



See a Social Security Number? Say Something!
Report Privacy Problems to <https://public.resource.org/privacy>
Or call the IRS Identity Theft Hotline at 1-800-908-4490



Part III Statement of Program Service Accomplishments (See the instructions for Part III)		Expenses (Required for 501(c)(3) and (4) organizations and 4947(a)(1) trusts, optional for others)	
What is the organization's primary exempt purpose? TO RESPONSIBLY PROMOTE AND EXPAND HOUSING OPPORTUNITIES FOR ALL			
Describe what was achieved in carrying out the organization's exempt purposes. In a clear and concise manner, describe the services provided, the number of persons benefited, or other relevant information for each program title			
28 See Additional Data Table			
(Grants \$)	If this amount includes foreign grants, check here . . . ☐	28a	
29			
(Grants \$)	If this amount includes foreign grants, check here . . . ☐	29a	
30			
(Grants \$)	If this amount includes foreign grants, check here . . . ☐	30a	
31 Other program services (attach schedule)			
(Grants \$)	If this amount includes foreign grants, check here . . . ☐	31a	
32 Total program service expenses (add lines 28a through 31a)		32	

Part IV List of Officers, Directors, Trustees, and Key Employees. List each one even if not compensated (See the instructions for Part IV)				
(a) Name and address	(b) Title and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-.)	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
See Additional Data Table				

Part V

Other Information (Note the statement requirements in the instructions for Part VI.)

Yes

No

33	Did the organization engage in any activity not previously reported to the IRS? If "Yes," attach a detailed description of each activity	33		No
34	Were any changes made to the organizing or governing documents but not reported to the IRS? If "Yes," attach a conformed copy of the changes 	34	Yes	
35	If the organization had income from business activities, such as those reported on lines 2, 6a, and 7a (among others), but not reported on Form 990-T, attach a statement explaining your reason for not reporting the income on Form 990-T			
a	Did the organization have unrelated business gross income of \$1,000 or more or 6033(e) notice, reporting, and proxy tax requirements? 	35a	Yes	
b	If "Yes," has it filed a tax return on Form 990-T for this year?	35b		No
36	Was there a liquidation, dissolution, termination, or substantial contraction during the year? If "Yes," complete applicable parts of Schedule N	36		No
37a	Enter amount of political expenditures, direct or indirect, as described in the instructions  37a 0	37b		
b	Did the organization file Form 1120-POL for this year?	37b		
38a	Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee or were any such loans made in a prior year and still unpaid at the start of the period covered by this return?	38a		No
b	If "Yes," complete Schedule L, Part II and enter the total amount involved	38b		
39	501(c)(7) organizations. Enter	39a		
a	Initiation fees and capital contributions included on line 9	39a		
b	Gross receipts, included on line 9, for public use of club facilities	39b		
40a	Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under section 4911  , section 4912  , section 4955 	40b		
b	Section 501(c)(3) and (4) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year or did it become aware of an excess benefit transaction from a prior year? If "Yes," complete Schedule L, Part I.			
c	Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958  0			
d	Enter amount of tax on line 40c reimbursed by the organization  0			
e	All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction?	40e		No
41	List the states with which a copy of this return is filed 			
42a	The books are in care of  HOMEBUILDERS ASSOCIATION OF MA Telephone no  (508) 543-6119 Pine Brook Office Pk 124 Washington St Suite 300 Located at  Foxboro, MA ZIP + 4  020351368			
b	At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country  See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts .	42b	Yes	No
c	At any time during the calendar year, did the organization maintain an office outside of the U S ? If "Yes," enter the name of the foreign country 	42c		No
43	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 —Check here   and enter the amount of tax-exempt interest received or accrued during the tax year  43			
44	Did the organization maintain any donor advised funds? If "Yes", Form 990 must be completed instead of Form 990-EZ.	44		No
45	Is any related organization a controlled entity of the organization within the meaning of section 512(b)(13)? If "Yes", Form 990 must be completed instead of Form 990-EZ.	45		No

complete the tables for lines 50 and 51.

		Yes	No
46	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	46	
47	Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II	47	
48	Is the organization operating a school as described in section 170(b)(1)(A)(ii)? If "yes," complete Schedule E	48	
49a	Did the organization make any transfers to an exempt non-charitable related organization?	49a	
b	If "Yes," was the related organization(s) a section 527 organization?	49b	
50	Complete this table for the five highest compensated employees (other than officers, directors, trustees, and key employees) who received more than \$100,000 of compensation from the organization. If there are none, enter "None."		

