

ACoN Minutes

March 26, 2019, 6:30 p.m.

Municipal Bldg., Room 204

Attendees:

Sam Erb, President

Ann Dicks, Vice-President

Diane Saunders, Treasurer

Michele O'Shaughnessy, Secretary

Roger Brock

Bill Busser

Beth Copenhaver

Alex Chew

James Matthews

Betty Myers

Rocky Napier

Jesse Roach

John Winfield

Robert Stack

Judah Londo

Karl Odenthal

Mattie Bush

Officer Marquis Davis

President Sam Erb opened the meeting at 6:30 p.m. in the Municipal Building, room 204. Sam asked everyone to introduce himself/herself. Attachment A contains the 3/26/19 meeting agenda.

Motion to approve the 1/22/19 meeting minutes: 1st Jesse Roach, 2nd Bill Busser, no comments or discussion, all in favor.

Robert Stack and Judah Londo updated the members on the work the Historic Aiken Foundation (HAF) has researched and potential proposals/discussions they hope to have with the City of Aiken. The title of the presentation was "Helping Revised Section 10-4 Work for Aiken." There are three main issues: Enforcement (Challenges: manpower, explaining options, neighborhood cooperation), Demo200 (Drawbacks: undermining the effectiveness of 10-4, financial concerns, and other concerns), and Reporting of Problems ("bad neighbor" stigma, City of Aiken website, City of Aiken Application). Possible Solutions to the three main issues were also presented. The City of Aiken also has an app that can be downloaded from the iTunes or app store for free. The app contains a calendar of events, the ability to report a violation, etc. Attachment B contains the HAF presentation.

Karl Odenthal, City of Aiken's Building Inspection Division, updated ACoN members regarding the department's progress on demolition of buildings and nuisance properties. Demo200 has officially be suspended by the City of Aiken. Section 10-4 notices were distributed in October 2018 and the 6-month deadline is the end of March 2019. Code enforcement has received a 40% response rate to initial letters. The vacant houses have 60 days to address the issues while the

boarded-up structures have 6 months to address the issues. Attachment C contains examples of the notice letters which were distributed. Second notice letters are being prepared for distribution. It was noted that if the residence in issue isn't your primary residence, you need to have a licensed contractor to perform the work. Building inspections is working with the Aiken Department of Public Safety to have a resource database installed to help assist with leads for contacts.

Presidents report

Fort Mill Habitat for Humanity

Sam went with the Aiken Habitat to Fort Mill Habitat for Humanity. The Fort Hill Habitat has a program that can assist typically seniors and 62-year-old and older with home repairs. Sam has some ideas of having training sessions maybe at the Senior Center for small repairs such as faucet leak, etc. Another element could be teaching these individuals about the City of Aiken app and how to report violations, etc. It was recommended for Sam to meet with Betty to discuss the work the Friendship Church is doing with the Housing Authority. Sam had another idea of partnering with a company and Habitat to clean up a neighborhood block i.e. Rock the Block.

Tax Work off Program

The City has a tax work off program. Sam is working with the City to see if individuals who qualify for the program and have yard equipment such as lawn mowers, blowers, edges, etc. could apply and use it as part of the City Tax Work off Program.

Board of Realtors/Homeownership Expo

Melissa major is the President of the Board of Realtors has invited ACoN to have a table and participate in the Homeownership Expo on 6/22/19 at Odell Weeks Center. The event is scheduled to begin at 10a. Tables are being sold to groups but ACoN has been offered a free table and Sam will give an ACoN presentation. The Board of Realtors recommended a for ACoN to create a list of Home Owner Associations (HOA), develop a list of community development ideas, etc. There is an action for Sam to present an ACoN briefing at the Board of Realtors General Meeting. There is an action to create handout materials, brochures, presentation, etc. for the 6/22/19 event.

Permits

Sam is working with the City to recommend updates to the permits. He has requested that there is a box that indicates "this keeping with the HOA covenants."

Tag line

Sam would like to join the Chamber of Commerce, Rotaries, etc. and make ACoN known throughout the county. He would like to create a tag line such as "we are friends of the neighbors." He would like to make ACoN a household name and increase the membership.

Law enforcement appreciation

There will not be a law enforcement appreciation event this year due to opening ribbon cutting of the new Aiken Department of Public Safety facility in March. In the future, Sam would like to have a neighborhood night out, maybe a movie night, etc.

Litter campaign

Sam would like ACoN to support a Citywide cleanup and maybe do a litter campaign. The City has said that they can supply the vests, grabbers, etc.

