

LET'S LEVEL

the Official Publication of the Wausau Area Builders Association

**FEBRUARY 2013
VOLUME 32 - ISSUE 2**

We have some By-Law Changes that we will need you to vote on soon, please read the By-Laws included and note the changes.

THE SHOW IS ON!!

Yes, the Wausau Area Builders Association Home Show is upon us. February 8-10 at The Patriot Center.

New this year will be informational seminars held during the show, by various professionals from our community. They are all original, no repeats!



We also have new show hours opening earlier each of the days for our exhibitors to have more exposure time to the public. Hours are Friday noon-8, Saturday 9-5, Sunday 10-3.

There are still a few spots left, get your reservations in by going to our website, and under Home Show select the link for the booth registration process. You will see our new exciting layout, exhibitors that are registered, and be able to select your own booth. www.wausauare-abuilders.com.

The Home Show is one of the major fund raisers for YOUR association. Your participation will show your support as well as help you grow your business. If you are not an exhibitor, please come to visit.

By now, most of you will have seen advertising on TV, perhaps heard it on the radio, or seen it in print. We have worked hard to get the word out to the public about the show.

For those of you who are exhibitors, feel free to check the site for your spot. Most original requests have remained intact.

Please contact me directly if you have any questions.

Russ Utech, Chairman, Russ.utech@murphyinsurance.com or 715-571-9577



801 South 24th Ave.
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Phone (715) 842-9510
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MISSION STATEMENT:

The Wausau Area Builders Association, chartered in 1967 and affiliated with the Wisconsin Builders Association and National Association of Home Builders, is a professional non-profit trade association. Serving the community we represent the interests and concerns of the consumer, building trades, industry suppliers and all facets of the building industry.

The primary goal of our association is to provide quality, affordable housing through community and government involvement, while promoting high standards of professionalism.

Cellcom launches Varsity by Cellcom app

Submitted by Cellcom

Cellcom has launched an application to track Wisconsin high school sports' teams. The Varsity by Cellcom app allows users to track their favorite varsity teams and get scores, statistics, schedules, standings, roster information and news.

"High school sports are a big part of the communities that we serve in northeast and central Wisconsin," said Dan Fabry, COO of Cellcom. "This app was made for the students, coaches and fans that live and breathe prep sports. We know our customers are dedicated to their hometown teams and hopefully Varsity by Cellcom helps them follow their favorite teams even more closely."

High school sports that can currently be followed with the app are baseball, basketball, football, hockey, soccer, track, volleyball and softball.

The Varsity by Cellcom app is available for free for Cellcom customers from the Google Play store. Visit www.cellcom.com for additional availability.

JOKE OF THE MONTH

PLACES TO VISIT

I have been in many places, but I've never been in Cahoots. Apparently, you can't go alone. You have to be in Cahoots with someone.

I've also never been in Cognito. I hear no one recognizes you there.

I have, however, been in Sane. They don't have an airport; you have to be driven there. I have made several trips there, thanks to my friends, family and work.

I would like to go to Conclusions, but you have to jump, and I'm not too much on physical activity anymore.

I have also been in Doubt. That is a sad place to go, and I try not to visit there too often.

I've been in Flexible, but only when it was very important to stand firm.

Sometimes I'm in Capable, and I go there more often as I'm getting older.

One of my favorite places to be is in Suspense! It really gets the adrenalin flowing and pumps up the old heart! At my age I need all the stimuli I can get!

And, sometimes I think I am in Vincible but life shows me I am not!



PARADE of Homes

The 2013 Parade of Homes will be held June 3-9.

If you are interested in advertising in the parade book please check your choice at the bottom of this page and send the signed form below with a check made out to WABA to 122 County Road A, Marathon, WI 54448

If you have any questions please call Cindy at 175-443-3032 or you may email her at cindy@colorcreationsllc.com.

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Color

- ☐ Full Page (Color) - \$750.00
- ☐ 1/2 Page (Color) - \$510.00
- ☐ 1/4 Page (Color) - \$360.00

Happy
Valentine's
Day!



PRESIDENT'S MESSAGE



Hello Everyone,

Well, January is now behind us and I hope everything went well for the 1st month of 2013. Hope everyone had a nice but safe New Years. The weather wasn't all that bad, little cold, little warm, rain and some snow, can you tell we live in Wisconsin. Don't like the weather wait a day.

I would like to thank Gloria Fenhaus for making the arrangements to have the Awards Banquet at Iozzo's. The food was great and the place was great. A good time was had by all. Congratulation to Chad Sickler for Builder of the Year. I would like to thank everyone for the Associate of the Year Award! I would again like to thank all the WABA Board of Directors and Committee Chairs for all of their hard work. Without them my job would be a lot harder, Thank You!

There are lots going on this month; 1st the Super Bowl who will win? Then the Home Show; February 8th 9th and 10th, thanks to Russ Utech and his committee for all the hard work they have been doing to put it all together. Also thanks to Carolyn Wilde for all her work and now understanding what all goes into putting the show on. This year is looking like it will be a great home show with the new changes. If anyone can help taking tickets or with set up or tear down call Russ and let him know I'm sure he could use it.

Then there's Valentines Day, Don't forget the one you love. Show and tell them how much you love them! Happy Valentines Day to All.

Don't forget February 21st is our Dinner Meeting, watch for the details and don't forget to register the email will be out soon. At our March 21st Dinner Meeting we will be having our Silent Auction, so look around and see what you can find to donate. This year Jesse Maas is heading up the auction so when he contacts you please find something to give or you could even bake cookies, pies (Glo) pretty much anything. Let's make this the biggest auction we have ever had. If you can help with the Auction please call me, Jesse or the office and we can get you started helping. The more help the easier it is so please call to help out.

