eligible to vote, except as may otherwise be required by state law.

(Amended 5/13)

Section 6. Electronic Transaction of Business.

To the Fullest permitted by law, the Board of Directors or membership may conduct business by electronic means. (Adopted 1/05)

Section 7. Action without a Meeting.

Unless specifically prohibited by the articles of incorporation, any action required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if a consent is in writing, setting forth the action so taken, shall be signed by all the directors. The consent shall be evidenced by one or more written approvals, each of which sets forth the action taken and bears the signature of one or more directors. All the approvals evidencing the consent shall be delivered to the chief staff executive to be filed in the corporate records. The action taken shall be effective when all the directors have approved the consent unless the consent specifies a different effective date. (Adopted 1/05)

ARTICLE XIII – COMMITTEES

Section 1. Standing Committees.

The President, with the approval of the Board of Directors, shall appoint from among the REALTOR® members, the following standing committees (Amended 07/21)

Associated Members for Growth and Development (AMGD)	Government Affairs	Public Relations
Multiple Listing Service (MLS)	Education	Member Services
REALTOR® Political Action Committee (RPAC)	Affiliate Business Council (ABC)	

Section 2. Special Committees.

The President shall appoint, subject to confirmation by the Board of Directors, special committees as deemed necessary.

Section 3. Organization.

All committees shall be of such size and shall have duties, functions, and powers as assigned by the President or the Board of Directors except as otherwise provided in these bylaws.

Section 4. President.

The President shall be an ex-officio member of all standing committees and shall be notified of their meetings.

Section 5. Action without Meeting.

Any committee may act by unanimous consent in writing without a meeting. The consent shall be evidenced by one or more written approvals, each of which sets forth the action taken and bears the signature of one or more of the members of the committee. (Amended 1/05)

Section 6. Attendance by Telephone.

Members of a committee may participate in any meeting using a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Such participation shall be at the discretion of the Chair and shall constitute presence at the meeting. (Amended 1/05)

ARTICLE XIV- FISCAL AND ELECTIVE YEAR

Section 1. The fiscal year of the association shall be ~~December-January~~ 1st to ~~November-December~~ 31st. (Amended 01/05 and 07/21)

Section 2. The elective year of the association shall be ~~December-January~~ 1st to ~~November-December~~ 31st. (Amended 1/05 and 07/21)

ARTICLE XV – ROBERTS RULES OF ORDER

Section 1. Robert’s Rules of Order

Robert’s Rules of Order, latest edition, shall be recognized as the authority governing the meetings of the Association, its Board of Directors, and committees, in all instances wherein its provisions do not conflict with these Bylaws.

ARTICLE XVI- AMENDMENTS

Section 1. These bylaws may be amended by a majority vote of the members present and qualified to vote at any meeting at which a quorum is present, provided the substance of such proposed amendment or amendments shall be plainly stated in the call for the meeting, except that the Board of Directors may, at any regular or special meeting of the Board of Directors at which a quorum is present, approve amendments to the bylaws which are mandated by NAR policy.

Section 2. Notice of all meetings at which amendments are to be considered shall be mailed or emailed to every member eligible to vote at least one (1) week prior to the meeting.

Section 3. Amendments to these Bylaws affecting the admission or qualification of REALTOR® and Institute affiliate members, the use of the terms REALTOR® and REALTORS®, or any alteration in the territorial authority of the Association shall become effective upon their approval as authorized by the Board of Directors of the NATIONAL ASSOCIATION OF REALTORS®.

ARTICLE XVII- DISSOLUTION

Section 1. Upon the dissolution or winding up of affairs of this association, the Board of Directors, after providing for the payment of all obligations, shall distribute any remaining assets to REALTORS® members in good standing on pro rata basis based on years of membership. (Amended 1/05 and 07/21)

ARTICLE XVIII- MULTIPLE LISTING

Section 1. Authority.

The association of REALTORS® shall maintain for the use of its members a Multiple Listing Service which shall be subject to the Bylaws of the Association of REALTORS® and such rules and regulations as may be hereinafter adopted.

Section 2. Purpose.

A multiple listing service is a means by which cooperation among Participants is enhanced; by which information is accumulated and disseminated to enable authorized Participants to prepare appraisals, analyses, and other valuations of real property for bona fide clients and customers; by which Participants engaging in real estate appraisal contribute to common databases; and is a facility for the orderly correlation and dissemination of listing information so Participants may better serve their clients and the public. (Amended) M

~~A multiple listing service is a means by which authorized participants make blanket unilateral offers of compensation to other participants (acting as Transaction Brokers, Buyers Agents or in other agency or non agency capacities defined by law), by which cooperation among participants is enhanced; by which information is accumulated and disseminated to enable authorized participants to prepare appraisals, analyses, and other valuations of real property for bona fide clients and customers; by which participants engaging in real estate appraisal contribute to common databases; and is a facility for the orderly correlation and dissemination of listing information so participants may better serve their clients and the public. Entitlement to compensation is determined by the cooperating broker's performance as a procuring cause of the sale (lease). (Amended 11/04 an 07/21)~~

Section 3. Participation.