Sustainable Aiken

The Material Things Owner is trying to be put together trash cans for the neighborhoods that have walkable neighborhoods, etc. They are trying to work with Dumpster Depot to see if they'll pick up the trash cans on a regular basis. Aiken County received a Palmetto Pride award and it was noted that the Palmetto Pride app used to have a reporting function for debris, etc. Sam will follow up with Palmetto Pride.

Website

Neighborhood list will be put on the website and linked to their website. The Aiken county link will be included on the ACoN website for searching for covenants, etc. Updates such as photos, etc. will be made to the website. Currently, the meeting minutes are password protected and that function will be removed. Therefore, the meeting minutes will be accessible. A donate button will be added to the website.

Membership

Michele and Beth will be working to consolidate a list of neighborhoods. They will present the list and coordinate with the group to identify points of contact, etc.

There was a motion for approval of the Treasurer's Report: 1st Jesse, 2nd Ann, no discussion or questions, all in favor.

Fundraising

It was recommended to wear your ACoN polo shirt to future fundraising event. There are 2 scheduled fundraising events: 1) 4/24/19 at Marcos Pizza and 2) 5/24/19 Fatz Spirit Night. The Fatz Spirit Night will require the showing of the flyer via hard copy or electronically on your telephone. Ms. O'Shaughnessy will send an email reminder and post the events on Facebook. There was also a discussion regarding Holley Heating and Air and their distribution of \$500 periodically to a local nonprofit. There was a recommendation that Nandia has a fundraising day for nonprofits too.

Another fundraising event discussed was potentially holding a golf tournament in 2020. The goal would be to incorporate other organizations/local companies and ACoN could potentially raise \$8000 to \$15000. ACoN could incorporate Aiken Department of Safety as players, etc. Sam has 6-8 restaurant contacts at would be willing to support. ACoN would have to have teams register and ACoN would have to sell advertising.

Other discussions

Bylaws

The current draft ACoN bylaws were distributed with a deadline of providing feedback no later than 4/10/19. The bylaws will be updated by 4/20/19 for distribution 30 days prior to the May 28, 2019 meeting. A 2/3 vote of 15 current members is needed for the bylaws to pass at the May 2019 meeting.

Committees/organization chart

A proposed organization chart was distributed so that committees could be created, and a leadership pipeline started. This proposal gives opportunities for other ACoN members to become involved. Attachment D contains the proposed CY19 organization chart.

Officers

It was discussed that in November 2019, two new officers will be elected for the positions of Treasurer and Vice President.

Issues and Goals

A list of 2019 potential goals was developed based on input from the January 2019 meeting along with Issues. Each attendee was requested to rank their top 4 goals and issues so that the officers could evaluate where the group would like to focus in 2019. Attachment E contains the 2019 goals and issues document which was distributed.

Mr. Erb asked that attendees share concerns/short comments during the Community Roundtable.

The meeting was adjourned at 8:33 p.m. The next meeting will be Tuesday, May 28, 2019, at 6:30 p.m. in room 204 of the Municipal Bldg., 214 Park Ave.

Attachment A

3/26/19 ACoN Meeting Agenda



Aiken Council of Neighborhoods
Tuesday, March 26, 2019
6:30 PM

Agenda

Call to Order

Introductions

Approval of the minutes: 1/22/19 Meeting

Presentation

1. Historic Aiken Foundation (Robert Stack, Judah Londo)
2. Code Enforcement Update

President's Report

1. Fort Mill Habitat for Humanity
2. Board of Realtors/Homeownership Expo
3. Website
4. Permits
5. Tag Line
6. Law Enforcement Appreciation

Treasurer's Report

Fundraising

1. Events
 - a. Marcos Pizza
 - b. Fatz
 - c. Potential Future Golf Tournament (2020)

Other Discussions

1. Bylaws: Review Deadline 4/10/19
2. Committees/Organization Chart
3. Issues & Goals

"Community Roundtable" - 1 to 2 minutes in length

Adjourn

Next Scheduled ACoN meeting – May 28, 2019 @ 6:30 pm

Attachment B

Historic Aiken Foundation Presentation

Helping Revised Section 10-4 Work for Aiken



Helping Revised Section 10-4 Work for Aiken

By: Robert Stack and Judah Londo

How we got started...

Historic Aiken Foundation (HAF) annual awards recognize exceptional restorations of historic properties.

Numerous awards were recently given to homes located in Aiken's historic northside neighborhoods

HAF wanted to explore revised city ordinance 10-4 could be used most effectively to spur more restoration projects like these.