Have a Great February!

Bob Marcell, WABA President
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FEBRUARY

2013

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5 POH Committee Meeting - 12:00 pm Home Show Committee Meeting - 3:00 pm	6	7	8 HOME SHOW	9 HOME SHOW
10 HOME SHOW	11	12 Board Agenda Items Due by 5 pm	13	14 Board Packets Sent - 5:00 pm Valentine's Day	15 PARADE OF HOMES CONTRACT FOR 1ST HOME DUE	16
17	18 President's Day	19 BOARD MEETING - 4 pm	20	21 Dinner Meeting	22 ITEMS FOR NEWSLETTER DUE	23
24	25	26	27	28		

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MARCH

2013

SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5 POH Committee Meeting - 12:00 pm Home Show Committee Meeting - 3:00 pm	6	7	8	9
10 Daylight Savings Begins	11	12 Board Agenda Items Due by 5 pm	13	14 Board Packets Sent - 5:00 pm	15 PARADE OF HOMES CONTRACT FOR 2ND HOME DUE	16
17 St. Patrick's Day	18	19 BOARD MEETING - 4 pm	20	21 Dinner Meeting	22 ITEMS FOR NEWSLETTER DUE	23
24 Easter 31 Palm Sunday	25	26 Passover	27	28	29 Good Friday	30

Valentine's Day Event • Feb 9th-14th

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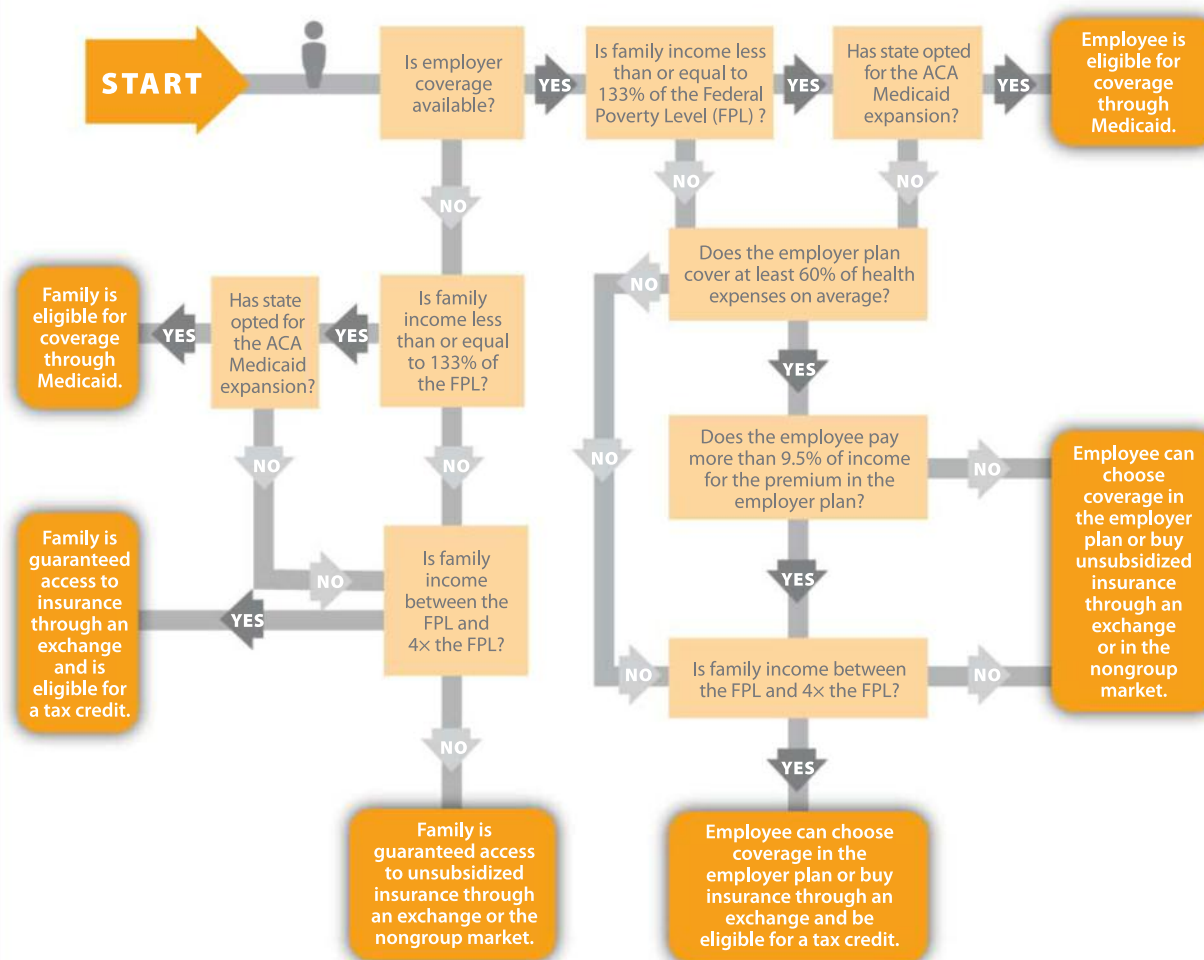
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HEALTH COVERAGE UNDER THE AFFORDABLE CARE ACT (ACA)

How to Get Coverage Beginning in 2014



KEY FACTS

- The FPL in 2012 is \$11 170 for a single individual and \$23 050 for a family of 4.
- In 2012 employees paid \$951 on average towards the cost of single coverage in an employer plan and \$4316 for a family of 4.

