

(Revised 2-20-23)

Greater Dublin Realty Association (GDRA) By-Laws and Constitution

Article I – Name

This organization shall be known as the Greater Dublin Realty Association, a non-profit organization.

Article II – Purpose

The purpose of this organization shall be to promote better real estate relations between REALTORS and the general public; and to promote the general welfare of the greater Dublin Area.

Article III – Membership

All Realtor/Broker members, in good standing of the Columbus and or neighboring Boards of Realtors, and any other individuals who serve in an associated or closely related field (i.e. Lenders, Title Companies, Attorneys, Home Inspectors, Termite and Gas Companies, etc...)

Article IIIA – Membership Classification

Section 1. Greater Dublin Realty Association shall recognize 2 distinct membership classifications.

A. Voting Member - A voting member is a Realtor, Affiliate Member or Vendor business that relates to real estate sales or is directly involved in the real estate transaction process in the Greater Dublin Area. A voting member's dues must be current and must be in good standing with GDRA. These members may make announcements, place homes on tour that are listed with the Columbus Board of Realtors MLS system and they may bring and distribute literature. Each voting member is entitled to one vote.

B. Honorary Member - Any non-realtor to whom the association may, from time to time, elect to bestow such membership in recognition of their outstanding contribution to the Association and/or the furtherance of the cause and purpose of the Association. Honorary members are not permitted to vote.

Section 2. Application of the Greater Dublin Realty Association. Membership must be made in writing, accompanied by the appropriate dues, and the name of one designated representative.

Article IV - Dues:

Section 1.

- The Treasurer of the Greater Dublin Realty Association shall assess each member their dues for the forthcoming calendar year no later than the 3rd Friday in February of the year. Such dues will be considered delinquent if payment has not been received by the cutoff rate. Weekly fees to be \$3.00 each meeting to ***be determined annually by the board prior to 12/1 of the current year.***

(Revised 2-20-23)

Greater Dublin Realty Association (GDRA) By-Laws and Constitution

The amount of the dues to be assessed is as follows:

VOTING MEMBER - Dues to be \$36.00 annually paid by the 3rd Friday in February. This fee is for Realtors, Affiliate Members and Vendors with voting privileges.

HONORARY MEMBER - No Dues

Section 2.

- Any member who has not paid their dues by March 1st will be automatically dropped from membership and removed from the GDRA website.

Section 3.

-Optional yearly Total Payment of \$136.00 per year (\$100.00 total weekly discounted fee plus the \$36.00 dues may be paid up front for the entire year.)

Section 4.

- Annual dues to *be determined annually by the board prior to 12/1 of the current year.*

Section 5.

Any extraordinary expense of the Association for which the treasury has insufficient funds shall be borne equally by each voting member.

Article V - Voting

Section 1.

Each Voting Member shall have one (1) vote.

Section 2.

General Voting Issues of financial expenditures over \$250.00, other than day-to-day operations, and all contribution requests shall be voted on by the general membership. All requests for contributions shall be submitted to the officers prior to presenting a request for funds to the membership for a vote. All expenditures other than day-to-day expenses must be approved by 2/3 of the members present and voting at any regular meeting.

Section 3.

Election of Officers

A.) Nominating Committee. A committee of the current President and the immediate two past presidents shall present a slate of nominees to the association at the first regularly scheduled weekly meeting in November of the current year. It is the responsibility of the nominating committee to present at least one nominee for each elected officer position. Additionally, nominations from the floor will be accepted at this meeting and the second scheduled weekly meeting in November. (Nominations from the floor must have prior approval of the nominee.)

The nominating committee shall distribute a written list of nominees to the voting membership at the third scheduled meeting in November to vote upon each elected officer position.