(a) Name and address of each employee paid more than \$100,000	(b) Title and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans & deferred compensation	(e) Expense account and other allowances
Total number of other employees paid over \$100,000 				

51 Complete this table for the five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there are none, enter "None."

(a) Name and address of each independent contractor paid more than \$100,000	(b) Type of service	(c) Compensation
Total number of other independent contractors receiving over \$100,000		

Please Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge				
	*****		2010-05-17		
	Signature of officer		Date		
	ROBIN WARD TREASURER Type or print name and title				
Paid Preparer's Use Only	Preparer's signature	KAREN M LAROCHELLE CPA	Date	Check if self-employed ☐	Preparer's PTIN (See Gen Inst X)
	Firm's name (or yours if self-employed), address, and ZIP + 4	KELLEY & LAROCHELLE PC 120 GROVE STREET FRANKLIN, MA 02038			EIN
					Phone no (508) 541-8060

May the IRS discuss this return with the preparer shown above? See instructions ☒ Yes ☐ No

SCHEDULE C

(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Political Campaign and Lobbying Activities

For Organizations Exempt From Income Tax Under section 501(c) and section 527

To be completed by organizations described below. Attach to Form 990 or Form 990-EZ

OMB No 1545-0047

2008

Open to Public Inspection

If the organization answered “Yes,” to Form 990, Part IV, Line 3, or Form 990-EZ, Part VI, line 46 (Political Campaign Activities)

- Section 501(c)(3) organizations complete Parts I-A and B Do not complete Part I-C
- Section 501(c) (other than section 501(c)(3)) organizations complete Parts I-A and C below Do not complete Part I-B
- Section 527 organizations complete Part I-A only

If the organization answered “Yes,” to Form 990, Part IV, Line 4, or Form 990EZ, Part VI, line 47 (Lobbying Activities)

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)) complete Part II-A Do not complete Part II-B
 - Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)) Complete Part II-B Do not complete Part II-A
- If the organization answered “Yes,” to Form 990, Part IV, Line 5 (Proxy Tax)
- Section 501(c)(4), (5), or (6) organizations complete Part III

Name of the organization
Home Builders Association Of Massachusetts Inc

Employer identification number

04-2446663

Part I-A

To be completed by all organizations exempt under section 501(c) and section 527 organizations. (See the instructions for Schedule C for details.)

- 1

Provide a description of the organization's direct and indirect political campaign activities in Part IV
- 2

Political expenditures

\$ _____
- 3

Volunteer hours

Part I-B

To be completed by all organizations exempt under section 501(c)(3). (See the instructions for Schedule C for details.)

- 1

Enter the amount of any excise tax incurred by the organization under section 4955

\$ _____
- 2

Enter the amount of any excise tax incurred by organization managers under section 4955

\$ _____
- 3

If the organization incurred in a section 4955 tax, did it file Form 4720 for this year?

☐ Yes

☐ No
- 4a

Was a correction made?

☐ Yes

☐ No
- b

If "Yes," describe in Part IV

Part I-C

To be completed by all organizations exempt under section 501(c), except section 501(c)(3). (See the instructions for Schedule C for details.)

- 1

Enter the amount directly expended by the filing organization for section 527 exempt function activities

\$ _____
- 2

Enter the amount of the filing organization's internal funds contributed to other organizations for section 527 exempt funtion activities

\$ _____
- 3

Total of direct and indirect exempt function expenditures Add lines 1 and 2 and enter here and on Form 1120-POL, line 17b

\$ _____
- 4

Did the filing organization file **Form 1120-POL** for this year?

☐ Yes

☐ No
- 5

State the names, addresses and Employer Identification Number (EIN) of all section 527 political organizations to which payments were made Enter the amount paid and indicate if the amount was paid from the filing organization's own internal funds or were political contributions received and promptly and directly delivered to a separate political organization, such as a separate segregated fund or a political action committee (PAC) If additional space is needed, provide information in Part IV

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's internal funds. If none, enter -0-	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-

Part II-A

To be completed by organizations exempt under section 501(c)(3) that filed Form 5768 (election under section 501(h)). (See the instructions for Schedule C for details.)

A Check ☐ if the filing organization belongs to an affiliated group

B Check ☐ if the filing organization checked box A and "limited control" provisions apply

Limits on Lobbying Expenditures— (The term "expenditures" means amounts paid or incurred.)		(a) Filing Organization's Totals	(b) Affiliated Group Totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)			
b Total lobbying expenditures to influence a legislative body (direct lobbying)			
c Total lobbying expenditures (add lines 1a and 1b)			
d Other exempt purpose expenditures			
e Total exempt purpose expenditures (add lines 1c and 1d)			
f Lobbying nontaxable amount Enter the amount from the following table in both columns— If the amount on line 1e, column (a) or (b) is:			
Not over \$500,000			
Over \$500,000 but not over \$1,000,000			
Over \$1,000,000 but not over \$1,500,000			
Over \$1,500,000 but not over \$17,000,000			
Over \$17,000,000			
The lobbying nontaxable amount is: 20% of the amount on line 1e			
\$100,000 plus 15% of the excess over \$500,000			
\$175,000 plus 10% of the excess over \$1,000,000			
\$225,000 plus 5% of the excess over \$1,500,000			
\$1,000,000			
g Grassroots nontaxable amount (enter 25% of line 1f)			
h Subtract line 1g from line 1a Enter -0- if line g is more than line a			
i Subtract line 1f from line 1c Enter -0- if line f is more than line c			
j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?			☐ Yes ☐ No

4-Year Averaging Period Under Section 501(h)
(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 1a through 1f of the instructions.)

