

By-Laws of
EIBER NEIGHBORHOOD ASSOCIATION

ARTICLE I

NAME AND ADDRESS

SECTION I: NAME

The Organization is not for profit neighborhood organization, whose name is the Eiber Neighborhood Association, also known as Eiberhood, hereinafter referred to as “the Organization.”

SECTION II: ADDRESS

The address of this Organization is the same as that of its secretary, unless otherwise designated by the Board of Directors.

ARTICLE II

OBJECTIVES

The objectives of the Organization shall be to:

1. represent the interests of the Eiber area community in Lakewood, Colorado, whose borders are Wadsworth Boulevard on the east, Sixth Avenue on the south, Oak Street on the west (both sides), and Colfax Avenue on the north,
2. facilitate communication among Eiber area residents, businesses, and property owners within the Eiber area,
3. strengthen communication between the Eiber area community and the City of Lakewood, and
4. work to implement the Eiber Neighborhood Plan.

ARTICLE III

MEMBERSHIP

Membership in the Organization is open to any owner, renter, or buyer of real property; business owners whose property is located in the area served by this organization; and may be extended to other persons at the discretion of the Board of Directors. Each member shall be entitled to one vote at membership meetings, provided, however, that the member is present at the membership meeting. All questions relating to qualifications for, and maintenance of, membership shall be determined by the Board of Directors.

Individuals meeting these qualifications may become members by attending and registering at the annual membership meeting or by submitting their names to the Board of Directors. Any member renouncing title/lease to all properties within the membership area shall cease to be a member.

ARTICLE IV

MEETING AND ELECTIONS

SECTION I: MEETINGS

Meetings of the members of the Organization may be called at any time by the President, a majority of the Board of Directors, or twenty (20) members of the Organization. The call for the meeting shall be in writing, signed by the person(s) making the call. Notice of the meeting stating the time and place of the meeting and any special business to be transacted shall be given to the members as directed by these by-laws.

SECTION II: ANNUAL MEETING

The annual meeting of the Organization shall be held at a time designated by the Board of Directors in April of each year. Notice of the meeting shall be given as directed by the Board of Directors or president.

SECTION III. QUORUM

Unless otherwise provided in these by-laws, 10 members shall constitute a quorum at any meeting of the members of the Organization and the affirmative vote of a majority of those present shall be the act of the members, unless a greater vote be required by the laws of the State of Colorado, or these by-laws.

SECTION IV: RULES OF ORDER

The Rules of Order as contained in Robert's Rules of Order, revised or abbreviated, when consistent with these by-laws, shall govern the meetings of the Organization.

SECTION V: NOMINATION AND ELECTION OF DIRECTORS

Candidates for the Board of Directors shall be nominated from the floor at each annual meeting, and upon the close of nominations, the members shall vote for the new directors. Up to 16 directors shall be elected. If possible, directors shall be elected to represent different sections of the Eiber area. The persons who receive the highest number of votes shall be deemed elected. Those elected shall assume their duties at the next meeting of the Board of Directors, and shall serve in such capacity until the next annual meeting or until their successors are elected and

qualified. Only voting members of the Organization may be elected as Directors. Between annual meetings the Board of Directors may appoint members to fill vacancies on the Board.

ARTICLE V

OFFICERS AND DUTIES

SECTION 1: TITLES

The officers of the Organization shall be:

1. President
2. Vice-President
3. Treasurer
4. Secretary
5. Any other officers appointed by the majority vote of the Board of Directors.

SECTION II: DUTIES

The officers of the organization shall respectively exercise and perform the respective powers, duties and functions as are stated below, and as may be assigned to them by the Board.

