

Mississippi Association of Home Inspectors

Mission Statement

To encourage and enhance the technical and professional performance of fee-paid Property Inspectors.

To promote positive communication between the inspection industry and the overall public, real estate professionals, and public organizations.

To promote continual improvement of its member's inspection services for the consumer.

To provide leadership through education and by maintaining ethical and technical standards.

To enhance consumer protection and promote public awareness of the Association.

To adhere to the Standards of Practice and Code of Ethics of the Mississippi Home Inspector Board.

Mississippi Association of Home Inspectors, Inc.

Constitution and by-laws of the "Mississippi Association of Home Inspectors, Inc."

Article I

This association shall be known as "Mississippi Association of Home Inspectors, Inc."

Article II

This association shall be incorporated under the Corporation Laws of the State of Mississippi.

Article III

Objectives

The objectives of this association are: 1) to promote the profession of building and property inspections to Realtors, public organizations, their agents, and the general public; 2) to maintain high professional standards in the conduct of work; 3) to combat unfair practices; 4) to encourage efficiency among all member inspectors; 5) to encourage methods and inspection techniques that help relieve member inspectors of undue risks; 6) to encourage sound business methods; 7) and to cooperate with other associations, groups, and factions of similar business types.

Article IV

Scope of Activities

The scope of activities of the Association and its influence shall, ordinarily, unless formally undertaken and ratified, be limited to The Great State of Mississippi.

Article V

Membership

Section 1: Members. Any individual, proprietorship, partnership, or corporation actively engaged in or interested in the home inspection business shall be entitled to apply for membership as a member or affiliate member of this Association, subject to the provisions of admission hereinafter set forth.

Section 2: Application for Membership. Any individual, proprietorship, partnership, or corporation desiring to become a member of this Association shall make application on a form supplied by this Association. The application shall contain an agreement binding the applicant, if elected to membership in this Association, to be governed by its constitution and by-laws and all amendments thereto; to obey and comply with all lawful agreements, decisions, orders, rules and regulations of this Association; and to pay all dues and assessments provided for and levied pursuant to these by-laws. The application shall be accompanied by payment of legal tender under the laws of the United State of America for the initiation fee.

Section 3: Appointment of Membership Committee. The President shall appoint a Membership Committee, with terms of office concurrent with the term of the appointing President. In the event of a vacancy, the President shall immediately appoint a successor. The Committee Members shall be chosen from its members in good standing and shall be composed of a Chairperson to receive applications for membership, examine the qualifications stated and then formally submit the application along with a report as to the opinion of the Committee regarding the qualifications of the applicant and a recommendation for formal action by the Association.

Section 4: Qualifications of the Applicant. The Association shall consider application for membership in the Association from firms and individuals doing business within the State of Mississippi whose interest lie in the profession of the property and building inspection industry and it's associated fields.

Section 5: Approval of the Application. The Association in any regular or special meeting shall consider the report of the Membership Committee and an acceptance of the application shall be upon two-thirds affirmative of all members present.

Section 6: Initiation Fees and Dues. Upon acceptance of application, and prior to installing the applicant as a member, the applicant shall pay to the Association an initiation fee that is applicable as follows:

Member - State Licensed Inspector	\$100.00 Annual Due
Affiliate Membership	\$50.00 Annual Due

Section 7: Resignation from Membership. Any member may resign from membership in this Association by delivering to the President, Secretary or Treasurer of the Association a notice in writing of such intention to resign.

Section 8: Absentee or Proxy Vote. Each member shall designate in writing on forms supplied by this Association, one individual known as "designee", who shall represent the member at membership meetings with full power and authority to vote and act on behalf of such member. A member may at any time revoke the designation of such member's designee and make a new designation by providing, in writing to the Association, the decision to change the designee at least 24 hours before any Association call to action or vote. Any action taken at a regular or special meeting of members, duly called and convened, shall be binding upon all members, whether any designee fulfills such qualifications and its decision shall be binding on all persons. The Proxy Vote Form shall be presented to the Secretary and held thereafter by the same.

Section 9: Voting. Each licensed inspector member in good standing with this Association shall be entitled to one vote on each matter submitted to a vote of the licensed inspectors. Votes can be cast by the designee present at the meeting.