Lobbying Expenditures During 4-Year Averaging Period					
Calendar year (or fiscal year beginning in)	(a) 2005	(b) 2006	(c) 2007	(d) 2008	(e) Total
2a Lobbying non-taxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots non-taxable amount					
e Grassroots ceiling amount (150% of line d, column (e))					
f Grassroots lobbying expenditures					

Part II-B To be completed by organizations exempt under section 501(c)(3) that have NOT filed Form 5768 (election under section 501(h)). (See the instructions for Schedule C for details.)

		(a)		(b)
		Yes	No	Amount
1	During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of			
a	Volunteers?			
b	Paid staff or management (include compensation in expenses reported on lines c through i)?			
c	Media advertisements?			
d	Mailings to members, legislators, or the public?			
e	Publications, or published or broadcast statements?			
f	Grants to other organizations for lobbying purposes?			
g	Direct contact with legislators, their staffs, government officials, or a legislative body?			
h	Rallies, demonstrations, seminars, conventions, speeches, lectures, or any other means?			
i	Other activities If "Yes," describe in Part IV			
j	Total lines 1c through 1i			
2a	Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b	If "Yes" enter the amount of any tax incurred under section 4912			
c	If "Yes" enter the amount of any tax incurred by organization managers under section 4912			
d	If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A To be completed by all organizations exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6). (See the instructions for Schedule C for details.)

		Yes	No
1	Were substantially all (90% or more) dues received nondeductible by members?	1	No
2	Did the organization make only in-house lobbying expenditures of \$2,000 or less?	2	No
3	Did the organization agree to carryover lobbying and political expenditures from the prior year?	3	Yes

Part III-B To be completed by all organizations exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) if BOTH Part III-A, questions 1 and 2 are answered "No" OR if Part III-A, question 3 is answered "Yes." (See the instructions for Schedule C for details.)

1	Dues, assessments and similar amounts from members	1 \$	145,607
2	Section 162(e) non-deductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).		
a	Current Year	2a \$	78,519
b	Carryover from last year	2b \$	23,635
c	Total	2c \$	102,154
3	Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3 \$	80,084
4	If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4 \$	22,070
5	Taxable amount of lobbying and political expenditures (line 2c total minus 3 and 4)	5 \$	

Part IV Supplemental Information

Complete this part to provide the descriptions required for Part I-A, line 1, Part I-B, line 4, Part I-C, line 5, and Part II-B, line 1i. Also, complete this part for any additional information.

Identifier	Return Reference	Explanation

Supplemental Information

Identifier	Return Reference	Explanation
------------	------------------	-------------

TY 2008 Other Assets Schedule

Name: Home Builders Association Of Massachusetts Inc

EIN: 04-2446663

Description	Beginning of Year Amount	End of Year Amount
Other Depreciable Assets	227	424

TY 2008 Other Expenses Schedule**Name:** Home Builders Association Of Massachusetts Inc**EIN:** 04-2446663

Description	Amount
SEMINAR EXPENSE	49,476
INSTALLATION/AWARDS BANQUET	35,512
BOARD OF DIRECTOR DINNERS	5,121
COALITION/OUTREACH EXPENSES	1,932
PAYROLL TAXES	6,366
TRAVEL	2,458
TELEPHONE & INTERNET	3,234
PUBLIC POLICY / RELATIONS	22,000
WEBSITE DESIGN AND MAINTENANCE	5,104
INSURANCE	1,547
OFFICE	6,502

TY 2008 Other Revenues Schedule**Name:** Home Builders Association Of Massachusetts Inc**EIN:** 04-2446663

Description	Amount
INSTALLATION/AWARDS BANQUET	38,232
BOARD OF DIRECTOR DINNERS	5,460
PROMOTION	3,363
OTHER	1,713

**TY 2008 Transfers Personal Benefits
Contracts Declaration**

Name: Home Builders Association Of Massachusetts Inc

EIN: 04-2446663

Declaration: The organization did not, during the year, receive any funds, directly,or indirectly, to pay premiums on a personal benefit contract.The organization, did not, during the year, pay any premiums, directly,or indirectly, on a personal benefit contract.

BY-LAWS
of
HOME BUILDERS ASSOCIATION OF MASSACHUSETTS, INC.