(Revised 2-20-23)

Greater Dublin Realty Association (GDRA) By-Laws and Constitution

ultimate responsibility for the Association's funds resting with the Treasurer. The Treasurer shall present a quarterly report to the general membership at the beginning of each new quarter. The Treasurer shall prepare an annual budget approved by the board. The budget shall be presented to the general membership along with the first quarterly report. The Treasurer assisted by the Secretary has the responsibility of maintaining an accurate, up-to date list of paid membership for the Association.

E. Tour Director - The Tour Director shall perform those usual duties attributed to the office, including but not limited to the collection of requests for homes to be put on the weekly tour, the routing of the weekly tour, and the preparation of the tour sheet. The Tour Director shall be responsible for obtaining ad sponsors for the back of the weekly tour sheet.

F. Sergeant-at-Arms/Parliamentarian - The Sergeant-at-Arms is empowered and shall be responsible for maintaining order at the general membership and officer's meetings. In the capacity as Parliamentarian, this officer will be responsible for understanding and maintaining the Robert's Rules of Order. He/she shall assist the President in presenting any new motions to the floor. He/she shall perform the duties of Secretary or Tour Director in their absence.

Section 2. – Unelected officers/standing committees/committee chairs

****responsible for preparing a written report to be kept in the President's notebook at the end of the year.**

A. Webmaster - The Webmaster is empowered to and shall maintain the GDRA Website and GDRA FaceBook Group, Instagram, LinkedIn and any other social media platforms as they see fit. They will work in conjunction with Membership, Treasurer and Secretary on assembling and maintaining the membership directory.

B. Membership - Membership Chairperson is empowered to maintain GDRA Membership records and to evaluate members eligibility and good standing and to maintain these records for GDRA members. They are to report to President and work in conjunction with Treasurer, Secretary and Webmaster.

C.) Social/Hospitality- This committee shall be composed of a minimum of five voting members in good standing in the Association and shall be responsible for formulating and coordinating any social events.

D.) Holiday - The President elect shall chair this committee. This committee shall be responsible for planning the annual holiday party held in December of each year. It is the responsibility of the committee to make sure the ticket sales revenue equals the expenses for this annual event. This event may serve as one of the fund raising events for the Association.

E.) Golf Outing: This committee shall be comprised of a minimum of five voting members in good standing with the Association. This committee shall be responsible for planning the annual golf outing held in the summer or fall of each year. It is the responsibility of the committee to make sure the ticket sales revenue equals the expenses for this annual event. This event may serve as one of the fund-raising events for the Association.

F.) By-laws: This committee shall be composed of current officers, with the chair being the President, and a minimum of five voting members in good standing with the Association. This committee shall be

(Revised 2-20-23)

Greater Dublin Realty Association (GDRA) By-Laws and Constitution

responsible for understanding and reviewing the current bylaws. This committee is also responsible for proposing any changes/revisions to the general voting membership for a motion and vote.

G.) Nominating: This committee is comprised of the current President, the immediate past two presidents, and a minimum of four voting members in good standing with the Association. It will be the responsibility of the nominating committee to follow the duties as outlined in Article V, Section 3. (A).

H.) Donations/Scholarship: This committee is comprised of the current officers with the chair being appointed by the President, and a minimum of four voting members in good standing with the Association. *The purpose of this committee is twofold;*

- First, it is to identify families, and or organizations primarily in the Dublin area in need of charitable contributions. *(The committee may identify and propose donations outside of the Dublin area in special situations.)*
- Second, the purpose is to identify a minimum of at least one student from each of the Dublin high schools in need of a secondary school scholarship. The chair of this committee may contact the head of each high school's guidance department for a possible recipient of the scholarship. Candidates must be graduating students from the Dublin Coffman, Dublin Scioto, and Jerome High Schools. The dollar value of each scholarship must be of equal value to each recipient.

ARTICLE VII: REVISION OF BY-LAWS

These By- laws and such rules and regulations may be adopted or changed by two thirds vote of the members present, and voting at a regular meeting following two weeks written notice to all members of the proposed adoption or change. Voting on said changes shall take place on the third week following the original presentation of the proposed changes.