Section 10: Duties of Members. A) All members shall receive a copy of the By-laws. It shall be the duty of each member to abide by the By-laws and all rules of the Association. B) Members are required to pay dues in accordance with the rules of the Association. C) Members of the Association are required to notify the Secretary of any change of address, including any change of email address, in writing, within ten (10) days of such change of address.

Section 11: Enforcement of Duties A) Any member charged with Violation of the By-laws or any rules of this Association shall be notified in writing of the charges brought; said notice to be mailed to such member at his last known address, and the notice shall set a date of review in required by the Board of Directors. B) Dues are payable prior to January 1st of the next fiscal year. Every member having dues in arrears shall have no vote on any matter coming before the Association, nor shall he/she be eligible to hold office until the delinquent amount is paid, and at the discretion of the Board of Directors, such delinquent member may be suspended or expelled from the Association. C) When a member is suspended or expelled for non-payment of dues and desired to be reinstated in the Association, he/she shall first pay all dues owed to the Association by him/her at the time of his suspension, plus dues for the current year plus penalties, as voted by the Board of Directors and approved by the membership.

Article VI

Administration

The officers of the Association shall consist of a President, a Vice President, Secretary and Treasurer; the Board of Directors shall consist of the President, Vice President, Secretary, and Treasurer and two Directors elected from the general membership of the Association.

Article VII

Election of Officers

Section 1: The officers and Directors shall be chosen annually by ballot on or before the first regular meeting in January. The person or persons, as the case may be, receiving a majority of the votes rightfully cast, shall be declared elected. No member of the Association shall be eligible to hold office unless he/she is in good standing on the day of nomination, unless he shall have filed with the Secretary a reasonable excuse for his absence. The Directors shall serve for a period of two (2) years; all other officers shall serve for a period of one (1) year.

Section 2: Any officer, Director or a member of a standing committee of the Association absenting him/herself for three (3) meetings in succession, except in the case of illness or other valid reason, shall have his position declared vacant by the Board of Directors and filled by the appointment of President with the approval of a majority of the Board.

Article VIII

Officer's Duties

President:

The President shall have general management of the Association, subject to the By-laws. He/she shall preside at all meetings of the Association, appoint all committees not otherwise provided for, see that the By-laws are enforced, and generally perform such duties as his position demands. The President shall have the power to appoint in his discretion any committee between regular meetings he deems necessary for the benefit of the Association, reporting same at the next regular meeting.

Vice President:

During the absence or disability of the President, the Vice President shall have similar duties and powers.

Secretary:

The Secretary shall be responsible for the keeping of the minutes of each meeting, any correspondence of the Association, and any record of attendance, and any other matters concerning the day to day functions of the Association.

Treasurer:

The Treasurer shall be responsible for keeping the regular books of account that are necessary; he shall countersign such instruments as require his signature; and shall perform all duties incidental to this office.

All Officers:

All officers shall have the following responsibilities: To promote the association throughout the state; To establish chapters of the association where adequate membership is available, thereby reducing unnecessary travel and hardship upon membership. Area chapters are to operate within the requirements set forth for the state association.

Board of Directors:

The Board of Directors shall be composed of the President, Vice President, Secretary, Treasurer, and additional members to be elected from the membership of the Association. The Secretary shall serve as Secretary at the Board of Director's meeting. The Board shall have general supervision and authority over the conduct of the affairs of the Association, and its decision and acts shall be final and binding upon the Association unless reversed or suspended by a vote of the Association at the meeting following such action or decision. It shall meet upon the call of its Chairman or two (2) of the members. A quorum of the Board shall compromise not fewer than three (3) of it's members. The Board shall elect a Chairman of its first meeting by majority vote.

Article IX

Committees

The standing committees of the Association, each of which shall consist of two (2) or more members besides the President, shall be appointed by the President, except as hereinafter provided, as soon as convenient after the election, and the members of these committees shall continue to serve during the ensuing year and until their respective successors have been appointed, unless sooner relieved from service by order of the President or Board of Directors. The Board of Directors shall have power to remove members of committees if they find it expedient. The following shall be standing committees.

Promotions Committee: Consisting of two or more members who shall revise means and ways to uphold the process and function of promoting the furtherance of the Associations' purposes and objectives.

Program Committee: Consisting of two or more members which shall obtain speakers for Association meetings and in general have charge of the planning of Association programs.