Judah Londo donated 100 hours of service to HAF as part of his Capstone internship with USC Aiken



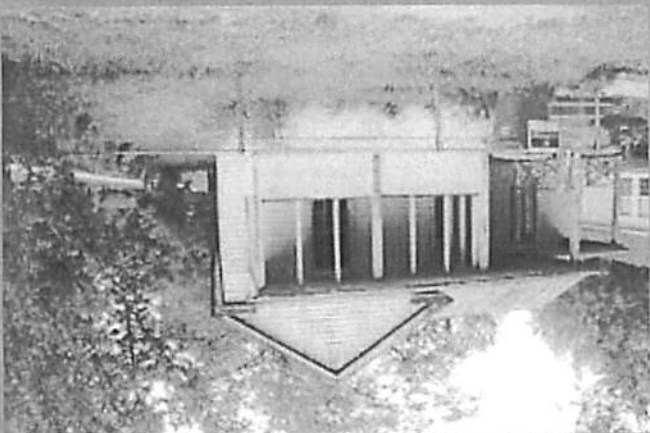


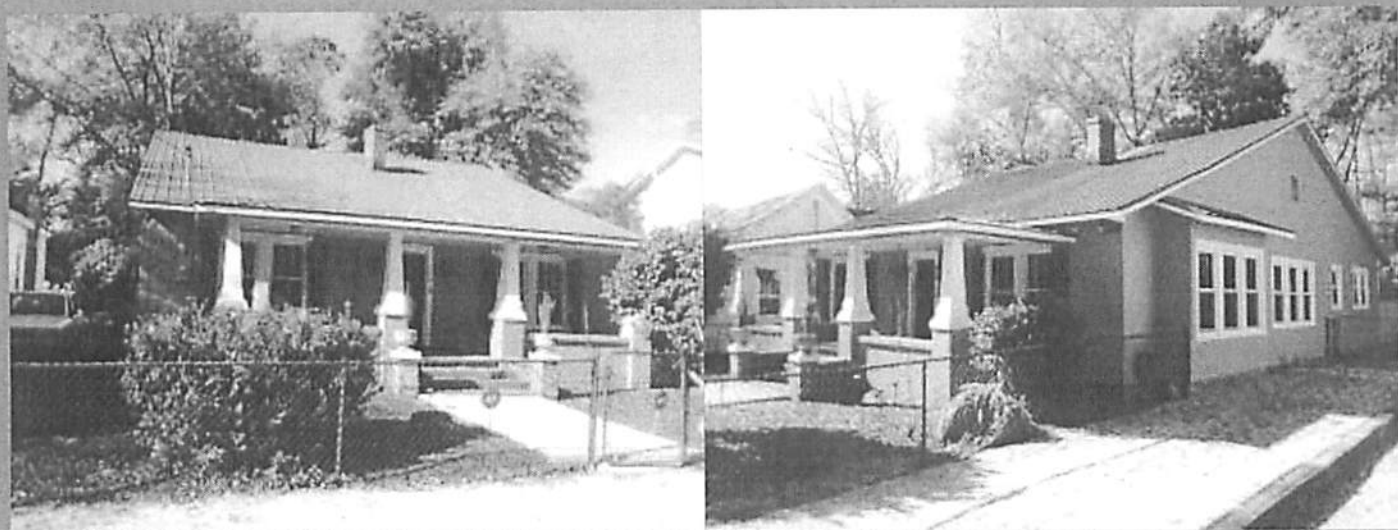
Edgefield Street Cottage by The Sistare's

Felicity Cottage by Bill McGhee



Pic: Aiken Standard





Dr. Taylor Garnett's Project on Kershaw Street

The Issues

Enforcement

New revisions to ordinance 10-4 increases Aiken's power to enforce nuisance property violations but requires substantial manpower to enforce

Demo 200

Currently undermines effectiveness of Cities new amended 10-4.

Financial concerns regarding the programs

Numerous other concerns about the program

Reporting of Problems

Residents face challenges using Aiken's automated reporting technology

Raising public awareness and creating a city wide network of vigilance

Enforcement

Challenge 1

Man Power for Implementation

For all boarded up vacant structures, notification letters must be sent, receipts must be monitored, conceltations and explaining options are often required. Two men are responsible for all this work

Challenge 2

Explaining Options

Emphasize that properties cannot remain boarded or vacant and must be either sold, donated, rented or remediated for demolition by the owner or demolished by COA with all cost billed to the property owner in their tax invoices.

Challenge 3

Neighborhood Cooperation

Obtaining continued neighborhood vigilance and reporting of nuisance properties to city officials.

Possible Solutions

1. Develop a trifold pamphlet to clearly explain the property owners options to him/her included in the mailings which emphasizes that property owner will be held responsible for demolition if necessary.
2. Push for more involuntary demolitions where they are absolutely necessary at the property owners expense. (Amended 10-4) Instead of (Demo 200)
3. Develop a format for continued monitoring neighborhood watch and community involvement through City of Aiken application usage and through direct email or phone calls with code enforcement officers
4. Review the neighborhood inventory with code inspectors on a quarterly basis depending on need of the area.
5. Exploration of Vacant Property Registration.
6. Additional man power for City of Aiken staff may be required at some point.

