

LET'S LEVEL

the Official Publication of the Wausau Area Builders Association

**JANUARY 2013
VOLUME 32 - ISSUE 1**

*Last Chance
to Register!*



Join the 2013 WABA Home Show
February 8-10
at the **Patriot Center**

*Show Hours:
Friday 3-8, Sat 10-5, Sun 10-3.*

*There is a \$200 preferential
booth price for members.*

*The web address to reserve a booth is
[https://boothboss.com/floorplan/
index.php?showID=306](https://boothboss.com/floorplan/index.php?showID=306)*

*Informational consumer
presentations are scheduled to take
place every hour during the show.*

*For more information contact:
russu@wausauareabuilders.com
or call him at 715-571-9577*

***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.***

WISCONSIN BUILDERS CONFERENCE

JANUARY 31 - FEBRUARY 2, 2013

RADISSON PAPER VALLEY HOTEL, APPLETON, WI

Wisconsin's ultimate educational and networking event for professionals in residential construction, remodeling, land development, and related fields, the Wisconsin Builders Conference offers more than 30 classes, a Vendor Showcase, numerous social activities, and a celebration of Wisconsin's Housing Leaders.

SCHEDULE AT A GLANCE

Thursday, January 31

7:30 a.m.	On-site registration/check-in opens
8:00 - 9:30 a.m.	Light breakfast available
9:30 - 11:00 a.m.	Education sessions #1
11:00 a.m. - 1:00 p.m.	Vendor Showcase open/lunch in exhibit hall
1:00 - 2:30 p.m.	Education sessions #2
3:00 - 4:30 p.m.	Education sessions #3 and WBA board of directors meeting
5:00 - 6:30 p.m.	Welcome Reception
6:30 - 8:30 p.m.	Celebration of WI's Housing Leaders Dinner (includes presentations of WBA's cornerstone awards and installation of WBA officers)
8:30 - 11:30 p.m.	Hospitality Suites

Friday, February 1

7:00 a.m. - 1:00 p.m.	Vendor Showcase open/light breakfast in exhibit hall
9:00 - 10:30 a.m.	Education sessions #4
10:45 - 11:45 a.m.	Topic-specific discussions and/or additional class offerings
11:15 a.m. - 1:00 p.m.	Lunch served in exhibit hall
1:30 - 3:00 p.m.	Education sessions #5 and WBA group meetings
3:30 - 5:00 p.m.	Education sessions #6
6:00 - 8:00 p.m.	Friday Night B.A.S.H. (Builders & Associates Supporting Housing) -- themed party
8:00 - 11:30 p.m.	Hospitality Suites

Saturday, February 2

8:00 - 10:00 a.m.	Send-off breakfast
10:00 a.m.	Conference concludes

*For more information or to register go to:
<http://www.wba-foundation.org/education/wi-builders-conference>*



801 South 24th Ave.
Wausau, WI 54401
Phone (715) 842-9510
Fax (715) 845-5435
www.WausauAreaBuilders.com

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Larry Meyer

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Scholarship Jerry Jarosz
Golf Outing Gary Zarda
Sporting Clay Larry Meyer
Website Warren Pope
Facebook Kyle VanOrder & Jesse Maas

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.

Wireless AMBER Alert Program™ to transition to Wireless Emergency Alerts platform

Submitted by Cellcom

As a part of the nation's transition to the Wireless Emergency Alerts (WEA) program, the Wireless AMBER Alert program™ will be discontinued on December 31, 2012. The WEA program, which launched in April 2012, not only delivers AMBER Alerts, but also Presidential and Imminent Threat Alerts to cell phone users with WEA-capable handsets.

Since AMBER Alerts are a part of this more comprehensive system, the Federal Communication Commission (FCC), Federal Emergency Management Agency (FEMA), CTIA-The Wireless Association, The Wireless Foundation, Syniverse and the National Center for Missing & Exploited Children (NCMEC) made the decision to transition AMBER Alerts from its current platform to the WEA program.

"Cellcom is one of eight wireless carriers that chose to participate in the WEA program and our entire network was enabled to send these alerts beginning in April of 2012," said Brighid Riordan, director of Public Affairs. "When given the choice, we thought participating in the program was important for our customers and with the transition of the Wireless AMBER Alert program, we are pleased to have another option ready for our customers."