Accepted For Enactment by the Board of Directors as of 2/27/96

*Amended by the Board of Directors on 11/26/96

**Amended by the Board of Directors on 3/25/97

***Amended by the Board of Directors on 9/29/98

****Amended by the Board of Directors on 9/29/03

*****Amended by the Board of Directors on 6/30/2009

ARTICLE ONE
Name and Location

Section 1. The name of this organization shall be HOME BUILDERS ASSOCIATION OF MASSACHUSETTS, INC., hereinafter called the Association.

Section 2. The principal office of the Association shall be located in the Commonwealth of Massachusetts at such location as the Board of Directors of the Association from time to time shall designate.

ARTICLE TWO
Territorial Jurisdiction

The territorial jurisdiction of the Association shall be the Commonwealth of Massachusetts.

ARTICLE THREE
Purposes

The purposes of the Association shall be to improve and maintain a positive image of the building industry and to maintain constructive involvement in governmental affairs, all for the benefit of the building industry, and more particularly:

A. To Associate local builders' organizations within the above described territorial jurisdiction for the purpose of mutual advantage and cooperation.

B. To develop and disseminate, through the media, publications and educational programs, information which is of concern to members of the Association, the government, and the public at large.

C. To advocate the position of the building industry on any matter related to law, regulation, or public policy which affects the ability of the building industry to develop land for residential and commercial use and its ability to produce and rehabilitate housing and other structures for the citizens of the Commonwealth of Massachusetts.

D. To advocate positions on behalf of potential home owners which are consistent with positions of the Association on any matter related to law, regulation, or public policy which may or does affect residents' ability to achieve or maintain home ownership.

E. To monitor federal, state, and local governmental activities which have or will have an impact on the building industry and its ability to provide housing opportunities for residents and sites for necessary or desirable commercial development.

F. To operate without profit; and no part of the assets or income of the Association shall enure to the benefit of any individual.

ARTICLE FOUR Members

Section 1. Membership in the Association shall be limited to local builders' associations or chapters which are located in Massachusetts and are affiliated with the National Association of Home Builders, such associations or chapters hereinafter being called Locals.

Section 2. Qualification for membership in the Association shall be:

A. Any Local, chartered by or affiliated with the National Association of Home Builders (hereinafter called NAHB), shall be automatically a member of the Association.

B. Upon the creation of any Local within the territorial jurisdiction of the Association and acceptance by NAHB, such Local shall be a member of the Association without application or approval by it.

Section 3. Suspension, termination, and reinstatement of a Local shall be accomplished in the following manner:

A. No Local may withdraw from the Association without the consent of the Board of Directors certified by the Secretary of the Association, said consent to be by a vote of two-thirds (2/3) of the Directors present and voting. This provision shall apply to each Local, whether or not it was in existence prior to the formation of the Association.

B. Any Local whose dues or other indebtedness to the Association are not paid in full within three (3) months after they become due and payable shall forfeit automatically all voting rights until such time as all arrears shall have been paid in full or the Board of Directors, upon written request of such Local, shall have approved a schedule for repayment of such arrears in installments. The foregoing provisions shall apply solely to new indebtedness created or added after the effective date of the adoption of these by-laws. The duly elected Board members from such Local shall be permitted to attend all meetings of the Board.

ARTICLE FIVE
Dues and Assessments

Section 1. The annual dues of the Association shall be established by the Board from year to year in accordance with the budget adopted under Article Twelve, Section 3.

Section 2. Dues shall be due and payable at the time or times designated by the Board of Directors.

Section 3. The Board of Directors shall have the authority to levy an assessment on each Local by a vote of two-thirds (2/3) of the Directors present and voting. Notice of any proposal to make such levy must be given at a meeting of the Board of Directors prior to one at which such proposal is to be made.

ARTICLE SIX
Board of Directors

Section 1. The governing body of the Association shall be the Board of Directors, hereinafter called the Board.

Section 2. The Board shall have charge of the affairs, activities, business, and property of the Association; and it shall call an Annual Meeting for the purpose of electing the officers of the Association as designated in Article Seven below and shall establish from year to year a schedule of other meetings of the Board.

Section 3. Special meetings of the Board may be called by at least ten (10) members of the Board or by the President, such call to be mailed to the members of the Board at least ten (10) days prior to the meeting date.

Section 4. Each Local shall be entitled to representation on the Board in proportion to its membership as of June 30 of each year, all as shown on the following chart:

<u>Total Number of Members of Local</u>		<u>Number of Directors</u>
Up to and including	126	3
127 to and including	176	4
177 to and including	226	5
227 to and including	276	6
277 to and including	326	7
327 to and including	376	8
377 to and including	426	9
427 and above		10

Section 5. Notwithstanding the provisions of Section 4 above, the maximum number of directors from any one Local shall not exceed one-third (1/3) of the total number of all Association directors.