Demo 200 Drawbacks

Drawback 1

Undermining the effectiveness of 10-4

- Demolition should be last resort
- Amended 10-4 has its own demolition provision option billed to property owner
- Continued use of Demo 200 serves to override demo under 10-4

Drawback 2

Financial Concerns

- Costly demolition is billed to the taxpayers (10k-20k)
- Negligent property owner retains deed to vacant lot
- Program disregards financial wherewithal of property owner participating in Demo 200

Drawback 3

Other Concerns

- Creates double standard of enforcement with property by location (Bruker Case) (AS March 7th 2018)
- Solves one problem while creating another (vacant lots)
- No other city found implements a program like this in the area

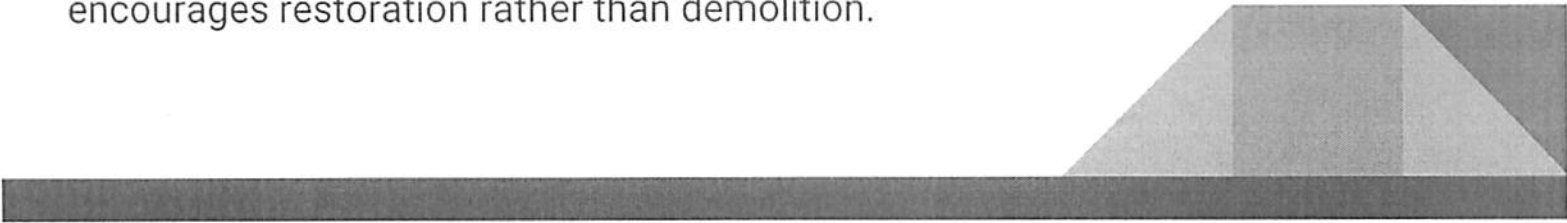
Demo 200 Solutions

Temporary suspension and reconsideration of Demo 200 to allow for full implementation and evaluation of effects of amended 10-4.

Sustain suspension until legal obligation under Demo 200 are exhausted for existing Demo 200 queued properties. (3-4 years of continued demolition)

Prioritize remaining demolition to encourage revitalization.

Reroute Demo 200 funds to a potential renovation grant match program that encourages restoration rather than demolition.



Reporting of Violations

Drawback 1

The "Bad Neighbor" Stigma

- Many are too intimidated to report property code violations
- Many are unaware that property code violations can be reported anonymously

Drawback 2

City of Aiken Website

- New layout is confusing and not well organized
- Vital contact information for city officials is hard to find
- Many departments have multiple phone numbers listed

Drawback 3

City of Aiken Application

- Application has weak public awareness
- Report feature is underutilized and under promoted
- One staff member is in charge of organizing the complaints and forwarding them to appropriate departments

Possible Solutions to Reporting issues

- Public awareness campaign for the City of Aiken's new mobile application.
 - Possible trifold with download instructions in the mail.
 - Prompt users of City of Aiken free wifi to download app through automated message.
- Draft a simplified city official directory that is accessible from websites homepage.
- Draft a City of Aiken organization chart to show chain of command in city governance.

Attachment C

Section 10-4 City of Aiken Code Letter Examples



Building Inspections
P.O Box 1177
Aiken, South Carolina 29802
803-642-7675

214 Park Avenue SW
Aiken, South Carolina 29801
Fax: 803-642-7672
tumsted@cityofaikensc.gov
kodenthal@cityofaikensc.gov

January 9, 2019

Re: Vacant Building
Property:
Tax Map Parcel Number:
Owner:

Dear Sir or Madam,

Aiken County tax records indicate you are the registered owner of a Vacant Building. City Ordinance 10-4 amended and adopted by Aiken City Council on October 8, 2018 now reads:

*"(o) Owner Responsibilities. No person shall allow a building designed for human use or occupancy to **stand vacant** for more than **60 days** unless the owner establishes by substantial evidence to the reasonable satisfaction of the Code Official one of the following applies:*

- (1) The building is the subject of an active building permit for repair and diligent progress is being made.*
- (2) The building meets all applicable codes and is actively being offered for sale or lease.*
- (3) The building and lot is maintained, not contributing to blight."*

You are required to return your vacant building to a "fit for human occupancy" status or provide evidence of one of the three exceptions listed above.