Statistics show that the first three hours after an abduction are the most critical in recovery efforts, and being able to quickly engage the public in the search for an abducted child can help law enforcement bring that child home safely. Unlike Wireless AMBER Alerts, the WEA Alerts use the latest technology to send messages targeted by location to wireless customers with WEA-capable handsets. For example, if a Green Bay resident was visiting Chicago and a WEA AMBER Alert was issued in Chicago, the subscriber would receive the alert. At the same time, if an alert was issued in Green Bay, the subscriber would not receive it while in Chicago.

The FCC and FEMA partnered with wireless carriers to launch WEA earlier this year to supplement the existing Emergency Alert System. Consumers with WEA-capable phones and services are automatically enrolled to receive all wireless emergency alerts for free.

Most of the devices that Cellcom currently sells are enabled to receive WEA. The company also expects the majority of new devices that launch to include this functionality. If a consumer has a device that is not WEA-capable, there are alternative sources for receiving AMBER Alerts. For more information on the transition, visit www.cellcom.com/AmberAlerts.html.

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PRESIDENT'S MESSAGE



Merry Christmas Everyone,
Yes it is Christmas time and I want to wish each of you a Blessed Merry Christmas and a Happy New Year, hope everyone has a Safe Holiday Season. Time just went by so fast it seems like I just started my term of President but I have gotten 1 year in and one more to go. I would like to thank you for all your support I got this first year, you all made it much easier.

I would like to ask each of you to email me 3 things you would like to see either changed or where you would like to see us heading this next year. I will look at your request and compile them, take the top ones and work on them this coming year. Besides this is your Association and I want to help get it where you would like it to be. Email me at bob@marcells.net

On January 17th we will be having a special Awards Banquet meeting; it will be at Iozzo's Italian Food on Camp Phillips Road. Come out and celebrate with us the Builder of the year and Associate of the year and meet the NTC Scholarship recipients. There will be lots of Spaghetti with meat sauce and Italian bread so you won't leave hungry. This is not a regular schedule dinner meeting so there will be a \$15.00 per person charge. Come and show your appreciation for the winners.

Are you signed up for WABA Home Show February 8-10th at the Patriot Center? There will be Informational Presentation scheduled every hour of the show, plus other changes to make this the best Home Show ever. We still have booths available so sign up now. We are looking for people to help take tickets Friday, Saturday, and Sunday and with set up and tear down. Contact Russ Utech 715-571-9577 or call Carolyn Wilde at the WABA Office 715-842-9510 if you will HELP, it's fun and you meet a lot of people (that's good for business).

We have some By-Law Changes that we will need you to vote on soon, please read the By-Laws and note the changes. If you have any questions call Larry Meyer 715-848-0518

I would like to congratulate Carolyn Wilde she is WABA new Administrative Assistant. She will be working in the WABA office part time. Carolyn has been great help to us as we have been moving forward. Wish her the best on her new job the next time you see her.

Bob Marcell, WABA President
715-581-0980 or 715-581-0982
bob@marcells.net



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BOARD APPROVAL

Seeking Board Approval for
 the January Meeting:

Rock and Tait Exteriors LLC

JOKE OF THE MONTH

KNOCK AT THE DOOR

A new pastor was visiting
 the homes of his parishioners.

At one house it seemed obvious
 that someone was at home, but no
 answer came to his repeated knocks
 at the door. Therefore, he took out a card
 and wrote "Revelation 3:20" on the back
 of it and stuck it in the door.

When the offering was processed
 the following Sunday, he found that his card
 had been returned. Added to it was this
 cryptic message, Genesis 3:10."

Reaching for his Bible to check out the
 citation, he broke up in gales of laughter.

Revelation 3:20 begins "Behold, I
 stand at the door and knock." Genesis
 3:10 reads, "I heard your voice in the garden
 and I was afraid, for I was naked."