NOTES

- Some states may have higher income eligibility levels for Medicaid.
- In general, individuals who are currently eligible for Medicaid in their state of residence (who are mostly parents and children today) will continue to be eligible for Medicaid after ACA implementation. Those below 133% of the FPL who will be newly eligible for Medicaid after implementation are mostly adults without dependent children.
- For a discussion of the tax credit that may be available for insurance purchased through an exchange, please see Levitt L. "The Middle Class Tax Break Hardly Anyone Is Talking About." *The JAMA Forum*. <http://tinyurl.com/chogalp>. August 2, 2012.
- In some cases, children may be eligible for public coverage through Medicaid or the Children's Health Insurance Program (CHIP) while their parents are covered through an employer or an exchange.
- Undocumented immigrants are ineligible for Medicaid and may not purchase coverage in an exchange or receive a tax credit.
- In general, people are required to obtain coverage or pay a penalty, but those whose health insurance premiums exceed 8% of family income (after tax credits or employer contributions are taken into account) will not be penalized if they choose not to purchase coverage.
- Final regulations specifying how dependents of workers with employer coverage available are treated have not yet been issued. Draft rules indicate that the affordability of employer coverage (ie, whether it costs more than 9.5% of income) will be based on the required premium for a single worker rather than family coverage.
- Small businesses may choose to buy insurance through newly created Small Business Health Options Program (SHOP) exchanges or directly from insurers.

Source: Kaiser Family Foundation (<http://www.kff.org>) analysis.

*Produced by: Larry Levitt, MPP, Anne Jankiewicz, and David Rousseau, MPH.

Silent Auction

March 21st, 2013



**6 p.m. at The Great Dane
St. Patrick's Day-style buffet
and Silent Auction**



WE ARE CURRENTLY SEEKING DONATIONS

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THE MONDAY MORNING REVIEW



Leadership, Committees Set for 2013-2014 Session

With Santa Claus now safely back at the North Pole and another disappointing outcome for the Wisconsin Badgers in the Rose Bowl, the legislature went back to work when they are sworn in on Monday, January 7.

In the upper house of the legislature, Senator Scott Fitzgerald (R-Juneau) assumes the role of Senate

Majority Leader after a brief time as minority leader after the June 5 recall elections. The State Assembly gets its third speaker in as many sessions when Robin Vos (R-Burlington) assumes the post vacated by Jeff Fitzgerald who ran unsuccessfully for the GOP nomination for U.S. Senate this summer and was unable to run again for his state assembly seat.

Representative Peter Barca (D-Kenosha) will again be leading the Assembly Democrats this session. A relative newcomer to the state senate, Chris Larson (D-Milwaukee), will take the reins of leadership for the State Senate Democrats from Senator Mark Miller (D-Monona).

The chairs of the Housing Committees in both houses remain the same (Rep. Murtha and Sen. Lasee) but other members of the committee have changed. The Assembly Housing and Real Estate Committee features six new members, five of them freshman, and the Senate Insurance and Housing Committee features two new members representing the Democrats on the committee (Senators Erpenbach and Cullen).

For a complete listing of those on assembly committees, [click here](#) for senate committee membership [click here](#) and finally for a listing of legislative leadership [click here](#)

From NAHB: Fiscal Cliff Avoided: What it Means for Housing and Home Builders

The fiscal cliff, an economically damaging set of tax hikes and spending reductions scheduled to begin in 2013, has been avoided (for now) and that is good news for housing in the short-run.

The enactment of H.R. 8, the American Taxpayer Relief Act of 2012, will extend permanently most, but not all, of the 2001/2003 tax cuts. The legislation prevents a fiscal drag of approximately \$600 billion in 2013, which would have been large enough to push the current weak economy into recession. That in turn would have reduced demand for both owner-occupied and renter

housing and threatened the ongoing recovery for home building.

That outcome has been prevented, although future fiscal policy debates loom on the horizon. For example, a legislative fight over the debt ceiling and the delayed sequester will take place in February. And 2013 may be a year in which comprehensive tax reform is under legislative consideration.

But for now, the following items in H.R. 8 are of interest to housing stakeholders and home builders:

Business Tax Items

- Permanently extends the 2001/2003 tax rates for adjusted gross income levels under \$450,000 (\$400,000 single); good for small business and home builders, 80% of whom are pass-thru entities who pay taxes on the individual side of the code
- Permanently extends the Alternative Minimum patch; again, good for small business owners who are frequently at risk of paying AMT
- Permanently sets the parameters of the estate tax; positive for family-owned construction firms; codifies the 2010 \$5 million exemption amount (indexed to inflation) and a 40% estate tax rate
- Extends present law section 179 small business expensing through the end of 2013; offers cash flow and administrative cost benefits for small firms
- Extends the section 45L new energy-efficient home tax credit through the end of 2013; allows a \$2,000 tax credit for the construction of for sale and for-lease energy-efficient homes in buildings with fewer than three floors above grade

Homeowner Tax Items

- Extends through the end of 2013 mortgage debt tax relief; important rule that prevents tax liability from many short sales or mitigation workouts involving forgiven, deferred or canceled mortgage debt
 - Deduction for mortgage insurance extended through the end of 2013; reduces the cost of buying a home when paying PMI or insurance for an FHA or VA-insured mortgage; \$110,000 AGI phaseout remains
 - Extends the section 25C energy-efficient tax credit for existing homes through the end of 2013; important remodeling market incentive, although the lifetime cap remains at \$500.
 - Reinstates the Pease/PEP phaseouts for deductions; for married taxpayers with AGI above \$300,000 (\$250,000 single), the Pease limitation reduces total itemized deductions by 3% for the dollar amount of AGI above the thresholds. This is a negative change for some high cost areas, but
-

should only have small impacts. Example, a married household with \$350,000 AGI would be \$50,000 above the limit and must reduce their Schedule A total by \$1,500 raising their taxes by about \$500. Only a share of that would be due to the MID.