Section 6. Any Local may designate in writing, certified by the Local secretary, one (1) alternate director for every two of its directors or portion thereof, which designee may vote at any meeting of the Board in the absence of a duly elected director from such Local as certified by the Local Secretary, all such certification to be in writing.

Section 7. In addition to those directors designated in Section 4 above, the following individuals shall be members of the Board:

A. the Association President, who shall not be considered to be a director from his or her Local;

B. the Immediate Past President of the Association, who shall not be considered to be a director from his or her Local;

C. all other Past Presidents of the Association who are members of a Local, and they shall not be considered to be directors from their Locals; and

***D. Legal Counsel, who shall have no vote

Section 8. Each Local shall elect its directors, including those required to fill any vacancies, in such manner as it may deem proper.

ARTICLE SEVEN
Officers

Section 1. At the Annual Meeting of the Board, the following officers shall be elected by and from the Board and shall hold office for a term of one (1) year beginning on July 1 and ending on June 30 or when their successors shall have been elected and duly qualified.

A. The President, who shall be a Builder member, shall preside at all meetings of the Board and of the Executive Committee. He/she shall appoint all committees and shall be a member ex-officio of same; however, he/she may designate the President-Elect to serve in his/her place at any meetings of committees. He/she shall confer at least weekly with the Executive Vice President to assure the Association of continuity in the conduct of the policies and programs approved by the Board. In the event that there is a vacancy in the office of Executive Vice-President, the President shall be the acting Chief Executive Officer.

B. The President-Elect, who shall be a Builder member, shall preside at all meetings of the Board and of the Executive Committee in the absence of the President. He/she shall perform such other services as may be assigned to him/her by the President or by the Board or by the Executive Committee. Unless the President-Elect declines, the Nominating Committee automatically shall place his/her name in nomination for President the following year.

C. The Senior Vice President, who shall be a Builder member, shall preside at meetings of the Board and of the Executive Committee in the absence of the President and the President-Elect. He/she shall perform such other duties as may be assigned to him/her by the President or by the Board or by the Executive Committee.

D. The Vice President, who may be an Associate member, shall preside at meetings of the Board and of the Executive Committee in the absence of the President, the President-Elect and the Senior Vice President. He/she shall perform such other duties as may be assigned to him/her by the President or by the Board or by the Executive Committee.

E. The Secretary, who may be an Associate member, shall keep the minutes of the meetings of the Board and of the Executive Committee, and he/she shall report at each meeting of the Board and of the Executive Committee on those matters within his/her charge.

***F. The Treasurer, who may be an Associate member, shall be in charge of the financial records and all funds and securities of the Association. He/she shall:

1. receive and give receipts for monies in the name of the Association;
2. deposit such monies in such FDIC or FSLIC insured banks as are approved by the Board or the Executive Committee;
3. preside at all meetings of the Finance Committee;
4. make payments and disbursements for all proper obligations of the Association in accordance with the authorizations of the Board or of the Executive Committee.
5. make accounting to the Board and the Executive Committee at their meetings as requested by them or by the President, and
6. perform such other duties as from time to time may be assigned to him/her by the President or by the Board or by the Executive Committee and give bond for faithful discharge of his/her duties in such sum and such surety as shall be ordered by the Board or by the Executive Committee.

Section 2. No more than two (2) elected officers, as delineated in Section 1 above, shall serve from the same local at the same time, and no President of the Association shall serve for more than two (2) consecutive terms.

Section 3. In addition to the election of the officers and the Board at the Annual Meeting of the Association, or at such other time prior to January 1 following such election as the Board may determine, the Board shall vote to recommend to NAHB, for one (1) year commencing January 1, such National Directors, Alternate National Directors, Associate National Directors, and National Representative as to which the Association shall be entitled. The National Representative shall be called to all meetings of the Board and the Executive Committee to report and recommend as he/she may deem proper.

***Section 4. The Board shall retain an Executive Vice President, who shall be the Chief Executive Officer of the Association, at such rate of compensation as the Board of Directors shall establish from time to time; and he/she shall be responsible for retaining such other members of the staff as the Executive Committee from time to time may authorize, and shall be responsible for the effectiveness of staff in the implementation of policies and programs of the Association. He/she shall participate in developing and implementing plans, policies, programs, budgets and services. He/she shall report to the Board and the Executive Committee at their meetings and to the President at least weekly.

***Section 5. The Board of Directors may hire a Director of Governmental Affairs and/or contract lobbyist(s) who will take direction on issues from the Board of Directors based on a consensus achieved through its interaction with the Legislative, Building Codes & Standards and Local Property Rights Committees. The Lobbyist should conduct four major governmental affairs briefings per year:

- A. Start of Session
- B. Mid-session
- C. End of Season wrap-up
- D. Summer planning meeting

Section 6. Any vacancy occurring among the officers of the Association shall be filled by election by and from the Board. The Nominating Committee shall convene in accordance with Article Eleven below.