We appreciate your prompt attention to this matter and hope that no further action will be necessary by this office. As always, it is our intent to provide a safe and aesthetically pleasing community. Should you have any questions please do not hesitate to contact one of the following Property Code Inspectors:

Teddy Umsted or Karl Odenthal
803-293-2034 803-643-2166

Highest regards,
Property Code Inspections
City of Aiken



Building Inspections
P.O. Box 1177
Aiken, South Carolina 29802
803-642-7675

214 Park Avenue SW
Aiken, South Carolina 29801
Fax: 803-642-7672
tumsted@cityofaikensc.gov
kodenthal@cityofaikensc.gov

February 25, 2019

Re: **Boarded-Up Structure**
Property:
Tax Map Parcel Number:
Owner:

Dear Sir or Madam,

Aiken County tax records indicate you are the registered owner of a Boarded-Up Structure. City Ordinance 10-4 amended and adopted by Aiken City Council on October 8, 2018 now reads:

*"(r) Boarded-Up Structures. The owner of any boarded building... shall ensure that the building is boarded to the City's board-up standards. **In no case shall a structure remain boarded for a period more than six months.**"*

You are required to remove the boards, meet all applicable codes and return your Boarded-Up Structure to a *"fit for human habitation"* status within six months.

We appreciate your prompt attention to this matter and hope that no further action will be necessary by this office. As always, it is our intent to provide a safe and aesthetically pleasing community. Should you have any questions please do not hesitate to contact one of the following Property Code Inspectors:

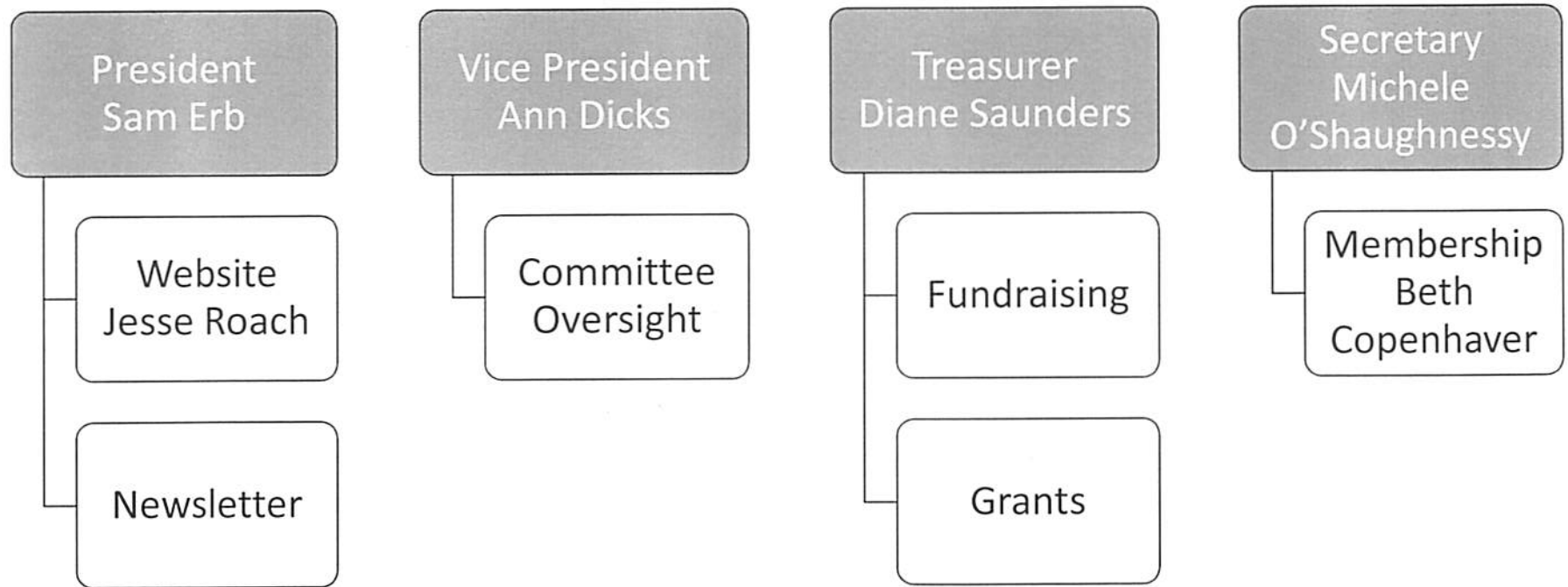
Teddy Umsted or Karl Odenthal
803-293-2034 803-643-2166

