

# **Guidelines of the Genesee Valley Chapter of the Buffalo Niagara Association of REALTORS®**

## **ARTICLE I - NAME**

The name of this organization shall be the Buffalo Niagara Association of REALTORS®, Genesee Valley Chapter. In these guidelines it will be referred to as “the Chapter” and the Buffalo Niagara Association of REALTORS will be referred to as “BNAR.”

## **ARTICLE II – MISSION**

The mission of the Chapter is to prepare and inform its members through education and resources to exhibit the highest ideals of professional conduct in providing real estate services to the public. The Genesee Valley Chapter is the rural voice for real estate in all legislative and regulatory matters, and in the support of private property rights.

The purpose of the Chapter is to:

- Provide a common meeting ground for members of BNAR/WNY Association of REALTORS® in a specialized field of real estate for the profession of mutual problems commandeering of knowledge and experience and the presentation of programs and values to association members.
- Represent the REALTOR® members in the Genesee Valley region, and to act as an advisory to the main board with a Genesee Valley Chapter Representative.
- Provide a means of communication among persons having an interest in rural real estate.

The activities of the Chapter will include:

- Sponsoring general chapter meetings and site visits
- Sponsoring conferences, continuing education classes and workshops
- Serving as a source of information for its members and the general public

## **ARTICLE III – AUTHORITY**

This chapter is endorsed by the BNAR. It is formed and will operate under the sponsorship of the BNAR and the membership activities committee.

- This chapter can be dissolved by the consent of its Advisory Committee or the BNAR Board of Directors.
- This Chapter will follow the bylaws and standing rules of the BNAR, Inc. The Chapter will follow Roberts Rules for guidance and direction. This Chapter will be a satellite brand of the BNAR, Inc. In no event shall the chapter take action which is contrary to the policy of the main board.

## **ARTICLE IV – CHAPTER MEMBERSHIP**

All REALTORS® that reside in or have an interest in the Genesee Valley region will be eligible to participate in the Chapter. Annually, the Chapter will conduct elections that coincide with BNAR, Inc. elections. The Chapter Advisory Committee will consist of no more than 10 Chapter members. The Chapter Chair will have a term of one year. The other Chapter Advisory Committee positions will have a term of one year.

An application for membership shall be made in such manner and form as may be prescribed by the BNAR and made available to anyone requesting it.

Voting membership in the chapter shall be limited to Advisory Committee members.

Additionally, any member from the Genesee Valley Chapter may run for a director position as set forth in the BNAR bylaws.

## **ARTICLE V – CHAPTER ADVISORY COMMITTEE**

### **Section 1. Positions**

Membership on the Advisory Committee is not limited to BNAR members.

The Advisory Committee will consist of:

- *Advisory Committee Chair*
  - Must be a BNAR member
  - Also serves as BNAR Regional Director
- *Advisory Committee Vice Chair*
  - Must be a BNAR member
  - Not automatic succession to Chair
- *Committee Members*
  - Minimum of five, maximum of ten

### **Section 2. Duties of Advisory Committee Chair and Vice Chair**

The Chair is responsible for leading the chapter and managing its activities in accordance with the policies and procedures of the BNAR. The Chair shall preside at all meetings of the chapter.

The Chair shall serve as the BNAR Regional Director, taking suggestions and requests to the BNAR Board of Directors. They will also bring BNAR information to the Genesee Valley Liaison to be distributed to chapter members.

The Vice Chair shall preside at chapter meetings in the absence of the chair, assist the chair in the management of the chapter and perform other duties that may be assigned by the chair.

### **Section 3. Election of Advisory Committee Positions**

(a) At least two (2) months before the annual election, a nominating committee of three REALTOR® members shall be appointed by the Advisory Committee Chair. The nominating committee shall recommend candidates for Chair and Vice Chair. Election to each position shall be by the majority vote of the Advisory Committee.

(b) The election of Committee Members shall be by the majority vote of the Advisory Committee.

(c) All positions on the Advisory Committee shall be for a term of one year.

### **ARTICLE VI – OTHER COMMITTEES**

With the advice of the Advisory Committee, the Chair may appoint other committees, as appropriate.

### **ARTICLE VII - MEETINGS**

Meetings will be planned and scheduled by the Advisory Committee, no later than January 1 of each calendar year.

- The Advisory Committee shall designate a regular time and place of their meetings. Unexcused absence from three (3) Advisory Committee meetings shall be construed as resignation.

### **ARTICLE VIII - AMENDMENTS**

These Chapter Guidelines may be amended by the majority vote of the Advisory Committee at any meeting at which a quorum is present, subject to approval by the BNAR Board of Directors.

### **ARTICLE IX - DISSOLUTION**

Dissolution of this Chapter by consent of the Advisory Committee shall consist of majority vote of Advisory Committee Members.