



Board of Directors
March 23, 2011 11:40 am - 2:30 pm
NVAR Office, Reno
Draft Minutes

NVAR Mission: The Nevada Association of REALTORS® (NVAR) strives to enhance the success of our members while protecting private property rights and advocating for our members' interests.

- I. **CALL TO ORDER** - The meeting of the Board of Directors of the Nevada Association of REALTORS® was called to order by President Mike Young at 11:40 am.
- II. **PLEDGE OF ALLEGIANCE** - Led by Sandi Smith
- III. **INSPIRATION** - Led by Sandy Wakefield
- IV. **INTRODUCTIONS AND ROLL CALL** - See page 5 for attendance
- V. **ADOPT THE AGENDA AS PRESENTED** - The agenda was presented. **Motion.** Moved and seconded to approve the agenda as amended. **Motion carried.**
- VI. **APPROVE DECEMBER 10, 2010 MEETING MINUTES** - **Motion.** Moved and seconded to approve the December 10, 2010 meeting minutes as presented. **Motion carried.**
- VII. **FILE FOR AUDIT** - **Motion.** Moved and seconded to file for Audit the February 2011 Financials as presented. **Motion carried.**

Staff Directive: Remove \$5,000 from budget line "In District Meetings" and expense to budget line for "Legislative Sponsorships" for a portion of the Inaugural Event of Governor Sandoval.

In addition, starting in 2014, budget \$10,000 for the Inaugural event which takes place every four years.

- VIII. **PRESIDENT'S REPORT** - President Mike Young welcomed everyone to the first Board of Directors Meeting. He reported on the hard work that is being done in Carson City during the Legislative Session by Carrara Nevada and NVAR and reminded the Board of the value NVAR provides to our members. President Young mentioned the Face of Foreclosure Report and the positive response NVAR has received from Legislators, including Senator Reid.
- IX. **ONE VOICE DISCUSSION** - President Mike Young discussed his theme, "Nevada Realtors, One Voice", and reminded the Board the importance of speaking with one voice as representatives of our state association.
- X. **TREASURER'S REPORT** - Treasurer Patty Kelley reported that the Investment Subcommittee met recently and that NVAR's investment accounts are doing well. The BOD was



Board of Directors
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informed that both the Investment Subcommittee and the NVAR Executive Team have approved some slight asset allocation changes to the Smith Barney Investment Portfolio.

XI. PRESIDENT ELECTS REPORT

A. Bylaws and Policy

1. No discussion was held on Motion 1 regarding making Nevada REALTORS Young Professionals Network a standing committee. **Motion.** Moved and seconded to approve Motion 1 as presented. **Motion carried.**
2. Discussion was held on Motion 2 regarding amending Policy Section 6.1(D) to include policies regarding Nevada REALTORS Young Professionals Network. **Motion.** Moved and seconded to approve Motion 2 as presented. **Motion carried.**
3. Discussion was held on Motion 3 regarding to clarify that the motion's intent was to make attempts to give opportunity for committee representation to local boards. **Motion.** Moved and seconded to approve the motion as presented. **Motion carried.**
4. Discussion was held on Motion 4 regarding amending Bylaw Article II section 7 to allow State association dues to be waived for member who has been continuously active in the Nevada Association of REALTORS for 40 years. **Motion.** Moved and seconded to approve Motion 2 as presented. **Motion carried.**

XII. FACE OF FORECLOSURE - Joel Searby, SGS, Inc., spoke to the Board regarding the Face of Foreclosure Report. Joel went over a powerpoint that showed the value and work that has been done with the Face of Foreclosure Report.

XIII. NEVADA LEGISLATIVE UPDATE - Carrara Nevada Principal and NVAR Chief lobbyist, Rocky Finseth provided the Board with an overview of the 2011 Legislative Session, went over Bills that him and his staff are working on and took questions from the Board.

XIV. AE REPORT - AE Chair, Karen Ferreira reported what was discussed at the Executive Officer's Conference Call that took place on March 15th. Karen went over what each of the local Executive Officers discussed. She also reported that there has been discussion over the Mortgage Assistance Relief Act of MARS, which may require an additional disclosure by agents. However, Laurie Janik, informed them at the AE Institute Conference that local and state associations should not take action right now on creating a form, because NAR is discussing additional MARS guidance with the FTC.

XV. CEO REPORT - Rob Wigton, CEO, gave his update to the Board.

XVI. NEW BUSINESS

XVII. ADJOURN Moved and seconded to adjourn the meeting at 2:30 pm. **Motion carried.**



Board of Directors
March 23, 2011 11:40 am - 2:30 pm
NVAR Office, Reno
Draft Minutes

Respectfully Submitted,

A handwritten signature in black ink that reads "Mike Young".

Mike Young, NVAR President

A handwritten signature in black ink that reads "Rob Wigton".

Rob Wigton, NVAR CEO



Board of Directors
 March 23, 2011 11:40 am - 2:30 pm
 NVAR Office, Reno
Draft Minutes

Attendees Present

NVAR Officers

Mike Young - President
 Patty Kelley -Treasurer

Blane Johnson - President Elect
 Linda Rheinberger - Immediate Past President

Directors

Ken Amundson
 Mike Andrews
 Gary Banner
 Scott Beaudry
 Paul Bell
 Chris Bishop
 Kathryn Bovard
 Janet Carpenter
 Sherrie Cartinella
 Walt Coffey
 Ashley De Busk
 Noah Herrera
 Brian Horner
 Soozie Jones-Walker
 Heidi Kasama
 Kolleen Kelley

Myrna Kingham
 Beth Kitchen
 Charlie Kitchen
 John Krolick
 Bob Lamonte
 Kris Layman
 Terry Moore
 George Peek
 Leroy "Buck" Schaeffell
 Rick Shelton
 Kevin Sigstad
 Cheryl Smith
 Sandi Smith
 Marcella Syme
 David Tina
 Sandy Wakefield

Directors Absent/Excused

Mary Greenspan
 Trish Nash

Directors Absent/Unexcused

Guests / Others

Rocky Finseth, Carrara Nevada Chief Lobbyist
 Paula Petruso, 2011 Parliamentarian
 Joel Searby, SGS, Inc.

