

By-Law Amendments to be voted on at 2019 AGM

Section 2-1

Current:

Until changed in accordance with the bylaws, the head office of the association, shall be,
3 – 175 2nd Avenue West, Qualicum Beach, BC, V9K 1S7.

Proposed: Until changed in accordance with the bylaws, the head office of the association, shall be,
Unit #1 – 97 Hanna Court S. Belleville, Ontario K8P 5H2

Section 2-3

Current:

The financial year of the association will be December 31 of each year, unless otherwise ordered by the board of directors. The membership year of the association will be June 1 of each year unless otherwise ordered by the board of directors.

Proposed:

The financial year of the association will be **May 31** of each year, unless otherwise ordered by the board of directors. The membership year of the association will be June 1 of each year unless otherwise ordered by the board of directors.

Section 3-3

Current:

The association shall have a board of directors consisting of the immediate past President, and a maximum of seven (7) elected members of the association. These members of the board of directors shall include a President, Vice President, a Secretary, a Treasurer, and up to three (3) national directors. The president shall have a two (2) year term.

At the Annual General Meeting held on May 29, 2018 all Board of Director positions will be up for election. The vote for the six (6) other voting members of the Board, will be elected from nominations received. The three (3) directors receiving the most votes will serve a 2-year term, and the directors receiving the next most votes will serve a one (1) term. At the 2019 Annual General Meeting, these three (3) directors' positions will be up for election again, with the members being elected to a two (2) year term.

At subsequent Annual General Meetings in the even numbered years, elections will be held for a President and three (3) directors, and in the odd numbered years an election will be held for three (3) directors.

The Board of Directors may also have a maximum of four (4), non-voting, appointed members who shall be appointed by the President, and approved by majority vote of the elected members of the Board of Directors, on an annual basis. The appointed members shall consist of; CNAREA's representative on The Appraisal Foundation Advisory Committee (TAFAC), a representative from the American Society of Appraisers (ASA), representatives from other organizations as dictated by contract or agreement and individuals that can assist and advise the Board of Directors as needed.

Should a member from Quebec not be elected to the Board of Directors the President shall appoint the chair of the Quebec Affairs ad hoc committee to the Board. This appointed position shall be in addition to the existing four (4) appointed positions and shall be for a one-year term.

Once appointed to the board, the chair of the Quebec Affairs ad hoc committee shall have voting rights on all Quebec and French language matters.

Appointed Directors must be members in good standing with the Association.

Proposed:

The association shall have a board of directors consisting of a maximum of seven (7) elected members of the association with voting rights. These members of the board of directors shall include a President, Vice President, a Secretary, a Treasurer, and up to three (3) national directors. The president and elected Directors shall have a two (2) year term. The Immediate Past-President shall serve on the Board for a term of one year and shall act in an advisory capacity with no voting rights. The Immediate Past-President position is limited to a one (1) year term in total.

At the Annual General Meetings in the even numbered years, elections will be held for a President and three (3) directors, and in the odd numbered years an election will be held for three (3) directors.

The Board of Directors may also have a maximum of four (4), non-voting, appointed members who shall be appointed by the President, and approved by majority vote of the elected members of the Board of Directors, on an annual basis. The appointed members shall consist of; CNAREA's representative on The Appraisal Foundation Advisory Committee (TAFAC), a representative from the American Society of Appraisers (ASA), representatives from other organizations as dictated by contract or agreement and individuals that can assist and advise the Board of Directors as needed.

Should a member from Quebec not be elected to the Board of Directors the President shall appoint the chair of the Quebec Affairs ad hoc committee to the Board. This appointed position shall be in addition to the existing four (4) appointed positions and shall be for a one-year term.

Once appointed to the board, the chair of the Quebec Affairs ad hoc committee shall have voting rights on all Quebec and French language matters.

Appointed Directors must be members in good standing with the Association.

Article 5 – Conditions of Membership

Definitions and interpretations

Current:

1. **“Appraiser”** (real estate appraiser, real property appraiser) means a member in good standing who holds the professional designation DAR, DAC, DRP.

Proposed:

“Appraiser” (real estate appraiser, real property appraiser) means a member in good standing who holds the professional designation DAR, or DAC.

Section 6-2 – New

Candidate Non-Fee membership is extended to all persons who meet the basic membership requirements, who are interested in pursuing a career in real property appraising and who are interested in furthering their education but do not have a qualified Supervisor.

Candidate Non-Fee members shall have no voting rights. A Candidate Non-Fee member may not be appointed to the Board of directors.

Candidate Non-Fee members are not permitted to complete any appraisal related activities or assignments. As such, there are no requirements for Candidate Non-Fee members to carry E&O Insurance.

All Candidate Non-Fee members are expected to advance to Candidate Member within four (4) years of becoming a Candidate Non-Fee member. Any Candidate Non-Fee member who has not advanced to Candidate within four (4) years of becoming a Candidate Non-Fee member will be subject to a Membership and Education review.