Highest regards,
Property Code Inspections
City of Aiken

Attachment D

Proposed CY19 ACoN Organizational Chart

CY19 Aiken Council of Neighborhoods Proposed Organizational Structure



Attachment E
2019 Potential Goals and Issues

Select and Prioritize your top 4 2019 Goals and top 4 Issues

2019 ACoN Proposed Goals

- _____ Actively develop a plan to engage all Aiken neighborhoods and get them involved in ACoN i.e. increase the number of ACoN members/neighborhoods represented by a percentage (potentially 25%).
 - _____ Develop a strategic plan and tactical goals/objectives based on the strategic plan.
 - _____ Monitor enforcement of ordinances: Section 10-4, in particular, that ACoN worked on with the City of Aiken.
 - _____ Work with the Homeless Coalition.
 - _____ Create an event that brings attention to ACoN, conduct a seminar (The Blind Spot-Kevin McCarthy) and open it to the public/community and see if a grant or sponsorship could be obtained.
 - _____ Establish committees.
 - _____ Continue fundraising; consider adding a donation capability to the ACON website, consider holding a future golf tournament, etc.; consider a tactical goal of holding at least 2 fundraising events.
-

ACoN Issues to Consider

- _____ Neighborhood Parks – adding verses maintaining existing parks.
- _____ Litter – how to prevent it (education) and how to reduce it (clean-ups).
- _____ Crime Prevention – things we can do to reduce crime in our neighborhoods.
- _____ Property Upkeep-how do we keep our neighborhoods good looking?
- _____ Rental Property-how do we help renters in our neighborhoods understanding that they are part of the neighborhoods and convince them to take an interest in property upkeep?
- _____ How do you encourage landlords to do the same?
- _____ Code Enforcement-equal and effective enforcement of City code violations.
- _____ Developers-how do we maintain aesthetic quality and charm of our existing neighborhoods while still encouraging development?
- _____ Traffic-how do we manage increasing traffic through and around our neighborhoods?
- _____ Schools-how can we partner with our school system?
- _____ Covenants – how can we help neighborhoods who have HOA covenants to maintain them?
- _____ Lawn parking-how can we educate our neighbors regarding parking on their lawns?

Attachment F
Draft Bylaws

Bylaws

Aiken Council of Neighborhoods



Our Vision

Provide Aiken neighborhoods with the foundation
for healthy, safe, active and inspired living.

Mission

Our Mission is to establish and maintain a network of neighborhood organizations and an effective interface between residents and public agencies in order to identify and solve common problems; provide learning opportunities; recognize and respect diversity and celebrate partnerships as well as victories both large and small.

Bylaws

Aiken Council of Neighborhoods

Article I. Name

The name of the organization shall be the **Aiken Council of Neighborhoods (ACON)**

Article II. Bylaws

These bylaws constitute the code of rules adopted by the Aiken Council of Neighborhoods for the regulation and management of its affairs.

Article III. Purpose

Section A: The Council of Neighborhoods, **functioning as an independent entity separate from the City of Aiken, has as its purpose** ~~is to~~ assisting the individual and collective neighborhood organizations through:

1. ~~the sharing of~~ ideas and experiences
2. supporting each other's activities
3. ~~establishing~~ **continuing** a working relationship between the city and Council of Neighborhoods
4. ~~assisting in forming~~ **with the formation** of new **neighborhood** organizations
5. providing educational opportunities for ACON and neighborhood organizations members

Section B: Notwithstanding other provisions set forth herein, the Aiken Council of Neighborhoods shall not engage in any activities which are not permitted to be conducted by:

1. an unincorporated association exempt from federal income tax pursuant to section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.
2. an unincorporated association to which contributions are deductible pursuant to Section 170(c)(2) of the Internal Revenue Code, or corresponding section of any future federal tax code.

Section C: **All fundraising shall be approved by the ACON Executive Committee and shall not violate any city, county, state or federal laws. Donations shall be accepted.** Any neighborhood organization seeking funding through ACON's 501(c)(3) umbrella must present their project for review by and approval from ACON.

Article IV. Policy

The Aiken Council of Neighborhoods is a nonpartisan, nonprofit, non-sectarian organization.

Article V. Location

~~The initial registered office in the State of South Carolina shall be City of Aiken, 214 Park Avenue, SW, Aiken, SC 29801.~~

Article V. Area Served

The Aiken Council of Neighborhoods shall concentrate its efforts within the ~~municipal fire limits of the City of Aiken.~~ **Aiken Department of Public Safety Fire District boundaries.**

Article VI. Membership

Section A: Membership in ACON is open to any Aiken neighborhood or homeowner organization that is invited or submits **either** a written or **verbal** request for membership. We encourage organizations to meet the following minimum requirements:

1. Hold at least one public neighborhood meeting annually,
2. Have contact information (name, address and telephone number) for representatives of the organization on file with the Secretary of the Aiken Council of Neighborhoods,
3. While not required for membership in ACON, neighborhood organizations are encouraged to:
 - a. Elect officers or representatives
 - b. Adopt bylaws, a statement of purpose (mission statement) and a vision statement.