Multifamily Tax Items

- Extends the 9% LIHTC credit rate for allocations through the end of 2013; absent the credit fix, the LIHTC program would suffer a loss of equity investment for affordable housing projects
- Extension through the end of 2013 of base housing allowance rules for affordable housing

Also noteworthy are items that are not in H.R. 8, including an itemized deduction cap or a defined fast-track tax reform process. Nonetheless, the return of the Pease rules suggests that items like the mortgage interest deduction will be under debate in 2013.

The resolution of the fiscal cliff now gives way to a series of mini-cliffs due to the need to raise the debt ceiling, establishing government spending levels and deal with the sequester. Over the long run, the future of housing demand, and interest rates in particular, will be affected by how Congress and the President solve the nation's long-run deficit challenges

Head of St. Louis Fed Reserve Looks to 2013-2014

At the annual Wisconsin Economic Forecast lunch, put on by our friends at the Wisconsin Bankers Association, the President and Chief Executive Officer of the Federal Reserve Bank of St. Louis addressed the group.

Dr. James Bullard had some good insight on the past economic woes of the country and some good insight into the future.

According to Dr. Bullard, the financial meltdown of 2008-2009 has caused some permanent damage to our economy and will adversely affect growth rates in the future. Typically the U.S. economy has grown, on average, 3 to 3.5 percent per year. Due to the damage caused by the financial meltdown, Dr. Bullard now predicts a "new normal" of 2 to 2.5 percent growth moving forward.

That being said, Dr. Bullard is much more bullish than some of his colleagues and is actually predicting above new normal growth for the next two years, somewhere between 3 to 3.5 percent growth. Why bigger growth rates over the next two years? More certainty in our country than a year ago, reduced headwinds on the economy and easier monetary policies is the answer Dr. Bullard gave to that question.

What about housing? Dr. Bullard said he believes the housing market will continue to improve slowly in '13-14, not to the levels of the mid 2000's but positive growth which will be good sign for the rest of the U.S. economy.

The wildcard in his rosy predictions for the U.S. economy continues to be the European economy. Dr.

Bullard believes they are headed in an improved direction but if things change for the negative there it would have a negative effect on the U.S. and the rest of the world since the combined economies of the countries in Europe is actually larger than the U.S.

Advocacy Action Network Powered by VoterVoice to Return

WBA will once again be using the VoterVoice system this session so members can easily communicate with elected members of the legislature on important advocacy issues.

You may remember using VoterVoice last session which allowed members to send a message to legislators with one click of the mouse. The same system will be used again in 2013 but will require members to re-register in the system. The VoterVoice system is now integrated with BuilderFusion so if we already have your home address on file it will be very easy to re-register.

BuilderFusion will be powering the WBA Advocacy Action Network this year so we can continue to have a strong grassroots presence at the state capitol this session!

Reg Reform Report Mentions DATCP 110

During the Governor's annual State of the State address recently he made mention of a Regulatory Review Report that was released earlier that day.

It was clear when reading the report that people in the building industry had taken the time to respond to the survey. One quote from a homebuilder/remodeler states "it is impossible to be in compliance with ATCP 110." Sounds like something we have heard many times in the past.

The new Department of Safety and Professional Services also gets high marks from someone identified as a home builder when they were quoted in the report as saying, "Model everything off DSPS. The folks at DSPS have been great. I love the willingness to work with small business."

The report lists concerns with DNR 216 relating to erosion control, ATCP 111 on basement waterproofing, and an entire section on ATCP 110 involving home improvement and remodeling.

This week Abe Degnan of the WBA Remodeler's Council began working with staff members at the Department of Agriculture, Trade and Consumer Protection (DATCP) on rule changes relating to ATCP 110. You may remember this summer the DATCP board approving the department's request to move forward with modernizing that rule and we are happy to report that process is underway.

Brad Boycks
WBA Director of Government and Political Affairs
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DINNER MEETING

THURSDAY, FEBRUARY 21

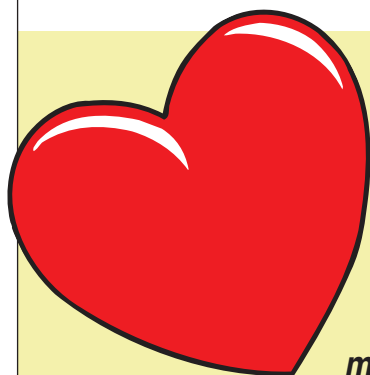
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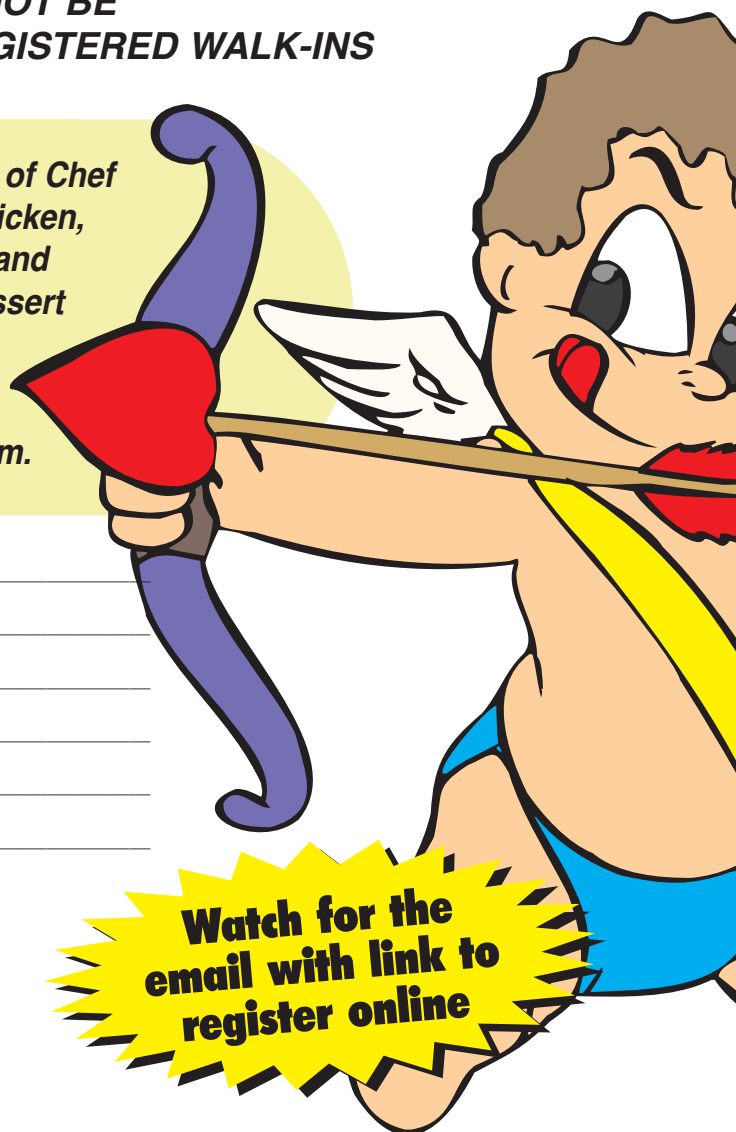
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WAUSAU AREA BUILDERS ASSOCIATION SCHOLARSHIP APPLICATION FORM