ARTICLE EIGHT

Executive Committee

Section 1. There shall be an Executive Committee comprised of the officers set forth in Article Seven, Section 1 above, the Immediate Past President of the Association, Legal Counsel who shall have no

vote and is appointed by the Board of Directors from year to year, Chairman of the Governmental Affairs Committee or his/her designee, the National Directors and the National Representative and their appropriate alternates, and one (1) member from each Local which does not have a member serving as an officer. Such Local member shall be one of the members of the Board.

Section 2. The Executive Committee shall meet upon call of the President or the President-Elect or a Vice President when deemed necessary between the regular meetings of the Board. Any actions taken at meetings of the Executive Committee shall be submitted to the Board at its next meeting after such meeting of the Executive Committee, and the Board may take such action as it may deem proper.

Section 3. The Executive Committee shall make planning, budgetary, policy and other recommendations to the Board of Directors, as deemed necessary. It is the intent that wherever possible, all policy and administrative issues shall first be brought before the Executive Committee for its recommendations, prior to coming before the full Board of Directors.

A. In the event that there is, in the opinion of the President, any issue of an immediate or an emergency nature which must be resolved or acted upon prior to the time when the Board of Directors can or will next meet, the Executive Committee may act in place of said Board of Directors, however any action thereby taken shall be reviewed by the Board of Directors at its next meeting and the Board may take such action as it may deem proper.

B. Action by the Executive Committee may be taken as the result of an actual meeting or by a telephone poll of the members thereof, by the staff of the Association.

C. For the purposes of acting on any such matter, five (5) members of the Executive Committee shall constitute a quorum, provided not less than three (3) Locals are thereby represented.

ARTICLE NINE

Quorums

Section 1. At any meeting of the Board, fifteen (15) directors from at least four (4) local associations shall constitute a quorum.

Section 2. At any regular meeting of the Executive Committee, six (6) members from at least four (4) local associations shall constitute a quorum.

ARTICLE TEN
Committees

Section 1. Except as the By-Laws of the Association may provide otherwise, the following provisions shall govern all committees of the Association:

- A. No Committee shall have or exercise the authority of any of the officers or of the Board or the Executive Committee or in any way bind the Association without the express approval of the Board or the Executive Committee, as the case may be.
- B. The chair of each committee shall report to the Board and the Executive Committee at their meetings and to the President upon his/her request.
- C. Committee appointments, except for ad hoc committees, shall be for a term of one (1) year commencing on July 1 and ending on June 30 or when new appointments have been made.
- D. The Board shall establish policy and procedures governing the function of committees not inconsistent with the By-Laws.

Section 2. The Standing Committees of the Association shall make recommendations to the Board and to the Executive Committee with regard to new, continuing, or recurring matters relating to the goals, objectives, and business of the Association.

Section 3. The following committees shall be the Standing Committees of the Association:

- A. Finance Committee
- B. Public Policy Committee****
- C. Insurance Committee
- D. Nominating Committee*
- E. Service Awards Committee
- F. Long Range Planning Committee*
- G. Building Codes and Standards Committee***

Section 4. The President and/or the Board or Executive Committee may authorize the creation of special or ad hoc committees from time to time as the need may arise.

***Section 5. Each Standing Committee shall keep a record only of motions made during the course of their meetings. Said motions shall be forwarded to any other committee that may be affected by said motions. A copy of all recorded committee motions shall be sent to the association Executive Vice President. The Standing Committees shall have the following responsibilities:

A. The Finance Committee shall prepare and submit to the Board, prior to the beginning of each fiscal year, a budget for same. The Committee shall meet on call of the President or of the Chair of the Committee from time to time as deemed necessary or appropriate for the financial welfare of the Association.

****B. The Public Policy Committee shall be responsible for reviewing pending legislation and regulations, adopting positions on issues which may result in or relate to legislation or regulations in order to determine their effect on the membership and the industry and taking appropriate action thereon which is consistent with the policies and programs of the Association. The President-Elect shall serve as chairman should the committee chairman not be available. The Public Policy Committee shall oversee three subcommittees whose purview shall be:

1. Public Relations - to develop and maintain programs and policies designed to promote a positive image of the building industry through media activity;

2. Technical - to respond to the engineering and environmental challenges to the industry and work to represent the interests of the membership by joining appropriate coalitions and committees

3. Legal/Property Rights - to be alert to efforts at restricting land use as a means of limiting the industry and identify areas where opposition or pre-emptive action may be effective, and shall promote the positive effects of growth in the Commonwealth.

C. The Insurance Committee shall monitor all programs of insurance endorsed or administered by the Association and report to the Board at least annually. The Committee shall review proposals for additional programs of insurance and make recommendations to the Board or the Executive Committee for further action.