1. The duties of the President shall be to:
 - (a) preside at all meetings of the membership and Directors, and to vote in the event of a tie vote.
 - (b) appoint all standing committees with the approval of the Board of Directors, and shall appoint all special committees.
 - (c) serve as an ex-officio member of all committees.
 - (d) remove any committee member; provided, however, such removal shall be subject to review by the Board of Directors.
2. The duties of the Vice-President shall be to:
 - (a) in the absence of the President, succeed to all the powers and duties of the President.
3. The duties of the Treasurer shall be to:
 - (a) collect all dues and assessments from members of the organization and maintain accurate records thereof (if applicable).
 - (b) pay all expenses of the Organization, where such payment has been first authorized by the Board of Directors.
4. The duties of the Secretary shall be to:
 - (a) keep all minutes.
 - (b) keep records and files.
 - (c) notify members of meetings.

SECTION III: ELECTION OF OFFICERS

Officers shall be elected by the Directors at their first meeting following the annual meeting. Officers shall serve in such capacity until their successors are elected and qualified.

ARTICLE VI

BOARD OF DIRECTORS

SECTION I: NUMBER AND QUALIFICATIONS

The control and management of the Organization and its affairs and property shall be entrusted to a board of no more than 16 members. Directors shall be elected for a one-year term, or until their successors are elected and qualified. Directors shall be elected at the annual meeting of the members, or, between annual meetings, by action of the Board of Directors as described in Article VI, Section IV.

In the event that any director shall fail to attend the Board of Directors meetings for three successive meetings without being excused in advance by the President, such member shall be dismissed automatically from the Board of Directors.

SECTION II: MEETING OF THE BOARD

The Board of Directors shall meet at such time and at such place as the President or a majority of the Board of Directors may name. Regular meetings of the Board of Directors shall take place at a preset time and place. Special meetings of the Board of Directors shall be held upon seventy-two (72) hours notice given by mail, e-mail, or telephone, to each Director, of the time and place of such meeting. Eiber Board business may also be conducted via email per the guidelines adopted via policy vote by the Board in 2005. All Board Meetings shall be open to all members; however, notice of these special meetings and business conducted via email is not required to be given to non-directors.

SECTION III: QUORUM

A majority of the number of Directors then holding office shall constitute a quorum, and the vote of a majority of those present shall be the act of the Board.

A Director who is not able to attend a board meeting may designate a proxy to be counted and vote on behalf of the Director. The proxy form must provide the name of the director, the name of the design , the name and date of the meeting, and may be submitted by email to the Secretary or President.

SECTION IV: DUTIES AND POWERS

It shall be the duty of the Board of Directors to carry out the objectives and purposes of the Organization, and to determine policy and procedure in connection with such objectives and purposes. The Board shall have the power to appoint a successor to fill any vacancy which may occur between annual meetings in any of the offices or in the membership of the Board of Directors, such appointee to hold office until the next annual meeting of the Organization and until the successor is elected and qualified; to employ, govern, and dismiss all employees of the Organization; to carry out the provisions of these by-laws as adopted or as may be amended; and to adopt, alter and amend such other rules and regulations consistent with the by-laws as they may deem expedient.

SECTION V: ANNUAL REPORT

The outgoing Board of Directors shall present to the members at each annual meeting a report as to the condition of the Organization and accomplishments during the preceding year.

ARTICLES VII

DUES, FISCAL YEAR AND ASSESSMENTS

SECTION I: DUES

No annual dues shall be assessed unless approved by the membership at a general meeting.

SECTION II: FISCAL YEAR

The fiscal year shall coincide with the annual meeting.

ARTICLE VIII

AMENDMENTS TO BY-LAWS

These by-laws may be modified, amended, supplemented or altered by the affirmative vote of a majority of the Board of Directors present at any meeting of the Board, provided that a quorum is present. Notice of a vote on the amendment must be included in the notice of the meeting, and must be reported at the next general meeting.

I hereby certify that the above by-laws constitute the by-laws of the Eiber Neighborhood Association, also known as the Eiberhood, approved and adopted by the Board of Directors of the Organization on _September 18, 2008_____.

Yvonne Postin, Secretary