

Waldo Homes Association By-Laws

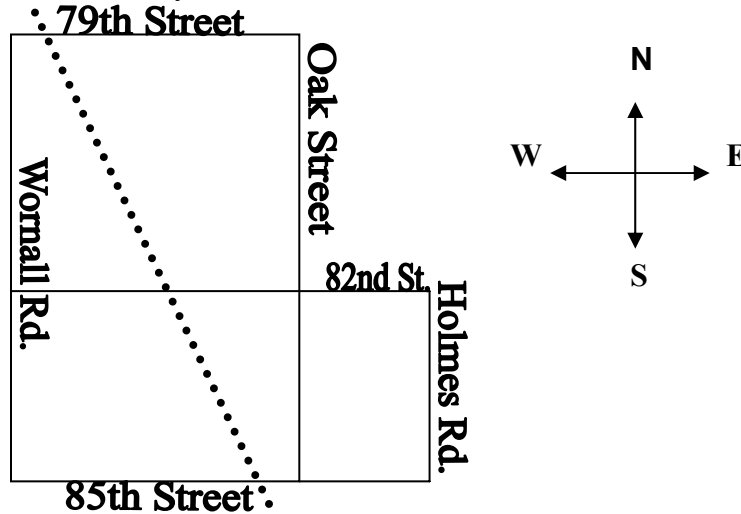
10/08/2005

ARTICLE I: NAME

The name of the organization is “Waldo Homes Association” (referred to as WHA).

ARTICLE II: BOUNDARIES

WHA has an “L” shape. It is bounded on the north by 79th Street from Wornall to Oak and at 82nd Street from Oak to Holmes. It is bounded on the south by 85th Street from Wornall to Holmes.



ARTICLE III: PURPOSE AND OBJECTIVES

The organization was originally formed by a group of homeowners concerned with maintaining property values by implementing projects to keep the neighborhood clean and crime free. The purpose has expanded to become a Neighborhood Association rather than a Homeowners Association and includes all of the residents within the boundaries, focusing on keeping our neighborhood safe, clean, and crime-free, therefore attracting additional homeowners and renters with our same neighborhood values, and creating neighborhood unity.

- a. Purpose: Our purpose is to create and maintain a safe, clean, and united neighborhood adding value to our homes.
- b. Objectives:
 - 1) A safe neighborhood.
 - 2) A clean neighborhood.
 - 3) Neighbors who know each other and are united in our cause to create and maintain a safe, clean, united Neighborhood.

ARTICLE IV: MEMBERSHIP

- a. Members: Anyone who resides or owns property or owns a business within WHA boundaries may become a member. Each paid membership will receive the monthly newsletter as well as phone tree messages and alerts.
- b. Nonmembers: Anyone is welcome to attend our regularly scheduled meetings without becoming a member. However, those persons do not have voting privileges, nor will they receive the newsletter or phone tree messages.

ARTICLE V: DUES

Membership dues are \$15.00 per household, property, or business entity per year.

ARTICLE VI: VOTING

Voting privileges are extended to up to 2 adults per paid household membership. Business members have 1 vote.

ARTICLE VII: OFFICERS

- a. Resident Requirement: The officers must be residents within the boundaries of WHA.
- b. Positions: The officers of the Association will be President, Vice President, Secretary, and Treasurer.
- c. Terms: Officers will be elected for 2-year terms by a majority vote of the member body present at the Annual Meeting of odd numbered years.
- d. Vacancies: Vacancies of officers for any reason will be filled by election by the membership at a meeting designated by a majority of the remaining officers. The elected officer will serve the remainder of the term of the vacated office.
- e. Powers and Duties of Officers: The officers will conduct and manage the affairs and business of WHA.
 - 1) Records: The officers will keep complete records of minutes and action and proceedings of the membership and present a complete statement at the annual meeting of the members that shows in detail, the assets and liabilities of the corporation and the condition, in general, of its affairs.
 - 2) Appointment of Agents: The officers shall appoint and remove agents/liaisons of the Association as well as prescribe their duties.
 - 3) Duties:
 - i. President: The President will preside over general meetings of the members and will sign written documents and correspondence executed by the Association. The President will keep the records of the Association. The President will plan regular monthly meetings and provide notification to the membership through the newsletter and a PhoneTree message.
 - ii. Vice President: The Vice President will have all the powers and perform all the duties of the President in his/her absence.
 - iii. Secretary: The Secretary will record the proceedings of the monthly meetings. The Secretary will provide a copy of the minutes to the President to be kept on file.
 - iv. Treasurer: The Treasurer will keep records of the Association's bank account(s). The Treasurer will deposit membership dues, grant funds, donations, and any other Association funds into the account(s). The Treasurer will track grant funds expenditures, reporting at each monthly meeting. The Treasurer will track membership, dues, and renewal information. The Treasurer will provide copies of membership lists, as they are updated, to the President as well as a copy of the Annual Treasury Report to be kept on file. The Treasurer will keep the financial records of the organization.

ARTICLE VIII: MEETINGS

- a. Annual Meeting: The annual meeting of the members of the Association is held in Kansas City, Missouri in April of each year and shall be called by a majority of the officers, in writing, at least 7 calendar days prior to the meeting. Notice of the Annual meeting will be delivered to each occupied residence within the WHA boundaries.
- b. Regular Meetings: Regular monthly meetings of the Association Membership will be held at a time and place designated by a majority of the officers.
- c. Special Meetings: Special meetings may be called by a majority of the officers, as needed. A minimum of 1-day notice is required for a special meeting.
- d. Quorum: At least 10 percent of the membership must be present to conduct official WHA business.

ARTICLE IX: COMMITTEES

- a. Ad Hoc Committees: Committees will be formed on an ad hoc basis. The ad hoc committees will disband themselves upon completion of their designated task. Ad hoc committees are voluntary and may be called to form by any of the Officers or by members at regular or special meetings. Ad Hoc Committees will decide on a chair person among the group. That chair person will interact with the Officers for guidance as needed and budgetary requests. The chair person will also provide updates about the Committee's actions at the monthly meetings and provide a short written summary of the Committee's accomplishments to the President, for recordkeeping purposes, at the dissolution of the committee or at an interim point upon request by the Officers.
- b. Standing Committees: Should a need for Standing Committees become apparent, these bylaws will be amended to describe the Committees and functions as well as the number and the duties of its members.

ARTICLE X: AMENDMENTS

- a. The bylaws may be amended at any meeting of the association. Two-thirds of those members in attendance must approve.

ARTICLE XI: PROCEDURES

- a. The Waldo Homes Association will follow Robert's Rules of Order (Revised) in all areas not covered in the bylaws.