Section B: Any organization as defined in Section A is considered eligible for membership in the **Aiken** Council of Neighborhoods. Membership is granted to the organization, not to an individual. Member organizations are encouraged to name a specific delegate and a minimum of two alternates via correspondence with the Secretary of the **Aiken** Council of Neighborhoods.

Section C: A member organization of ACON shall have voting privileges in the election of officers (~~Executive Committee~~) of the Council, approving or amending these bylaws or approving general activities of the Council. **Each organization shall have ONE vote.**

Article VII. Officers and Executive Committee

Section A: Officers of ACON shall consist of the President, Vice President, Secretary and Treasurer.

Section B: The Executive Committee shall consist of the ~~aforementioned~~ officers, plus the immediate Past President, who shall serve in an advisory capacity.

Section C: Duties of Officers

- ~~1. **President** shall conduct all council meetings; work with other members of the Executive Committee to determine policies and programs for the Council; appoint all committees with approval of the Executive Committee. For the duration of his presidency, the President may appoint a Sergeant-at-Arms to assist at meetings and serve at the President's discretion. The President shall also work with ADPS Community Services Division in support of any and all community projects deemed appropriate by ACON.~~
- ~~2. **Vice President** shall preside in the absence of the President; act as a resource for individual community organizations after consultation with the President; assist President as requested.~~

- ~~3. **Secretary**—shall be responsible for timely and accurate meeting minutes; keep and maintain a roster of the Executive Committee, complete with their terms of office; maintain records of all actions taken at ACON and Executive Committee meetings; assist the President and Vice President as requested; maintain a membership roster and a list of attendees at each ACON meeting, and notify all members of all regular and called meetings.~~
- ~~4. **Treasurer**—shall act as Secretary in the absence of the Secretary; receive and co-disburse, with the President or Vice President, all funds of ACON; maintain accurate financial records; provide a financial statement at each meeting; prepare a Financial Report of receipts and expenditures semi-annually and prepare a Consolidated Annual Financial Report of ACON transactions and balances.~~
1. **President** - The President shall (1) Preside over all meetings of ACON and the Executive Committee, (2) Ruling upon all questions of order, (3) Call Special Meetings of ACON or the Executive Committee as may be deemed necessary, (4) Speak for and represent ACON to other bodies and the news media, or appoint a spokesperson to do so, (5) Appoint Committee members with the advice and consent of the Executive Committee, (6) Co-sign all checks with the Treasurer, (7) Refer matters to appropriate Committees, and (8) except as any such duty may be imposed upon some other member of the Executive Committee by resolution of the Executive Committee, the President shall perform all such duties as are customarily entrusted to and performed by the President of a South Carolina Corporation.
2. **Vice President** - The Vice President shall (1) Assist the President in the carrying out of the President's duties, (2) Act in the position of the President in the President's absence, and (3) Coordinate all committees established by ACON.
3. **Secretary** - The Secretary shall (1) Act on behalf of the Vice President in his/her absence, (2) Keep the minutes of all ACON meetings, (3) Prepare and issue any public statements of ACON at the direction of the President, (4) Maintain a list of all in attendance at each ACON meeting, (5) Prepare the meeting agenda as approved by the Executive Committee, (6) Notify all members of all Regular Meetings of ACON at least one week prior to the meeting with all business announced on the agenda, including business required by majority votes at the previous meeting, (7) Maintain membership records for ACON and (8) Certify that all voting representatives are authorized to vote.
4. **Treasurer** - The Treasurer shall (1) Act on behalf of the Secretary in the Secretary's absence, (2) Receive and co-disburse, with the President, all funds of ACON, (3) Maintain accurate financial records of ACON, (4) Provide to ACON Members a Financial Report of receipts and expenditures at least bi-monthly, and (5) Prepare a Consolidated Annual Financial Statement of ACON transactions and balances.

Section D: Election of & Terms of Officers

1. In order to provide continuity and stability among the executive committee, the election of officers shall be for two-year terms and conducted as follows: (a) The President and Secretary shall be elected in even numbered years. (b) The Vice President and Treasurer shall be elected in odd numbered years.