D. The Nominating Committee shall observe the procedures for notice and election set forth in Article XI below. The Immediate Past President shall serve as Chair; and if, for any reason, he/she shall fail or cease so to serve, then the next prior Past President shall serve in his/her stead. The Committee shall solicit and consider the recommendations of members of the Board and of the Locals as to the candidates for each office to be filled. No incumbent officer shall be appointed to the Committee.

E. The Service Awards Committee shall meet on call of the President or, in his/her absence, on call of the President-Elect to consider from time to time awards to members of the Board and to outstanding citizens of the Commonwealth of Massachusetts and to consider candidates and select recipients of same and of the Builder of the Year Award, the Associate of the Year Award, Remodeler of the Year Award, New Spike of the Year Award and Retention Spike of the Year Award.

*/***F. The Long Range Planning Committee shall plan and set goals to assure the continued growth and prosperity of the Association. These goals shall be consistent with the NAHB and the local home builders associations in the state. These goals shall be legislatively proactive and be in the best interests of our members and insure the continued financial stability of the state association. The Vice President of the state association shall serve as Vice Chairman.

***G. The Building Codes & Standards Committee shall deal with Building Code issues. The Committee shall monitor, review and make recommendations to the HBAM Board of Directors concerning any changes in the code promulgated by the SBBS. The Regulatory Committee shall act upon the recommendations of the Board.

***Section 6. Each Local Association is responsible for appointing voting members to committees.

A. Those committees which deal with the policy, procedure and budget of the association are Budget/Non-dues Revenue, Legislative, Local Property Rights and Building Codes and Standards. Voting members of those committees will be determined by association membership at the end of the fiscal year:

0-199 members:	1 vote
200-399 members:	2 votes
400 members:	3 votes

B. Each local association will appoint one voting representative to each of the following committees: Nominating, Awards, Long Range Planning and By-Laws.

C. Regardless of voting restrictions, all committees are considered open and association members are encouraged to attend and participate.

Section 7. The Chairs of each committee, unless otherwise specified in the By-Laws, shall be appointed by the President of the Association and shall serve co-terminously with him/her.

ARTICLE ELEVEN

Elections

Section 1. The regular election of officers shall take place at the Annual Meeting of the Board of Directors.

Section 2. Special elections to fill vacancies or newly created positions shall take place as determined by the Board of Directors, subject, however, to the required notice as hereinafter provided.

Section 3. In preparation for any election, the Nominating Committee shall make its report of nominations to the Board at its meeting next preceding the month when the elections shall take place.

Section 4. The Nominating Committee in addition shall mail a copy of its report to all members of the Board not less than twenty-one (21) days prior to the date of the election.

Section 5. At any meeting where an election is to occur, additional nominations may be made from the floor, and if any are so made for any office or position, the vote on such office or position shall be by secret ballot.

Section 6. In the event that there are two (2) or more candidates for the same office or position, the candidate receiving the most votes for that office shall be considered to be elected, provided, however, that said candidate shall have received a majority of all votes cast; and in the event that no candidate shall have received a majority of all votes cast, there shall be a run-off election between the two (2) candidates receiving the higher totals of votes cast.

ARTICLE TWELVE

Fiscal Matters

Section 1. The fiscal year of the Association shall run from July 1 of each year through June 30 of the following calendar year.

Section 2. Monies collected by the Association shall be placed in an FDIC or FSLIC insured depository selected by the Board or by the Executive Committee, as the case may be.

Section 3. Prior to the beginning of each fiscal year, the Board shall adopt a budget for the coming fiscal year.

*/*****Section 4. Annually all accounts of the Association shall have an independent Certified Public Accountant give a review financial statement or compilation financial statement to the Association, which method of report shall be determined by the Board. The Association may request a Certified Public Accountant audit when it is deemed necessary. This will remain in effect as long as an independent Certified Public Accountant is reviewing or compiling the financial records for the Association.

ARTICLE THIRTEEN

Notices

Each Local shall mail or deliver to the Association office a list, certified by the Local secretary, of the Local officers, directors, and designated Association directors upon their elections and include therewith their mailing addresses and telephone and telecopier numbers with area codes. Notice for any meeting or any other official business shall be deemed to be given on the date when notice is mailed to the directors and officers at the address shown on said list.