Changes and Amendment Committee: Consisting of two (2) or more members, which shall study any proposed changes or amendments to the By-laws and make recommendations to the Association regarding same.

Membership Committee: Consisting of two (2) or more members which shall have the duties set out in Article V, Section 3 of this instrument.

Article X

Dues

Section 1: The dues of the Association and rules and regulations for reports in connection with computation of the dues and payment of same, are established by the membership on a three-fourths vote of the total membership, which may be polled by mail ballot.

Section 2: The dues and assessments as set up and approved shall be used only for Association expenses, educational fund or other expenses for the good of the Association.

Section 3: All monies of the Association shall be deposited in such bank as shall be designated by the Board of Directors and shall be withdrawn upon such signatures and upon such terms as may be approved by the Board of Directors. However, if the Association has a surplus of funds, these funds may be invested as empowered by the Board of Directors.

Section 4: At the election of the Board of Directors an annual audit of the finances of the Association shall be made by a Certified Public Accountant so appointed by the Board of Directors of the Association. Each fiscal year ends December 31st of the calendar year.

Article XI

Association Office

The Association shall have the power to purchase, lease, hold, sell, mortgage or otherwise acquire, or dispose of real or personal property; to enter into, make, perform or carry out contracts of every kind with any firm, person, corporation, or association; to do acts necessary and expedient for carrying on any or all of the objects and purpose of the Association, not forbidden by it's By-laws or the laws of the State of Mississippi, or of the United States, but only through the duly elected officers of the Association.

Article XII

Association Meetings

Section 1: The regular meeting of the Association shall be held at least once every 3 months, with the time and place elected by the Association. Special meetings may be called by the President or Directors or at the written request of three (3) members.

Section 2: Meetings of this Association shall be conducted according to parliamentary procedure state by Robert's Rule of Order.

Section 3: After the President has called the meeting to order, the following order of business shall be observed:

- 1 Secretary's report and reading of the minutes.
- 2 Treasurer's report.
- 3 Report of standing and special committees.
- 4 Old and/or unfinished business.
- 5 New Business.
- 6 Adjournment.

Section 4: At special meetings, the order of business shall be as follows:

- 1 Roll Call
- 2 Reading of the call of the meeting.
- 3 Reading of the minutes of a previous session of the same meeting, if any.
- 4 Business stated in the notice of the meeting.
- 5 Adjournment.

Article XIII

Membership, Certification, Designations, and Affiliates

Section 1: An individual seeking full membership shall be a licensed home inspector who is licensed by the State of Mississippi or a state that has a reciprocal agreement with the State of Mississippi for the purpose of home and property inspections.

Section 2: An individual or company seeking an affiliate membership shall be a person or company interested in the home and property inspection industry.

Section 3: The association shall endeavor to provide a continuing education program to include every aspect of a property condition report. The professional residential inspector must be versed in not only the Mechanics involved, but also the verbal language, written analysis, and Professional Ethics as required by the association and the State of Mississippi.

Article XIV

Amendments

All Proposed changes or amendments to the By-laws shall be submitted by three members of the Association in writing at a regular meeting and said proposed change will thereupon be referred to the Committee on Changes and Amendments for study. This Committee will study the proposed change for a minimum of two weeks and a maximum of four weeks and thereafter will make its report and recommendations to the Association. The recommended change will then be called for a vote at the time of a regular meeting and from those present with the rights, granted under the rules of the By-laws of the Association, the simple majority will rule.

Article XV

Adoption

The foregoing By-laws having been approved in regular meeting of the Association, by the members of the Mississippi Association of Home Inspectors, inc. are hereby adopted as the official By-laws for this Association.

Article XVI

Official Roll of the Association

Each member of the Association does hereby agree to abide by the By-laws of this Association and all amendments thereto and there shall be an official copy of the By-laws of this Association, and all members thereto, kept in the custody of the Secretary.

Mississippi Association of Home Inspectors, Inc.

Proxy Voting Rights Form

(please print)

Date: _____

I _____, hereby grant _____, who I know to be a member in good standing of the Mississippi Association of Home Inspectors, Inc., authority to vote on my behalf. It is understood that the designee shall adhere to the By-laws as so stated in Article V, Section 8.