***Any student within the top 50% of their class is eligible
to receive the WABA Scholarship and is encouraged to apply.***

Applicant's Name _____

Address _____

Phone # _____

1. High School Attending _____

2. Name of Parents _____

3. Are they members of WABA? YES NO

4. If yes, name of the company _____

5. What school will you be attending? _____

6. What course of study are you planning to pursue? _____

7. How do you intend to finance your education? _____

8. What extra-curricular activities have you been involved in while in school?

Indicate any offices held, awards, or achievements. _____

9. What community activities have you been involved that are not school related?

(Work activities, volunteer work, church, etc)_____

10. What are the major courses you have been studying while in High School?

11. What is your grade point average? _____

12. What is your rank in your class? _____

Return Applications to:
Wausau Area Builders Association
801 South 24th Ave.
Wausau, WI 54401

***APPLICATIONS MUST BE RECEIVED IN OUR OFFICE NO LATER THAN
APRIL 1, 2013 TO BE CONSIDERED FOR A SCHOLARSHIP!***

WAUSAU AREA BUILDERS ASSOCIATION
BY-LAWS

REVISED

NOVEMBER 1, 1999

SEPT. 16, 2008

January 14, 2011

March 18, 2011

April 21, 2011

December 3, 2012

BY-LAWS OF THE WAUSAU AREA BUILDERS ASSOCIATION

ARTICLE 1

(Name and Location)

Sec.1. The name of this association shall be the Wausau Area Builders Association.

Sec. 2. The Principal office of this Association shall be located in the immediate Wausau vicinity.

ARTICLE 2

(Territorial Jurisdiction)

Sec. 1. This Association shall operate for the benefit of homebuilders and those engaged in allied industries in the Counties of Marathon, Taylor, Langlade, and all but seven (7) northern townships of Lincoln; or within the territorial jurisdiction as set forth by the National Association of Home Builders of the United States.

ARTICLE 3

(Objectives)

Sec. 1. This Association shall operate as an Affiliated Association of the National Association of Home Builders (NAHB) and the Wisconsin Builders Association (WBA) and abide by NAHB and WBA bylaws unless modified by local bylaws to a more stringent standard.

Sec. 2. To the extent permitted by law, the objectives of the Association shall be:

A) To associate home builders within the above-described jurisdiction for the purpose of mutual advantage and cooperation.

B) To cooperate with all branches of the home building industry; including manufacturers, dealers, and financial institutions within said jurisdiction for the purpose of mutual advantage and for the benefit of the industry.

C) To maintain high professional standards and sound business methods among its members.

D) To assist in the accomplishment of the mutual objectives of the National Association of Home Builders of the United States and of the Wisconsin Builders Association.

E) To assist the Officers, Board of Directors, and Membership Committee of the National

Association of Home Builders of the United States and of the Wisconsin Builders Association in qualifying members operating within the above-described territorial jurisdiction.

F) To participate for the purpose of mutual benefit in an interchange of information and experience with all other local affiliated Associations of the National Association of Home Builders of the United States and of the Wisconsin Builders Association.

G) To operate without profit and no part of the income of the Association shall be to the benefit of any individual member.

H) In the event the Association is liquidated, any assets available for distribution will be donated to a religious, scientific, educational, benevolent, or public body.

I) To help see people achieve the American Dream of affordable housing.

ARTICLE 4 (Membership)

Sec. 1. Membership in this Association shall be four (4) classes:

- A) Builder
- B) Associate
- C) Honorary
- D) Affiliate

Sec. 2. Qualifications for membership in this Association shall be as follows:

A) Builder member

1. Builder membership shall be open to any person, firm, or corporation whose principal business is the construction of housing within the territorial jurisdiction of this Association and has been in business for a minimum of one year, and who shall agree to abide by the provisions of the Constitution and By-laws and any amendments, and who shall meet with the approval of the Membership Committee and the Board of Directors.

2. Any person, firm or corporation applying for Builder membership shall be required to provide their State of Wisconsin Dwelling Contractor and Contractor Qualifier Credential numbers at time of application as stated on the WABA membership application form.