Any REALTOR® or non-REALTOR Licensee MLS Only member. A REALTOR or nonmember applicant for MLS participation who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, shall supply evidence satisfactory to the membership committee that he has no record of recent

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~~or pending bankruptcy; has no record of official sanctions involving unprofessional conduct; agrees to complete a course of instruction (if any) covering the MLS rules and regulations and computer training related to MLS information entry and retrieval, and shall pass such reasonable and non-discriminatory written examination thereon as may be required by the MLS; and shall agree that if elected as a Participant, he will abide by such rules and regulations and pay the MLS fees and dues, including the nonmember differential (if any), as from time to time established. Under no circumstances is any individual or firm entitled to MLS participation or membership unless they hold a current, valid real estate broker's license and cooperate or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Cooperation is the obligation to share information on listed property and to make property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their clients. Use of information developed by or published by an association multiple listing service is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized uses are prohibited. Further, none of the foregoing is intended to convey participation or membership or any right of access to information developed by or published by an association multiple listing service where access to such information is prohibited by law. of this or any other association who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, without further qualification, except as otherwise stipulated in these Bylaws, shall be eligible to participate in multiple listing upon agreeing in writing to conform to the rules and regulations thereof and to pay the costs incidental thereto.* However, under no circumstances is any individual or firm, regardless of membership status, entitled to multiple listing service "membership" or "participation" unless they hold a current, valid real estate broker's license and offer, or accept compensation to and from other participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Use of information developed by or published by an association multiple listing service is strictly limited to the activities authorized under a participant's licensure(s) or certification and unauthorized users are prohibited. Further, none of the foregoing is intended to convey "participation" or "membership" or any right of access to information developed by or published by an association multiple listing service where access to such information is prohibited by law. (Amended 11/08)~~

Mere possession of a broker's license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm offers or cooperate means that the Participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS, share information on listed property and make property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their client(s). "Actively" means on a continual and ongoing basis during the operation of the Participant's real estate business. The "actively" requirement is not intended to preclude MLS participation by a Participant or potential Participant that operates a real estate business on a part-time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a Participant or potential Participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the Participant or potential Participant as long as the level of service satisfies state law. (Adopted 11/08)

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~~requirement that an individual or firm offers or accepts cooperation and compensation means that the participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS and/or to accept offers of cooperation and compensation made by listing brokers or agents in the MLS. "Actively" means on a continual and ongoing basis during the operation of the participant's real estate business. The "actively" requirement is not intended to preclude MLS participation by a participant or potential participant that operates real estate business on a part-time, seasonal, or similarly time limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a participant or potential participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the participant or potential participant if the level of service satisfies state law. (Adopted 11/08)~~

The key is that the Participant or potential Participant cooperate with respect to properties of the type that are listed on the MLS in which participation is sought. Cooperation is the obligation to share information on listed property and to make property available to other brokers for showing to prospective purchasers and tenants when it is in the best interests of their clients. This requirement does not permit an MLS to deny participation to a Participant or potential Participant that operates a "Virtual Office Website" (VOW) (including a VOW that the Participant uses to refer customers to other Participants) if the Participant or potential Participant actively endeavors to cooperate. An MLS may evaluate whether a Participant or potential Participant actively endeavors during the operation of its real estate business to cooperate only if the MLS has a reasonable basis to believe that the Participant or potential Participant is in fact not doing so. The membership requirement shall be applied in a nondiscriminatory manner to all Participants and potential Participants

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Any applicant for MLS participation and any licensee (including licensed or certified appraisers) affiliated with an MLS participant who has access to and use of MLS-generated information shall complete training per the GJARA Policies and Procedures (Amended 07/21)

NOTE: Associations are not required to establish prerequisites for MLS participation beyond holding REALTOR® (principle) membership in an association and/or a valid real estate license from a recognized State. However, if the Association wishes to establish these requirements for MLS participants or access to MLS-generated information, the requirement of attendance at an orientation program is the most rigorous

requirement that may be established.

Section 4. Supervision.

The local Association activity shall be operated under the supervision of the MLS committee, in accordance with the rules and regulations, subject to approval of the Board of Directors of the Grand Junction Area REALTORS® Association.

Section 5. Appointment of Committee.

The MLS chairman shall appoint from list of applicants, subject to confirmation by the Board of Directors, the MLS committee to be comprised of no less than five (5) REALTOR® members, and one (1) licensed appraiser or non-REALTOR licensee, and no more than nine (9). Committee appointee must attend at least three (3) committee meetings before being appointed to serve as a voting member. There will be no more than two (2) voting members from one participant's office. MLS input secretaries, GJARA MLS office staff, and CEO may attend meetings, but are non-voting members. All members of the committee shall be participants in the MLS; except, at the option of the local Association, REALTORS® affiliated with participants may be appointed to serve in such numbers as determined by the local Association. The committee members so named shall serve two-year staggered terms. The chairperson will be appointed yearly by the President of the Grand Junction Area REALTOR® Association each year. During their term, the chairperson will vote only to break a tie vote. The voting committee will serve staggered 2-year terms and serve no more than four (4) years.

All members of the Grand Junction Area REALTOR Association are invited to attend the meetings.

Section 6. Vacancies:

Vacancies in unexpired terms shall be filled as in the case of original appointees by the current Chairperson of the MLS Committee.

Section 7. Attendance:

Any committee member who fails to attend three (3) consecutive regular or special meetings of the committee, without excuse acceptable to chairperson of the committee shall be deemed to have resigned from the committee and the vacancy shall be filled as herein provided for original appointees.

Section 8. Subscribers.

Subscribers (or users) of the MLS include non-principal brokers, sales associates, and licensed and certified appraisers affiliated with participants. Subscribers also include affiliated unlicensed administrative and clerical staff, personal assistants, and individuals seeking licensure or certification as real estate appraisers who are under the direct supervision of an MLS participant or the participant's licensed designee.