



# Annual General Membership Meeting

October 14, 2010 9:00 a.m. at the  
Office of the Saginaw Board of REALTORS®

## AGENDA ITEMS

Proposed Bylaw Changes

Annual Election

Awards

Members who are planning to attend must RSVP no later than October 12, 2010 to [SaginawBoardofREALTORS@gmail.com](mailto:SaginawBoardofREALTORS@gmail.com) There is no charge for attending this event. A full breakfast will be served. Members who register and do not attend will be billed a \$5.00 fee. Absentee ballots are available for those who cannot attend the Annual Meeting. Contact the staff for more information on Absentee voting. Inside this edition of the bulletin, we have posted the proposed Bylaw changes and the Nominating Committee Report in accordance with the Boards Bylaws. Member who have questions may contact the Board at 989-781-2055 or e-mail the [SaginawEVP@gmail.com](mailto:SaginawEVP@gmail.com)

*Cheryl A. Yost, Executive Vice President*

## Board Communications

Board Address:  
7075 Gratiot Rd. Ste 4  
Saginaw MI 48609  
Phone: 989-781-2055  
Fax: 989-781-2066  
E-mail: [SaginawBoardofRealtors@gmail.com](mailto:SaginawBoardofRealtors@gmail.com)

Board Office Hours:  
Monday through Thursday 8:30a.m. to 5:00 p.m.  
Friday 8:30 a.m. to 4:00 p.m.  
There is a drop box on the back door that is available if you need to drop something off after hours.

### October Events

Instanet Webinar 11:15 a.m.	10/11
Instanet Webinar 11:15 a.m.	10/13
Annual Meeting/Election 9:00	10/14
SUPRA Exchange Program	10/20
Continuing Education Class 9:00 a.m.–2:45	10/25
Instanet Webinar 11:15 a.m.	10/25
Instanet Webinar 11:15 a.m.	10/27

### Mission Statement

To provide our members with the tools, knowledge and support necessary to accomplish their duties and responsibilities as real estate professionals. To inform the community of the benefits and services that REALTORS® provide and the ethical standards to which they are held, while continually striving to promote and protect the rights of private property ownership .

# Nominating Committee Report

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## OFFICIAL NOTICE TO ALL MEMBERS

### 2010 Election

### Nominating Committee Report

In compliance with Article XI, Section IV of the Board Bylaws, the Nominating Committee has selected a slate of nominees for election to the Board of Directors.

The official slate of members of the Board have been submitted by the Nominating Committee as follows:

- ✦ Ken Wells, Re/Max New Image
- ✦ David Nicklyn, C21 Signature
- ✦ Ray Spitler, Keller Williams Realty
- ✦ Anthony Rapp, Acres and Homes
- ✦ Dona Czapp, C21 Signature
- ✦ Todd Waller, Dynamic Realty
- ✦ Robert Young, Young Realty
- ✦ Steven Kretz, Coldwell Banker Bellinger
- ✦ Vickie White, White Realty

A total of five Directors will be voted in. The three nominees receiving the highest number of votes will be elected for three year terms. An additional Director will be elected for a two year term to finish out a vacancy. And an additional Director will be elected for a one year term to finish out a vacancy.

*Under the provision of Article XII, Section 1 of the Bylaws, the Board of Directors has set October 14, 2010 as the date for the Annual Election.*

## Legislative Committee Endorsements

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**The Legislative Committee, the Board of Directors and the MAR RPAC Trustees endorsed and supported the following candidates for election to the Michigan Legislature:**

**Ken Horn—94th House Seat**  
**Roger Kahn—32nd House Seat**  
**Sarge Harvey—95th House Seat**



*2010 Endorsements: Don't forget to vote November 2nd!*

# 2010 Proposed Bylaw Changes

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## ARTICLE XI - OFFICERS AND DIRECTORS