3. In the case of a member of WABA selling their interest in their current business,

the new owner may continue on the current member's membership until the renewal date at which time the new owner will submit to a review of their membership to verify that they are still eligible for membership in WABA.

B) Associate Membership shall be open to any person, firm, or corporation engaged in any allied trade, industry, or profession within the territorial jurisdiction of this Association, and has been in business for a minimum of one year, and who shall agree to abide by the provisions of the Constitution and By-laws and any amendments, and who shall meet with the approval of the Membership Committee and the Board of Directors.

C) Honorary Membership shall be open to any person who distinguishes himself or herself by meritorious service in the furtherance of the interest of this Association, or who is connected with a governmental agency or department handling matters pertaining to the home building industry. He or she may be elected to honorary membership in this Association by a 2/3 vote of the Board of Directors.

(1) A person being considered for honorary membership shall not be a dues paying member of the Wausau Area Builders Association, or be active in the home building or light construction industry.

(2) Honorary members will be allowed to serve on committees, councils and task forces but will not be eligible to serve as the Chair, Vice Chair, or be on the Board of Directors. Honorary members will only have voting rights on their respective committees.

D) Affiliate Member

(1) Any individual who is an employee of a company represented by a builder or associate member as defined in Section (1) (A) and (B) of NAHB's Bylaws shall be eligible to be an Affiliate member.

(2) Affiliate members will be allowed to serve on committees, councils, and task forces but will not be eligible to serve the Chair, Vice Chair, or serve on the Board of Directors, etc unless they become a full member. Affiliate members will have voting rights on their respective committees only.

(3) Dues for an Affiliate member shall be the amount required from WBA plus the amount required from NAHB plus a \$50.00 administrative/ mailings fee from WABA. Affiliate members will not have any costs related to monthly membership dinner meetings included in their dues payment.

Sec.3. Applications for membership in this Association shall be made to the Membership Chair and processed in the following manner:

- A) Candidate shall submit their application in writing on a form supplied by this Association containing an agreement to abide by the By-laws,
- B) Application shall be accompanied by a payment in an amount sufficient to cover the current year's dues in advance. All payments so made shall be returned in full if membership is not approved by the Board of Directors. A certificate of Insurance must accompany each application.
- C) The Membership Chair and committee shall investigate all applications for membership to determine if the applicant is a capable business owner who meets their obligations to their customers, and thereby, make their recommendations to the Board of Directors in whom shall be vested the exclusive right to elect them to membership, provided they meet the requirements set forth by this Association's Board of Directors and the Membership committee.
- D) All new member applicants shall be posted in the newsletter for review by the membership prior to Board action. Review process not to exceed 90 days.
- E) When elected to membership in this Association, applicant automatically becomes a member of the National Association of Home Builders and the Wisconsin Builders Association.

Sec.4. Payment of dues:

- A) Any member whose dues payment is one day past their renewal date is considered a non-current member and is not eligible for any and all member benefits. Non-current members will be expected to pay for their dinner at the rate determined for a guest.
- B) Any member whose dues are not paid in full within 3 months (90 days) after they become due shall be terminated.

Sec.5. Meetings of the members shall be as follows:

- A) An annual meeting of the membership of this Association shall be held at a meeting scheduled in January or February. based upon the dates scheduled for both the WBA and NAHB conventions. The purpose of this meeting shall be to present any and all awards to the Association's membership and any scholarships.
- B) Regular meetings of the membership of this Association shall be held the third Thursday of each month.

C) Special meetings of the membership of this Association may be called at any time by the President or by the Board of Directors.

D) Notice shall be given of the date, hour, and place of all meetings in writing, to each member, at least two (2) days in advance. Email is considered written notification.

ARTICLE 5 (Fiscal Year)

Sec.1. The fiscal year of this Association shall be the calendar year.

ARTICLE 6 (Initiation Fee and Dues)

Sec.1. The dues for membership in the association shall be determined and assessed by the Board of Directors of the Association.

Minimum cost of said dues shall be equal to the total cost of the State and National dues plus the operating costs of this Association which includes the seven dinner meetings.

The dues of this Association shall be due in full on or before the anniversary date of the initial dues paid. The annual dues shall be set by the Board of Directors with a 2/3 majority vote of a quorum.

Sec. 2. Dues for membership in the National Association of Home Builders and the Wisconsin Builders Association shall be paid by this Association from its treasury at the rate fixed, and under the terms stated in the By-Laws of that Association, or amendments thereto currently in effect.

ARTICLE 7 (Membership Certificate)

Sec.1. Each member shall receive a membership certificate annually upon the payment of dues for the current year in such form as the Board of Directors shall prescribe.

Sec. 2. This Association shall use on all its stationery and literature the official emblem of the National Association of Home Builders of the United States.

ARTICLE 8 (Board of Directors)

Sec. 1. Per State By-Laws, A Board of Directors, varying with membership, shall be

elected from the active membership, and shall be the governing body of this Association. ~~Six (6) local~~ **Nine (9)** Directors shall be elected by the general membership prior to October 31st. with ~~two (2)~~ **three (3)** Directors elected each year and shall hold office for three years from the beginning of the next calendar year or until successors are elected and qualified. These shall come from members in good standing. **One of every three directors elected yearly must be a builder member.**

Sec. 2. The President, Vice- President, Secretary-Treasurer, immediate Past-President, current elected (appointed as a result of someone's resignation) ~~local and state~~ Directors, ~~Associates Advisory and Government Affairs Chair~~ shall be members of the Board of Directors with full voting powers. Only those holding positions that are elected (with the exception of Immediate Past President) are to have a vote. In addition, ~~if a member of our Association holds the position of Area Vice President or~~ if a member is a past State President they too have a voting privilege on our Board.

