

SOUTHWESTERN ILLINOIS BOARD OF REALTORS®: PROPOSED BYLAW AMENDMENTS

AMENDMENT #1 | MLS-Related Bylaw Provisions

Redline reference: Pages 5, 10, 11, 15 and 22–24

Recommendation / Rationale

The Board of Directors recommends removing the identified MLS-related provisions so the Bylaws more clearly reflect SIBR's responsibilities as a REALTOR® association. SIBR maintains a shareholder interest in MARIS, while MARIS separately administers MLS operations and participation requirements.

What a YES vote approves

- Article V, Section 2(c)(5): Remove the reference to unpaid financial obligations to another association's Multiple Listing Service.
- Article VI, Section 7: Remove the reference to participation in the local Association's Multiple Listing Service.
- Article VI, Section 14: Remove the reference to a Multiple Listing Service employee from the harassment provision.
- Article X, Section 4: Remove the reference to amounts owed to the Board's Multiple Listing Service.
- Article XIX — Multiple Listing: Delete the article in its entirety, including provisions addressing MLS authority, purpose, participation, subscribers, and fees.

Clean version:

- **5.** Unpaid arbitration awards or unpaid financial obligations to any other association.
- **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®.

NOTE: 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.

- **Section 14. Harassment.** Any member of the Board may be reprimanded, placed on probation, suspended or expelled for harassment of a Board or Board Officer or Director after an investigation in accordance with the procedures of the Association.
- **Section 4. Nonpayment of Financial Obligations.** Fees, Fines, or Other Assessments. If dues fees, fines, or other assessments, including amounts owed to the Board, are not paid within one (1) month after the date due, the non-paying member is subject to suspension at the discretion of the Board of Directors.
- **Removal of Article XIX - Multiple Listing**

AMENDMENT #2 | Article V, Section 3(b) — Membership Election

Redline reference: Page 6

Recommendation / Rationale

The proposed amendment adds a 90 day timeframe for satisfying membership requirements, including mandatory orientation. NAR's Model Bylaws leave this timeframe for local associations to establish. SIBR selected 90 days to be consistent with Illinois REALTORS® membership requirements and its orientation schedule.

What a YES vote approves

Insert "90" as the number of days from receipt of a membership application in Section 3(b).

Clean version:

(b) If the Board of Directors determines that the individual does not meet all of the qualifications for membership as established in the association's Bylaws, or, if the individual does not satisfy all of 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. The Board of Directors shall vote on the applicant's eligibility for membership. If the applicant receives a majority vote of the Board of Directors, he/she shall be declared elected to membership and shall be advised by written notice.

AMENDMENT #3 | Article XI, Section 5 — Duties of Officers

Redline reference: Page 17

Recommendation / Rationale

The proposed amendment removes Section 5 because its duties-of-officers language duplicates provisions already addressed in Article XI, Section 2. This removes redundant language without intending to change officer responsibilities.

What a YES vote approves

Delete the existing text of Article XI, Section 5, "Duties of Officers."

Retain the duties-of-officers language in Article XI, Section 2.

Clean version:

- Removal of Section 5. Duties of Officers.

AMENDMENT #4 | Article XI, Section 8(d) — Vice President Vacancy

Redline reference: Page 18

Recommendation / Rationale

The proposed amendment updates the vacancy provision to align with the officer election changes approved last year. When a Vice President vacancy occurs, the Executive Committee selects a replacement subject to Board approval for the remainder of the unexpired term. The annual Vice President election is conducted by the Board of Directors, rather than the general membership.

What a YES vote approves

- In the final sentence of Section 8(d), remove “membership” after “Board of Directors,” so it reads “voted on by the Board of Directors during the annual election.”

All other language in Section 8(d), including the existing qualification for an interim appointee, remains unchanged by this redline.

Clean version:

In the event of a vacancy in the office of the Vice President, the vacate position of Vice-President shall be filled by a Past President of an affiliated association that was merged to join the Southwestern Illinois Board of REALTORS® by selection of the Executive Committee and approved by the Board of Directors. The member who is appointed the Vice-President position shall complete the unexpired term only. The Vice-President positions would then be voted on by the Board of Directors.