ARTICLE VIII: TOUR

A.) Boundaries: Tour boundaries will consist of the Dublin Corporation limit and/or the Dublin School District boundaries.

B.) The Tour: You must be a paid, licensed agent and member of GDRA and must attend the meeting the morning of tour. If the listing agent cannot be present at the meeting due to extenuating circumstances, they may have a licensed agent serve as their representative at the meeting.

1. All tour requests must be in writing to the Tour Director no later than 12:00 noon on the Wednesday preceding the weekly Friday meeting.
2. All homes are to be scheduled for tour within 60 days of the initial listing period; however, new construction is an exception. Twelve months must pass before a home may be placed on tour a second time, unless significant cosmetic changes have been made to the home.
3. All homes must be available for showing until 11:30 am.
4. An agent may have a maximum of 2 homes on tour per week.
5. If agent has a home on tour, they need not be present at the home during the tour time frame. It is, however, expected of them to tour the other homes.

(Revised 2-20-23)

Greater Dublin Realty Association (GDRA) By-Laws and Constitution

ARTICLE IX: Indemnification Authorization and Indemnity

- A. In the event that any person who was or is party or is threatened to be made a party to any threatened, pending or completed civil, criminal, administrative or investigative action, suit or proceedings seeks indemnification from the Association against expenses (including attorney's fees), and in the case of actions other than those by or in the right of the Association, judgements, fines and amounts paid in settlement, actually and reasonably incurred by such person in connection with such actions, suit or proceeding by reason of the fact that such person is or was a trustee, officer employee, agent or volunteer of the Association, or is or was serving at the request of the Association as a trustee, director, officer, employee, agent or volunteer of another corporation (domestic, foreign, nonprofit or for profit), partnership, joint venture, trust or other enterprise, then unless such indemnification is ordered by a court, the Association shall determine or cause to be determined in the manner provided in Section 1702.12 (e) (4) of the Ohio Revised Code whether or not indemnification is proper in the circumstances because the person claiming such indemnification has met the applicable standards of conduct set forth in division (e) (1) and (e) (2) of section 1702.12 of the Ohio Revised Code and, to the extent that it is so determined that such indemnification is proper, the person claiming such indemnification shall be indemnified.
- B. Expenses, including attorney's fees, incurred by the trustee, director, officer, employee, agent or volunteer in defending any action, suit or proceeding referred to in paragraph (a) of this section may be paid by the Association as they are incurred in advance of the final disposition of such action, suit or proceeding, as authorized by the trustees in the specific case upon receipt of an undertaking by or on behalf of the trustee, director, officer, employee, agent or volunteer to repay such amount if it ultimately is determined that such person is not entitled to be indemnified by the Association as authorized in the Article.
- C. The indemnification authorized by paragraph (a) of this section shall not be deemed exclusive of, and shall be in addition to, any other rights granted to those seeking indemnification, pursuant to the articles, the regulations, any agreement, vote of members or disinterested trustees, or otherwise, both as to action in their official capacities and as to action in other capacity while holding their offices or positions and shall inure to the benefit of the heirs, executors, and administrators of such a person.
- D. For the purpose of this Article, the term "volunteer" is used as defined in Chapter 1202 of the Ohio Revised Code, as (a) (1) applicable to as amended.

ARTICLE X: MEETINGS

All meetings shall be conducted according to Robert's Rules of Order (Revised) except when the members vote to suspend this formality. A simple majority is required to waive this requirement. We do adopt and endorse the Code of Ethics, By-laws, Rules and Regulations as written by the National Association of Realtors, Ohio Association of Realtors, and Columbus Realtors.

(Revised 2-20-23)

Greater Dublin Realty Association (GDRA) By-Laws and Constitution

These by-laws have been reviewed, voted on and approved on this

day 5/5/2023, and enacted by

Jana Miller, 2023 President of GDRA.

Witnessed by:

Sandra Gould
[Signature]