

**THE APARTMENT ASSOCIATION OF KANSAS CITY**

**SUPPLIER PARTNER COUNCIL**

**BY-LAWS**

**Article 1. Name**

The name of this group shall be the "Supplier Partner Council" of the Apartment Association of Kansas City.

**Article 2. Principal Office**

The principal office of the council will be at 6700 Squibb Road, Suite 200, Mission, KS 66202 or such other locations as shall be determined by the Apartment Association of Kansas City.

**Article 3. Purposes**

The purposes for which this Council is formed are:

- A. To organize the Supplier Partner Members of the AAKC to promote their goals and objectives as they are determined within the association.
- B. To do anything necessary and proper for the accomplishment of any purposes set forth in the By-laws founded by the Supplier Partner Council.
- C. Keeping open communication with current members and enhance the working relationship between the apartment industry and the Supplier Partner Council.
- D. To educate members of the Supplier Partner Council on topics pertaining to the multi-family housing industry.

**Article 4. Board of Directors**

The Supplier Partner Council Board of Directors shall consist of a President, Vice President, Secretary, ten (10) Directors and the Immediate Past President of the Supplier Partner Council.

- A. Available seats on the Supplier Partner Council shall be filled by an annual election held electronically in November of each year.
- B. A vacancy occurring on the Supplier Partner Council may be appointed by a majority vote of the remaining Officers/Directors.
- C. Directors may be removed from office with or without cause by the majority of the Supplier Partner Board of Directors at any annual, regular or special meeting.
- D. Each seat shall belong to the individual who was elected (hereinafter "the seat holder")
- E. The seat holder shall retain his or her seat as an Officer or as a Director of the Supplier Partner Council if he or she immediately enters into employment with another organization which is an AAKC Member. The seat holder has 90 days to become employed with a Supplier Partner Council member or they must relinquish their seat.

- F. Seat holders on the Supplier Partner Council Board of Directors are elected to a one year term but can serve no longer than two (2) full consecutive terms in office for which they are elected, plus anytime they served under appointed position. See Article 4, Ref.B.
- G. Only one representative from any AAKC vendor company may serve on the Board of Directors at any one given time.
- H. A Term is defined as January through December.
- I. A Director of the Supplier Partner Council is expected to uphold the highest level of integrity and help to lead by example at all events where the AAKC is represented. This includes following all expected rules and guidelines for events both hosted by the AAKC and attended on behalf of the AAKC. Any Directors will be removed from office if actions go against these expectations.

#### **Article 5. Election of Officers**

- A. The Officers of the Supplier Partner Council Board of Directors will be: President, Vice President and Secretary.
- B. Eligibility: In order to be eligible to serve as an Officer, the prospective candidate must have been a seat holder of the Supplier Partner Council Board of Directors AND of the AAKC Board of Directors for at least one full term prior to the date of being elected.
- C. The President of the Supplier Partner Council Board of Directors shall also serve as a Director on the AAKC Board of Directors.
- D. Qualification for the Board of Directors of the Supplier Partner Council shall be:
  - 1. Actively attend 50% of the meetings of the AAKC luncheons or dinners during the previous year
  - 2. Actively attend 50% of all activities or events of the AAKC during the previous year
  - 3. Actively serve on a AAKC Committee for at least one year
  - 4. A member in good standing

#### **Article 6. Quorum**

In order for the Supplier Partner Board of Directors to conduct business, a quorum of its members must be present. A quorum shall consist of (1/2) of the then seated members of the Council.

#### **Article 7. Attendance of Supplier Partner Board Meeting**

- A. All Supplier Partner Council Board of Directors will meet a minimum of six times during the calendar year. Each board member is required to attend at least four meetings per year.
- B. An absence from more than two of the meetings in a calendar year, without reasonable cause or explanation, shall result in the removal of the Supplier Partner Council Board of Directors.
- C. ~~€~~ If a Board Member will be absent for a meeting, the Board Member may not send a replacement representative.

### **Article 8. Regular Meetings of Supplier Partner Council**

There will be quarterly meetings during the calendar year for all members of the Supplier Partner Council. The Board of Directors of the Supplier Partner Council is in charge of determining time, location, and topic for each meeting.