

October 25, 2023

**David P. Brown**  
**Chair, Alberta Real Estate Association**

**Sent via email**

**RE: AREA AGM Bylaw 8 Amendments**

Dear David,

We have come to realize an error in the wording of Bylaw 8 as amended at the January 21, 2020 AREA AGM. As the agenda package and minutes clearly indicated, the basis for this change was the assumption the “proposed” provincial administrative justice program would be successfully launched. It was not and the unintended consequence is a section of the Bylaw that must be corrected.

Our board of directors has approved a motion at our meeting today recommending the attached “PROPOSED 2024 AMENDMENT” be tabled at the AREA AGM in January 2024. As we discussed in Ottawa at PAC Days, we see this as a friendly amendment, and we request AREA’s support in garnering approval from the membership at the upcoming AGM.

As we learned together during the proposed consolidation, our members expect a lot from both of our organizations as stewards of their business interests. We also heard repeatedly from our members that they view rules enforcement and dispute resolution as core member services for CREB<sup>®</sup> to deliver well for the benefit of CREB<sup>®</sup> members.

We look forward to your response to this request and we also look forward to playing whatever role is necessary to collaborate to bring the attached amendments to life, thus resetting our AREA Bylaws to properly reflect the present and the future.

Sincerely



Christian Twomey,  
Chair

cc: Brad Mitchell, AREA CEO

**2023 Board of Directors**  
**Chair**  
Christian Twomey

**Chair-Elect**  
Susanita de Diego

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**Directors** – Dan Stante | Cathie Queen | Bob Jablonski | Lori Olijnyk | Lisa Wood | Kurtis Bain | Rob Campbell  
**President & CEO** – Alan Tennant, ICD.D, EMBA, FRI (E), CAE

## **PROPOSED 2024 AMENDMENT**

### **BYLAW 8 – ETHICS, CODE OF CONDUCT AND STANDARDS OF BUSINESS PRACTICE**

1. The Board of Directors may appoint as required a professional standards panel ("Hearing Panel") whose function shall be to investigate and consider the conduct of any Member, where:

- (a) a complaint is brought by a Member **who is not a member of the same REB**; or
- (b) the board of directors of an REB asks the Association to handle a complaint against the Member **either on a one-time basis or as part of a contractual agreement**.

2. The Board of Directors and the Hearing Panel shall be governed by Rules and Regulations established by the Association.