ARTICLE FOURTEEN

Indemnification

The Association shall, to the extent legally permissible and only to the extent that the status of the Association as an organization exempt under the Internal Revenue Code is not affected thereby, indemnify each of its directors, officers, employees and other agents against all liabilities and expenses, including amounts paid in satisfaction of judgments, in compromise or as fines and penalties, and counsel fees reasonably incurred by him or her in regard to the defense or disposition of any action, suit or other proceeding, whether civil or criminal, in which he or she may be

involved or with which he or she may be threatened, while in office or thereafter, by reason of his or her being or having been such a director, officer, employee or agent, except with respect to any matter as to which he or she shall have been adjudicated in any proceeding not to have acted in good faith in the reasonable belief that his or her action was in the best interest of the Association; provided, however, that as to any matter disposed of by a compromise payment by such director, officer, employee or agent, pursuant to a consent decree or otherwise, no indemnification either for said payment or for any other expense shall be provided unless such compromise shall be approved as in the best interest of the Association, after notice that it involves such indemnification, by a disinterested majority of the directors then in office. Expenses, including counsel fees reasonably incurred by any such director, officer, employee or agent in regard to the defense or disposition of any such action, suit or other proceeding, may be paid from time to time by the Association in advance of the final disposition thereof upon a receipt of an undertaking by such individual to repay such expenses to the Association if he or she shall be adjudicated to be not entitled to indemnification under the Massachusetts General Laws, Chapter 180, Section 6. The right of indemnification hereby provided shall not be exclusive of or affect any other rights to which any director, officer, employee or agent may be entitled. Nothing contained herein shall affect any rights to indemnification to which Association personnel may be entitled by contract or otherwise under law. As used in this paragraph, the terms "directors," "officers," "employees," and "agents" shall include their respective heirs, executors, and administrators, and an "interested" director shall be one against whom in such capacity the proceeding in question or another proceeding on the same or similar grounds is then pending.

ARTICLE FIFTEEN
Parliamentary Procedure

Robert's Rules of Order shall govern the procedure at all meetings of the Association unless otherwise provided for in the By-Laws.

ARTICLE SIXTEEN
Amendments

These By-Laws may be amended by a vote of two-thirds (2/3) of the members of the Board present and voting at a meeting, provided, however, that a copy of the proposed amendment(s) initiated by

petition of any Local or of the Executive Committee or of any five (5) Directors representing at least three (3) Locals shall have been mailed to each Director and each Local in accordance with the information received at the Association office under the provisions of Article Thirteen above and not less than ten (10) days prior to the meeting at which such action is to be taken.

Additional Data

Software ID:

Software Version:

EIN: 04-2446663

Name: Home Builders Association Of Massachusetts Inc

Form 990EZ, Part III - Statement of Program Service Accomplishments

Describe what was achieved in carrying out the organization's exempt purposes. In a clear and concise manner, describe the services provided, the number of persons benefited, or other relevant information for each program title.	Expenses (Required for 501(c)(3) and (4) organizations and 4947 (a)(1) trusts; optional for others.)	
28 EDUCATION-HOLDS CLASSES AND SEMINARS DEALING WITH UPDATING AND EDUCATING MEMBERS ON VARIOUS ELEMENTS OF THE BUILDING INDUSTRY, INCLUDING BUILDING CODE UPDATES, ENERGY EFFICIENCY AND BUSINESS MANAGEMENT (Grants \$ 0) If this amount includes foreign grants, check here . . . ☐	28a	0
29 OPPOSE LEGISLATION ADVERSE TO BUILDING INDUSTRY AND MEMBERS IN THE FORM OF INCREASED COSTS AND REGULATIONS FOR BUILDERS AND ITS CUSTOMERS (Grants \$ 0) If this amount includes foreign grants, check here . . . ☐	29a	0
30 THE PUBLIC POLICY FUND ENDEAVORS TO ENSURE THE VOICE OF HOME BUILDERS IN PUBLIC POLICY WHICH RELATES TO THE HOME BUILDING INDUSTRY (Grants \$ 0) If this amount includes foreign grants, check here . . . ☐	30a	0
INSTALLATION AND AWARDS BANQUETS TO INSTALL NEW OFFICERS AND HONOR LEGENDS OF THE INDUSTRY, MEMBER OF THE YEAR, OUTGOING OFFICERS AND MEMBERSHIP RECRUITERS (Grants \$ 0) If this amount includes foreign grants, check here . . . ☐		0

Form 990EZ, Part IV - List of Officers, Directors, Trustees, and Key Employees

(A) Name and address	(B) Title and average hours per week devoted to position	(C) Compensation (If not paid, enter -0-.)	(D) Contributions to employee benefit plans & deferred compensation	(E) Expense account and other allowances
GARY RUPING 100A THOMPSON FARM BEDFORD, MA 01730	PRESIDENT 5 00	0	0	0
JUDITH JENKINS 1017 TURNPIKE STREET-SUITE 35 CANTON, MA 02021	PRESIDENT-ELECT 1 00	0	0	0
WALT TOMALA 132 LAPOINTE ROAD WESTFIELD, MA 01085	VICE PRESIDENT 1 00	0	0	0
ROBIN WARD 700 BEARSES WAY HYANNIS, MA 02501	TREASURER 0 50	0	0	0
RICHARD GAGNON 241 MAIN STREET FOXBORO, MA 02035	SECRETARY 0 50	0	0	0