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JANUARY

2013

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
		New Year's Day				
6	7	8	9	10	11	12
	Board Agenda Items Due by 5 pm	POH Committee Meeting - 12:00 pm Home Show Committee Meeting - 3:00 pm		Board Packets Sent - 5:00 pm		
13	14	15	16	17	18	19
		BOARD MEETING - 4 pm		Awards Banquet		
20	21	22	23	24	25	26
	Martin Luther King Jr.	NAHB IBS Show	NAHB IBS Show	ITEMS FOR NEWSLETTER DUE NAHB IBS Show		
27	28	29	30	31	Feb. 1	Feb. 2
				WBA Conference	WBA Conference	WBA Conference

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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	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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THE MONDAY MORNING REVIEW



Business Day in Madison right around the corner!

WBA's Annual Lobby Day, Business Day in Madison is set for Wednesday, February 13, 2013. This is your personal opportunity to meet with your locally elected members of the State Senate and State Assembly to advocate for issues important to our industry.

Register with your local association by January 8, 2013, if you wish to attend.

You will start the day with an issue briefing from WBA Staff Professionals to get you up to speed on the items you will be discussing with your local legislators. Featured speakers will include Governor Scott Walker, Economist Barry Asmus, and bestselling author Steven Hayes.

Price to attend is \$125 per person (early-bird sign-up before January 8, 2013). Check with your local association as some locals will pay the attendance fee for you.

You can make a difference and help advance WBA's 2013-2014 Advocacy Agenda by attending Lobby Day, Business Day in Madison on Wednesday, February 13, 2013.

January 7 Inauguration to feature former Assembly Speakers

Recently Assembly Speaker-elect Robin Vos and Assembly Minority Leader Peter Barca announced that the inauguration ceremony in the state assembly will feature the past 10 Assembly Speakers.

"This will be a great way to honor the former speakers, Democratic and Republican," said Speaker-elect Vos. "As we move into the second century in the legislature, it's important that we celebrate the past and focus on working together for a better future."

The Assembly leaders are inviting the members of the Assembly and their families to come to a reception at the Wisconsin Historical Museum following the inauguration.

Rep. Barca said, "With the large influx of new

members in both parties, this will be a meaningful way to start a new session of the state Assembly."

WBA talks taxes (again) with DOR

WBA staff professionals met with Department of Revenue Secretary Rick Chandler and Deputy Secretary Jack Jablonski recently concerning the important issue of the taxation of vacant lots and unoccupied homes. WBA spoke with DOR in early September and wanted to follow up with them on the topic now that it had actual suggested language on how to do this.

The idea behind WBA's efforts and request for a change to current law is simple: lots with no homes and homes without people do not generate any extra costs to local units of government and should not be taxed as if they do.

WBA has provided some guidance on this issue to DOR for consideration to be included in the upcoming state budget.

Address to Assembly GOP Caucus

Members of the 60 member Assembly GOP Caucus got together as a group for the first time since electing their leadership for issue briefings and an opportunity to help craft their priority agenda points for 2013-2014.

On day one of their two-day planning session, various groups were invited to address the members on a variety of issues. WBA was asked to participate in the economic development panel along with those representing WMC, WRA, the Bankers Association and the Forest County Potawatomi. During the panel discussion, I was able to talk about our members' key position in job creation (1 new home=3 new jobs) and start to advocate for some of our positions during next session.

This was a great opportunity to get more familiar with the returning members of the majority caucus in the state assembly and an even better chance for new members to put a name with a face before the official start of the legislative session.

A special thank you to Speaker Elect Robin Vos for the opportunity to address the group!

Murtha/Sanfelippo to lead Assembly Housing Committee

Committee assignments in both houses of the legislature continue to trickle out and the Assembly Housing and Real Estate Committee will again be

led by Representative John Murtha (R-Baldwin).

Murtha has been a longtime partner with WBA since his election to the State Assembly in 2006 and since he was named Housing Committee Chair in 2009. We are looking forward to again working with Representative Murtha on the housing committee this session.

This session a freshman legislator has again been selected to be the Assembly Housing and Real Estate vice-chair with Representative-Elect Joe Sanfelippo (R-West Allis) getting the nod this session. Last session freshman Representative Michelle Litjens (R-Oshkosh) was the vice-chair of the committee and likely would have continued to serve on the committee had she not selected to not run for reelection in 2012.

Sanfelippo is the founder and former owner of Sanfelippo Environmental Landscaping which employed over 60 people and performed landscape construction and maintenance on residential, commercial and municipal projects. Representative-Elect Sanfelippo sold the landscaping business in 2005 after 19 years.

