



**Independent Real Estate Brokers  
of  
Mesa County, Colorado**

**BYLAWS**

**Broker Mission Statement**

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

**November 30, 2023** (this date will change to approved date)

Executive Committee at time of acceptance of new bylaws

Chair: Mike Moran

Past Chair: Becky Lee

Secretary: Eve Roberts

Treasurer: Bonnie Walker

IB Bylaws Committee: Becky Lee, Eve Roberts, Lisa Bernier, Jennifer Andrews & Janet Elliott

## **BYLAWS**

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

### **I. MEMBERSHIP REQUIREMENTS:**

- a) All Managing Brokers, their designated appointees, and broker associates shall be current members of the Grand Junction Area Realtor® Association (hereinafter referred to as GJARA).
- b) All IB brokerages shall have no affiliation with any known franchises.
- c) All IB brokerages must be current with their IB dues and any expenses that their brokerage has committed to with IB.

**II. ELIGIBLE VOTERS AND OFFICE HOLDERS:** Eligible voters are defined as: The Managing Broker or their designated appointee. Eligible Office Holders are defined as: Managing Broker or Broker Associate that is a current IB member in good standing.

**III. ELIGIBLE VOTES PER BROKERAGE:** Each eligible brokerage membership shall have only one vote per brokerage, which shall be cast by their Managing Broker or their designated appointee. Any Managing Broker must notify the IB Chair, in writing, if a designated appointee will be casting a vote on behalf of their brokerage.

### **IV. ELIGIBLE VOTER APPROVAL, PROCESS AND NOTIFICATIONS:**

Voter Approval for Bylaw changes, financial matters over \$250.00 (section IX) and any non financial matters will be conducted electronically. Votes will be cast by the set deadline. Once the votes are tabulated the Executive Committee will publish the results. The current Chair will maintain a list of all the eligible voting members.

**V. NUMBER OF ALLOWABLE AGENTS:** Only brokerages with fewer than twenty-five (25) agents shall be members of IB. A brokerage with more than 25 agents can petition for membership.

**VI. EXPULSION OF A MEMBER:** Any Broker or Associate Broker may be expelled for violation of IB bylaws or GJARA bylaws. The brokerage in question may not vote.

**VII. SPECIAL ASSESSMENTS:** No Managing Broker or Broker Associate can ever be assessed any special dues or other assessments of any kind. Special Assessments must be voted on by the membership. Special Assessment defined as: a specific dollar amount levied on Brokerages to meet the cost of Independent Brokers improvements that enhance the value of the group. Example: Group Marketing.

**VIII. IB GROUP PROJECTS OR IDEAS:** Any Managing Broker may choose to support any project or idea. This does not preclude, or force, the other Managing Brokers from giving their support, or not, to a viable project or idea. Any participating Managing Brokers must pay any expenses associated with said projects or ideas and not pass through expense to IB, unless said project or idea benefits IB membership as a whole and is approved by IB membership by written approval of two-thirds (2/3) majority vote. Project or Idea is defined as: marketing, volunteering etc that is supported by a member but not a requirement of IB.

**IX. BANK FUNDS:** Expenditure of bank funds for any reason over \$250.00 must have the approval of at least a two-thirds (2/3) majority membership vote. Financial matters under \$250.00 will be approved by the Executive Committee. Treasurer will sign all checks approved by the Executive Committee. In order to have a bank account, IB shall maintain an Internal Revenue Tax Identification Number and shall be considered a "Community Organization" by the IRS.

**X. MEMBERSHIP FEES:** Any changes in the current membership fee and the annual dues shall be subject to article XIV. The membership fee is \$100.00, which includes dues for the current fiscal year. The annual dues are \$100.00 per brokerage and are due and payable on January 1st of each year. If dues are not paid on or before February 1st of the year due, IB membership may be revoked. If a Brokerage joins on or before June 30 dues will be \$100.00 if after June 30 dues will be \$50.00.

## **XI. IB OFFICES AND THEIR DUTIES:**

- A. Chair: 6 Month Term (Jan- June or July-Dec). Duties include: preside over weekly meetings, Schedule classes and guest speakers, Create meeting agenda, coordinate use of classroom with the Grand Junction Area REALTOR® Association, Expel Members that have violated the By-Laws including unpaid dues. Attend quarterly Executive Committee meetings.
- B. Chair Elect: 6 Month Term (Jan-June or July-Dec). Duties include: preside over weekly meeting in Chairs absence. Attend quarterly Executive Committee meetings.
- C. Past Chair: 6 month Term (Jan-June or July-Dec). Duties include: Assist with weekly meetings in absence of Chair or Chair Elect. Attend quarterly Executive Committee meetings.
- D. Treasurer: 12 month Term. (Jan- Dec) Duties: maintain budget & financials. Pay approved bills. Attend quarterly Executive Committee meeting and present a quarterly report.
- E. Secretary: 12 Month Term (Jan-Dec). Duties: Maintain all email lists. Email IB Marketing to active Grand Junction Area REALTOR® Association members. Email introduction to new IB members. Email all voting ballots. Maintain all IB documents in electronic form.

**XII. SELECTION OF NEW OFFICERS FOR IB:** On the first Tuesday of each six month period, the new Treasurer, new Chair Elect, and the Outgoing Chair Elect shall be seated, and the Outgoing Chair shall become the Past Chair.

**XIII. EXECUTIVE COMMITTEE:** The current officers consisting of the Past Chair, current Chair, current Chair Elect, Treasurer, and secretary shall serve as an Executive Committee. Responsibilities include: overseeing the meetings, membership records. Meet quarterly. Social media administrators . They shall be guided by all of the Bylaws.

**XIV. CHANGES IN THE BYLAWS:** The IB membership must be notified and provided with copies of any proposed changes to bylaws, a minimum of ten days prior to vote. A minimum of two-thirds (2/3) majority of the eligible voting membership must approve any updates or changes. The executive committee shall publish the results within ten days from tabulation of votes.