### Section 3 (b)

Limitation of Service as a Director. In order to allow more offices the privilege of having a representative serve as a Director, no more than two persons from any broker office or firm shall, at any time, be permitted to serve on the Board of Directors, but only one from a firm can serve as an officer. This limitation shall apply at all times, and shall include initial elections to the Board of Directors, filling

of vacancies, and situations involving mergers of two or more broker offices or firms. **Any director who transfers to another office during the term of his service, shall complete the remainder of his/her elected term.** In the case of such a merger which results in three or more existing Directors

being affiliated with the same office or firm, no more than two such persons may remain as Directors, and in such instances, the persons involved shall have the opportunity to determine which ones shall resign. In the event the appropriate resignations have not been received by the Board of Directors within ten days after the effective date of such a merger, the President of the Board of Directors shall determine by lot which Directors shall remain as members of the Board, and the other Director or Directors from the same office or firm shall be removed from office immediately.

### **Article XI – Section 3**

The governing body of the Board shall be a Board of Directors consisting of **one (1) Affiliate member**, nine (9) REALTOR® members of the Board, plus the Immediate Past-President and officers whose terms have expired but are locked in to complete their elected positions. Each elected **REALTOR®** Director shall hold office for a term of three years. **The Affiliate Committee Chair person shall automatically succeed to the Affiliate Director position and shall serve a term of one year beginning January 1st of the following year.** In no case shall a Director be elected to serve for more than two consecutive three year terms. In no case shall a Director be elected to serve for more than two consecutive three year terms, or be appointed or elected to serve for more than nine consecutive years. A past Director must be off the Board for at least one full year to be reconsidered for Directorship, appointed or elected.

**Section 3. Board of Directors.** The governing body of the Board shall be a Board of Directors consisting of nine (9) REALTOR members of the Board, plus the Immediate Past-President and officers whose terms have expired but are locked in to complete their elected positions. Each elected Director shall hold office for a term of three years. In no case shall a Director be elected to serve for more than two consecutive three year terms. In no case shall a Director be elected to serve for more than two consecutive three year terms, or be appointed or elected to serve for more than nine consecutive years. A past Director must be off the Board for at least one full year to be reconsidered for Directorship, appointed or elected. Directors shall assume the duties of his office immediately at the conclusion of the Annual Meeting. **January 1<sup>st</sup> of each year**



Bylaw Changes continued on  
Page 4...



**SAGINAW BOARD OF REALTORS®**

John DiMercurio	President
Renee Harvey	President Elect
Randy Bartkowiak	Past President
Tom Schaffer	Treasurer
Ken Wells	Director
Dave Wieland	Director
Lois Robinson	Director
Julie Williams	Director
Joe Karpuk	Director
Cheryl A. Yost	EVP

**Proposed Bylaw Changes continued...**

Article XI Section 4 (a)

The election of Directors shall take place at the Annual Event **Meeting** of the Board Election. All voting members may cast their vote either in person at the event, electronically by using secure software or by absentee vote; procedure for absentee ballots will be determined by the Board of Directors. The outgoing Director's term will expire and newly elected Directors will assume office at the conclusion of the election.

**Moved, seconded and approved the following:**

Article XI Section 4 –(d)

The office of President-elect will be an automatic ascension to the office of President, the office of Secretary-Treasurer will be an automatic ascension to the office of President-elect. If their terms as Directors expire before assuming the next office, they will automatically be allowed Directorship to fulfill the ascent to President, the new President shall call a Directors Meeting within seven (7) days of the Annual Meeting **or at the next scheduled Board of Directors meeting (prior to December 31)**

Section 6. Accounting and Audit. The Directors shall employ a Certified Public

Accountant to **conduct an Annual Review** audit the books and prepare the annual statement of the Board at least once during each year. **conduct an audit every three years.**



**SUPRA EXCHANGE PROGRAM**

**October 20 & 21**

**Other News**

100th Anniversary Sponsors	
MAR	\$1000
Independent Bank	\$1000
TBF Graphics	\$1000
Keller Williams Realty	\$1000
Executive Mortgage	\$500
First American Title	\$500
Braun, Kendrick & Finkbiener	\$750
Weichert, Town & Country	\$750

**Ad Space Available**

**\$3.00**

**CLASSIFIED ADS**

Any member may post an ad @ \$3.00 per ad. No real estate listings will be accepted. Exceptions to the rule are cabins, vacation condos for rent. This is a member to member posting for anyone who has something to sell such as cars, boats, RV's, office equipment, etc. Contact us for ad posting

**Law Offices of Frank M. Polasky, PLC, formerly with the IRS and Michael J. Kitson, PLLC,** 141 Harrow Lane, Suite 1, Saginaw MI 48638— Specializing in taxation, corporate and estate planning. Call for an appointment: 989-791-0000.