Three additional GOP members and two Democrat members still need to be named to the committee in the coming weeks. We are hopeful that Representative Leon D. Young (D-Milwaukee) will return as the ranking Democrat on the committee for 2013-2014.

In the state senate it was announced that State Senator Frank Lasee (R-De Pere) would again chair the Senate Committee on Insurance and Housing and would be joined by GOP members Olsen (R-Ripon) and Schultz (R-Richland Center).

Full committee assignments by the Democrats and Republicans in both houses are expected before January 1.

Testing the waters on embedded credits

Recently WBA and Metro staff professionals and Metro member Bill Carity met with staff members at the Public Service Commission (PSC) to begin a dialog on the topic of embedded credits.

The topic of greatest concern is the timeframe spelled out in the PSC administrative rules for payback of these credits by utilities to developers for infrastructure cost. The current rule calls for a 5-year refund period and has been in place since the early 1980's. Our meeting was to see what PSC officials would think of extending the refund period from 5 to say 15 years to account for the economic slowdown and the fact that developers have had to hold lots longer due to the great recession.

We had a productive discussion with PSC staff and are now reaching out to various utilities to see if we

can agree upon an extension of the 5 years with the hopes of working together to get this rule changed in 2013.

Secretary Huebsch talks budget

Department of Administration (DOA) Secretary Mike Huebsch met with a number of individuals recently to talk about the progress the Walker administration has made during the last two years and to talk a bit about the upcoming state budget.

Huebsch said that a "serious reduction in taxes" is under consideration at this point, mostly likely an income tax cut for the Wisconsin tax bracket of \$26,850 to \$201,340 for married tax payers filing a joint return. This tax bracket is currently taxed at a rate of 6.5% and is currently the bracket where most married Wisconsin taxpayers come in at each year.

When asked about efforts to reform the current pension system in Wisconsin, Huebsch stated that they looked into the current system, which unlike most states is fully funded, and decided no changes were necessary at this time. "If it is not broke, don't fix it."

DOA has also started to sign off on various state agencies' ability to provide merit pay to state employees who go above and beyond what is asked of them. The concept of merit pay was specifically forbidden in contracts between the state and labor unions but can now be consider after changes contained in Act 10.

Finally, on the issue of the various state agencies having different websites and different processes for paying fees online, Huebsch stated that a one-stop State of Wisconsin web portal is being looked at with the hopes of launching in the near future.

Brad Boycks

WBA Director of Government and Political Affairs

Wisconsin Builders

Association@bboycks@wisbuild.org

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December 6, 2012

Jerry Jarosz
Wausau Area Builders Association
141 West Thomas Street
Wausau, WI 54401

Dear Jerry:

Thank you for the recent contribution of \$250.00 to Big Brothers Big Sisters of Northcentral Wisconsin on behalf of the Wausau Area Builders Association. We are honored that you selected our organization as the recipient of the funds and greatly appreciate your support of youth mentoring.

Your gift will help us match a child in need with a caring adult mentor. We currently support more than 220 matches, yet there are still 153 waiting Littles. Thank you for helping Big Brothers Big Sisters serve more children in our community.

From our entire staff we would like to offer you our sincere appreciation.

Sincerely,

A handwritten signature in black ink, reading "Tom Kellnhauser".

Tom Kellnhauser
Executive Director

A handwritten signature in black ink, reading "Amanda Vandehey".

Amanda Vandehey
Development Director

*Come Enjoy an
Italian Meal*



AWARDS BANQUET

THURSDAY, JANUARY 17

AT IOZZO'S

Cocktails at 6:00 pm | Dinner at 7:00 pm

Beverages Not Included - Cash Bar Available

RESERVATIONS ARE MANDATORY

MEALS WILL NOT BE GUARANTEED FOR NON-REGISTERED WALK-INS

Join us for our awards meeting where we will be recognizing builder of the year, associate of the year and our scholarship recipients.

The dinner will be spaghetti with meat sauce.

Company Name: _____

Names of Attending: _____

Phone _____

Email _____

RESERVATION DEADLINE IS FRIDAY, JANUARY 11

Call 715-842-9510 or watch for an email with an RSVP link

ALL MEALS ARE \$15.00 (NO-SHOWS WILL BE BILLED)

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.