~~Sec. 3. The National Director and the State Directors shall be members of the Board of Directors with full voting powers.~~

Sec. 3. The President shall be the Chair for the Board of Directors.

Sec. 4. Vacancies on the Board occasioned by death, resignation, or a change dictated to this local by WBA or NAHB's By-Laws shall be filled by appointment of the President. The person so appointed shall serve until the term they are appointed to expires.

Sec. 5. The National Director shall be the President and alternate Director shall be the Vice-President and represent this Association at the Board of Directors of the National Association of Home Builders, in accordance with the By-Laws of the Association. The National Director shall serve a term concurrent with the Presidency of two (2) years.

Sec. 6. ~~State Directors shall be elected prior to October 31st. and the number of state directors elected shall be in accordance with the By-Laws of the Wisconsin Builders Association. State Directors shall serve a term of three (3) years. No more than 2 of the total State Directors may be elected in a given year. Each State Director will serve their office in accordance with the regulations set forth in the Wisconsin Builders Association By-Laws. As per WBA By-Laws the majority of State Directors must consist of Builder Members. Each State Director shall be a voting member of the Wausau Area Builders Association Board of Directors.~~ **State Representatives are to be nominated by the President from the elected list of Directors for a term of 1 year. Nominees must be approved by the Board with a majority vote of a quorum.**

A) ~~A State Director candidate must have served at least one term year as Local Director before advancing to State Director.~~ **on the Board before they can serve as a State Representative.**

Sec. 8. Meetings of the Board of Directors shall be held as follows:

A) An annual meeting of the Board of Directors of the Association shall be held in January of each year.

B) Regular meetings of the Board of Directors shall be held on the **second** Tuesday of **every month**, prior to the dinner meeting. In those months that there is no dinner meeting the meeting will be held on the Tuesday prior to the third Thursday of the month.

(1) In instances of conflicting scheduling between the Board of Director meeting and a major Association event, such as the Parade of Homes, Home Show or the IBS convention, the meeting time will be rescheduled for that month accordingly.

C) Special meetings of the Board of Directors may be called by the President or upon formal request in writing of five (5) of its members.

D) Notice of the date, hour and place, of all meetings must be given to the Directors at least two (2) days in advance.

Sec. 9. Any voting member of the Board who is absent from three meetings in a 12 month period without a valid excuse (unplanned emergency) and so recorded by the Board shall be construed as resigning their position.

A) Members of the Board of Directors (for the purposes of attendance) shall be considered to be the President, Vice-President, Secretary-Treasurer, Immediate Past-President, **National Director**, and all **State** Directors, **all Local Directors**, **Associates**, **Advisory and Government Affairs Chair**.

ARTICLE 9 (Officers)

Sec. 1. The following officers shall be elected by the general membership and shall hold office for a term of **two (2)** one (1) years from the date of election or until their successors are elected and duly qualified.

A) A President, who shall be the Chief Officer of this Association, and shall preside at its meetings and those of the Board of Directors and Executive Committee. They shall be the official spokesperson of this Association in matters of public policy. They shall appoint all committees, **shall be an ex-officio member of all committees**, and shall perform all other duties usual to such office.

1) Any member being considered for the position of President, shall have served a minimum of one **term** **year on the Board** **as a Local Director**, **one term as a State Director**, and be a member in good standing.

2) Nominees for the position of President shall be a member in good standing and is considered to be a Builder member of the WABA as determined by the Membership committee guidelines.

B) A Vice-President, who shall be elected from the general membership, shall, in the absence of the President, or upon their direction, perform all of the duties of the President. They shall also serve on the Executive Committee. The Vice-President will normally assume the office of President after the term of the President has been completed.

C) A Secretary-Treasurer, who shall be elected by the general membership, shall be responsible to the Association for an accounting of all monies collected and disbursed by the Association, and shall render a semi-annual report to the Board of Directors, and an annual report to the membership. They shall also keep a record of all the official financial proceedings of this Association and its Board of Directors, including the reports of special committees. They shall serve on the Executive Committee and serve as Chair of the Finance Committee.

D) Associate Advisory positions (number designated by the Wisconsin Builders Association) shall be elected prior to October 31st and shall be that of an Associate membership. They shall sit on the Board of Directors with full voting powers. These positions shall have a term of 3 years. No more than 1 position may be up for election in a calendar year unless the allowable number exceeds 3.

Sec. 2. The following administrative officers and staff may be employed by the Board of Directors at such rate of compensation as deemed fair and proper:

A) An Executive Officer who shall serve as the chief administrative head of this Association. It shall be the duty of the Executive Officer to supervise the entire staff and perform such other duties as may be delegated by the Board of Directors or the President and all other duties usual to such office. including all minutes from Board of Directors meetings as well as committee meetings. The Executive Officer shall be empowered to employ an adequate staff to carry on the business of this Association as instructed by the Board.

B) A General Counsel, who shall be an attorney-at-law, licensed to practice within the territorial jurisdiction of this Association, and who shall advise the officers, directors, and committees of the Association in legal matters.

ARTICLE 10

(Voting and Quorums)

Sec. 1. The voting privilege shall be limited as follows:

A) At meetings of the membership, only members in good standing shall have the right to vote. Firms, corporations, or partnerships holding a membership shall be entitled to only one (1) vote to be cast by a **dually single** designated representative.

B) At meetings of the Board of Directors, current elected Directors of the Board, the President, Vice-President, immediate Past President, Secretary-Treasurer, **Associates**, **Advisory and Government Affairs Chair**, shall have the right to vote. In addition, if an **Area Vice President or a** past WBA President is a member of our Association they also have a voting privilege.