2. ~~Nominations shall be made at the October meeting. Nominees may accept or reject nomination at the meeting or no later than seven (7) days following the meeting. A Nominating Committee appointed by the President, consisting of the representatives of five ACON Member Organizations, will solicit nominations in writing for the ACON officers from the Member Organizations at least one month prior to the November Meeting. The Nominating Committee will ascertain the nominee's willingness to serve. A complete list of willing nominees will then be circulated to the ACON Membership at least one week prior to the November Meeting. Additional nominations may be made from the floor at the time of the election; however, the nominee must be present and express their willingness to serve. No more than one candidate may be nominated from any one member organization. Nomination of a single candidate for multiple offices shall not be allowed.~~
3. ~~Election of Officers will be held at the November meeting and will be conducted by secret ballot. Nominees receiving a simple majority vote shall be considered the winner. For the election to proceed, a majority of Member Organizations must be present. Voting for ACON Officers shall be by secret, written ballot. By all Member Organizations in attendance. Voting for each office will be carried out separately on a separate ballot, except when there is only a single nominee for an office, in which case the President may request a unanimous vote. Votes will be tallied and reported by the Nominating Committee.~~
4. No member of the Executive Committee may serve more than three (3) consecutive terms. Re-election is allowed after a minimum 2 (two) year vacancy following the three (3) consecutive terms. Interim elections constitute a full term, no matter the actual length of service.
5. **Officers will be installed at ACON's January meeting.** Officer's Terms will normally coincide with the organization's fiscal year, **which coincides with the calendar year.**

Section E: Should an Officer be unable to serve for any reason; a replacement can be elected by a majority vote of the Council members present to fill the unexpired term. The President can appoint a replacement if the unexpired term is less than six (6) months. All resignations MUST be addressed to the Aiken Council of Neighborhood President.

Section F: If any member of the Executive Committee misses three consecutive Executive Committee meetings, without just cause, the Executive Committee shall request that member's resignation. A replacement will either be elected or appointed by the President per Article VII, Section E.

Article VIII. Meetings

Section A: ACON ~~will~~ **shall** meet ~~bi-monthly~~ on the date and at the time determined by the Executive Committee ~~with the exception of the months of July and December when there will be no meeting.~~

Section B: A quorum of ~~five~~ **eight** member organizations is required to conduct the business of the Council at any meeting. Simple majority vote of member

organizations present shall govern the approval of all business items, except those specified in Article IX and X, XII and XIII.

Article IX. Dues

Each Neighborhood Association may be required to pay annual dues in the amount set by the ACON Executive Committee and approved by two-thirds (2/3) of the Full Member Organizations.

Article X. Fiscal Year

The fiscal year will be January 1 through December 31.

Article XI. Amendments

~~These bylaws may be amended by two thirds (2/3) vote of the ACON Membership provided a thirty (30) day written notice has been given to the membership. The President shall request ratification of amended bylaws at the meeting following amendment.~~

Article XIII. Ratification

~~A copy of the amended bylaws will be circulated by the Secretary to the membership at least 15 days prior to the date of the meeting at which ratification is requested. Simple editorial changes (amendments) may be made before ratification. Amended bylaws shall be ratified by 2/3 of the ACON Membership.~~

1. Any proposed amendment to the Bylaws must be submitted to the membership, in writing, at least 30 (thirty) days in advance of the meeting at which it is to be considered.
2. Amendments to the Bylaws must be approved by the affirmative vote of two-thirds of the ACON Member Organizations.

ARTICLE XII. Indemnification

1. Every person who is or has been a director, officer, staff member, Executive Committee member or member acting within their scope of authority of ACON shall be indemnified by ACON against all expenses reasonably incurred by such person in connection with any action, suit, or proceeding to which any such party may be party defendant, or with which that party may be threatened by reason of, or growing out of, or in relation to that party being or having been a director, officer, staff member, Executive Committee member or member acting within their scope of authority of ACON. For the purpose of this Paragraph, the term "expenses" includes amounts paid in satisfaction of judgments or in settlement, other than amounts paid to ACON itself. ACON shall not, however, indemnify any director, officer, staff member, Executive Committee member or member acting within their scope of authority of ACON in relation to matters as to which that party shall be adjudged liable for gross negligence or gross misconduct in the performance of that party's duties for ACON. Further, ACON shall not indemnify any officer, director, staff member, Executive Committee member or member acting within their scope of authority of ACON in case of

settlement unless such settlement shall be approved by a majority of the Executive Committee of the Corporation then in office other than those involved (regardless of whether or not such majority constitutes a quorum).

Article XIII. Dissolution

Upon the dissolution of the Aiken Council of Neighborhoods, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or corresponding section of any of any future federal tax code, as may be designated by the Executive Committee with the majority approval of the full membership.

Article XV. Continuity

Created: July 23, 2009

Circulated: September 3, 2009, 1st amended: October 1, 2009, February 18, 2010

Ratified: March 25, 2010

Distributed as ratified: April 29, 2010

Amended: January 26, 2016; October 11, 2016; July 25, 2017

SIGNATURE/President

Date

SIGNATURE/Secretary

Date