Candidate Non-Fee members shall be permitted to refer to their Candidate Non-Fee membership when requested to do so for employment purposes in the following manner:

“Candidate Non-Fee Member”

Section 7-4

Current:

A complaint against any member of the association must be made in writing and signed by the complainant. All complaints must be forwarded to the chief executive officer of the association.

Proposed:

All complaints must be forwarded to the Chief Executive Officer of the association to determine the validity of the complaint and to determine if it should be forwarded to the Ethics, Professional Standards, and Discipline committee.

Section 7-6

Current:

Complaints against any member for any reason shall be forwarded to the ethics, professional standards, and discipline committee. That committee will investigate all complaints and report their findings to the chief executive officer of the association. The Chief Executive Officer, in conjunction with the committee, has the authority to adjudicate any complaint without calling for a conduct review board. However, if the respondent member is not in agreement with the decision of the committee and the Chief Executive Officer, a conduct review board must be called.

Proposed:

Complaints against any member for any reason shall be forwarded to the ethics, professional standards, and discipline committee. That committee will investigate all complaints and report their findings to the chief executive officer of the association. The Chief Executive Officer, in conjunction with the committee, has the authority to adjudicate any complaint without calling for a conduct review board.

If the respondent member is not in agreement with the decision of the committee and the Chief Executive Officer, the member can appeal the decision by calling for a conduct review board.

Section 7-10

Current:

Evidence to be considered by the conduct review board must be presented or given in person, verbally, at the conduct review board hearing.

Proposed:

Evidence to be considered by the conduct review board must be presented or given in person at the conduct review board hearing.

Section 7-15 New

The respondent member shall be responsible for all costs incurred by CNAREA associated to the Conduct Review Board and these costs shall be paid to the Association prior to the Conduct Review Board hearing being held. If the Conduct Review Board over-turns the decision of the Ethics, Professional Standards, & Discipline Committee in favour of the respondent member these costs shall be reimbursed to the member.

Section 7-16 (Formally 7-15)

Current:

The failure of any member to comply with any request from the conduct review board in connection with a complaint under this section of the bylaws of the association, without justifiable reason or unless the law otherwise requires, may result in disciplinary action against that member.

Proposed:

Any decision of the Conduct Review Board is final. The failure of any member to comply with any request from the conduct review board in connection with a complaint under this section of the bylaws of the association, without justifiable reason or unless the law otherwise requires, may result in disciplinary action against that member.

Current Section 7-16, To be Removed

A decision of the conduct review board may be appealed by written request for appeal to the Chief Executive Officer of the association. This request for appeal must be in writing and sent by registered mail to the head office of the association within 21 days of the receipt of the conduct review board's decision.

Current Section 7-17, To be removed

If a decision of the conduct review board results in disciplinary action involving a cost, the member disciplined will pay that related cost. The conduct review board may charge any related hearing costs to the member disciplined

Current Section 7-18 To be removed

Any appeal of a decision of the conduct review board will be considered by the President of the association in collaboration with the chairperson of the ethics, professional standards, and discipline committee. They will make a judgment as to the acceptance or rejection of the appeal. If the appeal is accepted, it will be adjudicated by an appeals board, appointed by the president, consisting of the

president and two other directors. These two other directors cannot be the same as any director who was part of the original conduct review board. Any decision of the appeals board is final.

Section 7-19 To be removed

All costs that are incurred by the necessity of an appeals board hearing shall be the responsibility of the member who requested the appeal.

Section 9-1

Current:

Two (2) regular meetings of the board of directors shall be held annually, one (1) at the annual general meeting and one (1) at a time six (6) months from the annual general meeting. The annual general meeting shall be held on or before June 1, of each year, unless otherwise directed by the president, and the location of both meetings shall be designated by the President of the association, notice of which shall be given to all members at least thirty-one (31) days prior to the meetings.

Proposed:

Two (2) regular meetings of the board of directors shall be held annually, one (1) at the annual general meeting and one (1) at a time six (6) months from the annual general meeting. The annual general meeting shall be held on or before **November 30**, of each year, unless otherwise directed by the president, and the location of both meetings shall be designated by the President of the association, notice of which shall be given to all members at least thirty-one (31) days prior to the meetings.

Section 9-3

Current:

Telephone meetings are considered to constitute a normal meeting and are permitted in place of any normal meeting.

Proposed:

Telephone meetings are considered to constitute a normal meeting and are permitted in place of any normal meeting. Reasonable notice of a telephone meeting must be given to all directors.

Section 9-6

Current:

All meetings of the board of directors, the association in general, or any chapter of the association shall be conducted in accordance with these bylaws and or the current edition of Robert's Rules of Order. In the event of a tie vote, on any matter, the President shall cast the deciding vote.

Proposed:

All meetings of the board of directors, the association in general, or any chapter of the association shall be conducted in accordance with these bylaws and or the current edition of Robert's Rules of Order. **In the event of a tie vote, on any matter, the President shall cast the deciding vote.**