**Board of Directors Motions 9.16.10**

- Approval of the 2011 Budget
- Approval of a \$25.00 Lock Box Deposit Fee (effective Sept 16)
- Approval of the Nominating Committee Report & Legislative Endorsements
- Approval of the 1 year RPR Contract (REALTORS Property Resource)
- Approval of the 2011 Dues increase to a total of \$200 for REALTORS® and \$225 for Affiliate Members.





**It's simple  
math that all  
ADDS  
UP!**

For more information contact:  
Debbie Nothelfer (989) 799-0195  
Branch Manager

Laura Britton-Schultz (989) 529-0054  
Loan Officer

**GET  
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from your Flagstar checking account.

**Receive \$50**

if you opt for online statements for  
your loan and checking account.

\*Present this offer at your mortgage application. Discount will be credited at closing. One coupon per application. This is not an offer to extend credit. Underwriting requirements apply. Offer valid only with Flagstar checking account. \*\*\$100 deposit available for new checking account customers only (no existing Flagstar checking account). To qualify, open a new personal checking account with a minimum deposit of \$50 and set up an automatic, recurring direct deposit of income of at least \$250 per month, excluding interest deposits. \$100 bonus will be deposited into your account within 30 days after the first recurring direct deposit takes place. All accounts must remain open and active for a minimum of six months. If checking account is closed within the first six months, Flagstar reserves the right to reclaim the \$100 deposit. See your Flagstar representative for more details. Offer not good in conjunction with any other coupons or checking account offers. Some restrictions may apply. Limit one \$100 deposit per customer per account. Offer subject to change or cancellation at any time without notice. Offer available only at Flagstar banking centers. All offers expire December 31, 2010. Flagstar will issue a 1099 for all monetary awards. Awards will be credited to Flagstar checking account. 0810



MEMBER FDIC | PROMO CODE XSELL



## Monthly MLS Book

I would like the MLS books for the months of:

September

October

November

December

## Quarterly Comp./Sold Book

Third Quarter Comp. Book

Year End Sold Book

**\$20** for each

Signed: \_\_\_\_\_

Please Print Name: \_\_\_\_\_

Email: \_\_\_\_\_

Office: \_\_\_\_\_

Please return to the Board Office

Fax: 989-781-2066

Mail: 7075 Gratiot Rd., Ste. 4

Saginaw, MI 48609

*\*\*The only way to receive an MLS book is by filling out this form and sending it into the office.*

*We will only be ordering as many books as we receive forms.\*\**

# THE ACME INSTITUTE IS COMING TO SAGINAW

**Con. Ed.—October 25 ~ \$55.00 members, \$65.00 non-members**  
**Broker Law 102—November 15—November 17 ~ \$295.00**

All classes will be held at the Saginaw Board of REALTORS® Office  
7075 Gratiot, Suite 4  
Saginaw MI 48609  
(989) 781-2055

Con. Ed. Class is held 9:00 a.m.—2:45 p.m.

Broker Law Classes will begin at 8:00 a.m.

Instructor: Gwen Besner

To register for these classes

Please fill out the following form

SBOR members may charge the class fees to their accounts

All others must pay in advance

## Class Registration Form

Name: \_\_\_\_\_

(Please Print)

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Permanent ID Number: 650 \_\_\_\_\_

Last Four Digits of your Soc. Sec. Number \_\_\_\_\_

Class(es) Requested:

Con. Ed. ~October 25

Broker Law 102 ~ November 15-17