Sec. 2. A majority vote on any measure will be determined as follows:

A) A majority vote of the members present at any meeting of the membership or a majority vote done electronically shall carry any measure, provided the number of members in attendance at the meeting constitutes a quorum.

B) A majority vote of the members present at any meeting of the Board of Directors shall carry any measure, provided the number of members in attendance at the meeting constitutes a quorum.

Sec. 3. A quorum of the membership shall not consist of less than 25% of the current members of this Association.

A) A quorum of the Board of Directors shall consist of no less than ½ of its members.

ARTICLE 11

(Elections)

Sec. 1. The Nominating Committee shall:

A) Solicit and consider the recommendations of the membership as to candidates for each office and directorship to be filled.

B) Prepare and send to all members at least five (5) days prior to the September meeting of the membership, a report recommending at least one nomination for each office and directorship to be filled; having previously obtained consent of nominees to become candidates for the directorship.

C) Present their final report on nominations of the directors at the September meeting

of the membership, and their final report on nominations of officers at the September meeting of the Board of Directors.

Sec. 2. Additional nominations may be made from the floor or electronically via pre-election ballot. upon a motion carried by a majority vote. Otherwise, the nominations shall be considered closed.

Sec. 3. Once nominations are closed a vote shall be taken by secret ballot, and the candidate receiving the most votes for one office shall be considered elected.

Sec. 4. In the event that more than two candidates are nominated for any one office, a majority of the members voting shall be necessary to elect. In the event that such majority is not obtained, then a second vote shall be taken upon the two leading candidates

ARTICLE 12 (Committees)

Sec. 1. There may be the following committees:

A) The Executive committee shall consist of the President-Chair, Vice-President, Secretary-Treasurer, immediate past President, and a member appointed by the President from the builder membership. This committee shall conduct the affairs of the Association in accordance with the Constitution and By-Laws, and policies and instructions of the Board of Directors. It shall be the policy and steering committee of this Association and shall be responsible for establishing a budget for financing the Association; and for all matters of policy and public statement, subject to the approval of the Board of Directors. This committee shall meet upon the call of the President, the Board of Directors, or any four (4) of its members stating the time and place of meeting. Four (4) members shall constitute a quorum.

B) The nominating committee shall be composed of five (5) dues paying members in good standing of this Association and appointed by the President, with approval of the Board of Directors, at least thirty (30) days in advance of the September meeting of the membership. The immediate past President and the current President shall be two (2) of the five (5) members of this committee.

C) The membership committee shall be composed of 3 or more members, both builder and associate, and shall meet upon call of the Chair. One-half of the members shall constitute a quorum. In addition to building the membership, it shall have the responsibility of investigating all applications for membership, and recommending action to the Board of Directors.

D) The finance committee shall be composed of not less than five (5) members and shall meet upon the call of the Chair. Three (3) members shall constitute a quorum. This committee, in cooperation with the Executive committee, shall be charged with raising adequate funds to insure the proper functioning of the Association's staff and activities. The Secretary-Treasurer shall be the Chair of the committee.

E) The personnel committee shall consist of not less than three (3) members in good standing. They shall oversee all staff issues. Vice President is to chair this committee. Vice president is in charge of appointing its members.

F) The nominating committee for Builder and Associate of the Year Awards shall consist of the three (3) previous years' recipients of each award, and they shall prepare a list of potential candidates for these awards. The nominees shall be voted on prior to October 31st.

G) Other committees. There shall be such other committees as may be designated by the Board of Directors or the Executive committee; the members of which shall be appointed by the President.

Sec. 2. Where the President does not appoint complete committee personnel, then, each committee Chair shall appoint the members of their committee.

ARTICLE 13 (Finance)

Sec. 1. Dues and other monies collected by the Association shall be placed in a depository selected by the Board of Directors, and payments from the funds of this Association shall be made on the signature of one of the following three: President, Vice President or immediate Past President.

Sec. 2. The Board of Directors shall adopt a budget for each calendar year at the November Board of Directors meeting and this Association shall function within the totals of such a budget. Any expenditure in excess of such budget must be authorized by the Board of Directors.

Sec. 3. The Board of Directors shall purchase an insurance package that includes enough protection so as to insure the financial integrity of this Association. That dollar amount is to be determined by the Board and the expense is the responsibility of the Association.

Sec. 4. There shall be an annual audit of the finances of this Association by an independent Certified Accountant and this, together with a report from the Secretary-Treasurer, shall be submitted to the Board of Directors.

ARTICLE 14
(Notices)

Sec. 1. Members shall furnish the Executive Officer with their official address, and the mailing of any notice to such address shall be deemed service of such notice or notices upon them, as of the date of mailing the same.

ARTICLE 15
(Rules of Procedure)

Sec. 1. Roberts' Rules of Order latest edition, shall govern the procedure of all meetings of this Association.

ARTICLE 16
(Amendments)

Sec. 1. **This Constitution** **The By-laws** may be adopted or amended by a vote of 2/3 of the members in good standing present at any meeting subject to a quorum, **or by an electronic vote subject to a quorum of the total number of members.**

ARTICLE 17
(Dissolution)

Sec.1 Upon dissolution of the WABA, any assets remaining after payment or provision for its debts and liabilities shall, consistent with the purposes of the organization, be paid over to charitable organizations exempt under Section 501(c)(3) of the U.S. Internal revenue Code or corresponding provisions of subsequently enacted federal law. No part of the net assets or net earnings of the WABA shall inure to the benefit of or be paid or distributed to an officer, member, employee or donor of the organization.

ARTICLE 18
(Indemnification of Directors, Officers, and Committee Members)

WABA indemnification policy shall coincide with the most current version of the WBA indemnification policy as written in their most current version of the WBA by-laws.