Karen Ferreira, ECAR
 Karen Marsa, IVBR
 Christina Santos, SNAR
 Irene Vogel, GLVAR
 Cherie Williams, RSAR

NVAR Staff

Becky Blankenburg, Chief Finance Officer
 Sue Saunders, Legal Counsel

Karen Ann Schweizer, Executive Assistant
 Rob Wigton, Chief Executive Officer



Board of Directors
 March 23, 2011 11:40 am - 2:30 pm
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Draft Minutes

Appendix A - Committee Motion and Action Items

Bylaws and Policy

Motion #1

To amend Bylaws Article X Section 8(C) to make Nevada REALTORS® Young Professionals Network a standing committee with the name “Nevada REALTORS® Young Professional’s Network” and approve ministerial changes to that section as follows:

Article X

Section 8. Standing Committees Defined:

To facilitate the services, programs and functioning of NVAR, NVAR shall have the following standing committees:

....

C. External Relations

- ~~1. IMG~~
- ~~2.~~
- 1. Legislative
- ~~2.~~ 3. Public Relations & Communications
- 3. REALTORS of Nevada Protection Trust
- 4. PSF
- 5. NVRPAC
- ~~5. REALTORS of Nevada Protective Trust~~
- 6. APPR PAC
- 7. NVAR Leadership Alumni
- 8. Nevada REALTORS® Young Professional’s Network

Rationale:

A group of young REALTORS® from southern Nevada have organized a YPN of Nevada through NAR. NAR’s guidelines for this type of group require that they be organized under the state Association. YPN organizers realize there will be no budget no funding from NVAR. YPN events are planned so that sponsorships provide the funding. The term YPN is already being used in Nevada for a more general group of “Young Professionals”.

The Bylaws need some housekeeping in the section as well to match the current state of practice and to match up with Policies. No substantive changes are suggested other than those addressing the addition of YPN. YPN will receive no budget funding, but will receive NVAR staff support.

SEE NEXT MOTION for suggested POLICY CHANGE.

****Motion carried as presented.****



Board of Directors
 March 23, 2011 11:40 am - 2:30 pm
 NVAR Office, Reno
Draft Minutes

Motion #2

To amend Policy Section 6.1(D) to include policies regarding Nevada REALTORS® Young Professionals Network as follows (changes in blue):

6.1 Committee Structures and Compositions

D. External Relations-

- ...
- 5. NVAR Leadership Alumni
 - 6. Nevada REALTORS® Young Professional’s Network-
 - a. **Purpose** NR YPN is a member-driven organization that helps young real estate professionals excel in their careers by giving them the tools and encouragement to become involved in four core areas:
 - 1) **REALTOR® Associations.** Attend REALTOR® conferences and pursue leadership roles with their local, state, and national associations.
 - 2) **Real Estate Industry.** Take an active role in policy discussions and advocacy issues; be informed about the latest industry news and trends.
 - 3) **Peers.** Network and learn from one another by attending events, participating in online communication, and seeking out mentoring opportunities.
 - 4) **Community.** Become exceptional members of their community by setting a high level of REALTOR® professionalism and volunteering for causes they feel passionate about.
 - b. **Composition and Terms.**
 - 1) Committee Members of NRYPN shall be an advisory board and shall serve for staggered three-year (3) terms.
 - 2) There shall be no limit to the number of terms that may be served consecutively by the Chair, Vice Chair, or advisory board members in any of the positions including at-large.

APPENDIX H- of Policies

NR YPN

- I. **Structure.**
 - a) NR YPN Membership is free and open to any REALTOR® regardless of age.
 - b) Members may join by filling out the registration form.
 - c) Other ways to join NR YPN is by attending events and registering your contact information with the Membership Chair, or other methods deemed appropriate by the advisory board. Member must be a licensed REALTOR® in good standing with the State Association and all requests to join NR YPN, meeting the criteria, will be accepted.
 - c) The NVAR President shall appoint an advisory board to include a Chair and Vice Chair to oversee the activities of the NR YPN. The President Elect shall make recommendations to the President for Vice Chair appointments.
 - d) The advisory board shall consists at least seven (7) and no more than twelve (12) members consistent with Policy 6.0 and shall include a chair - responsible for overseeing NR YPN meetings and serve as main spokesperson for the group; a vice-chair to work in conjunction with the chair; and five other positions appointed from amongst



Board of Directors
 March 23, 2011 11:40 am - 2:30 pm
 NVAR Office, Reno
Draft Minutes

the members of the advisory board by the chair:

1. Membership director—in charge of recruitment and obtaining current member contact information for member database; State Association to hold master database.
 2. Events director—planning and coordinating NR YPN activities and reaching out to potential sponsors;
 3. Communications director—promoting NR YPN activities and responding to NR YPN inquiries
 4. Mentoring - providing experience, guidance and support
 5. Social Networking/Technology - overseeing the website and online activities and interaction
- Remaining members of the advisory board shall be at-large positions.

II. Duties.

- a) Maintain professionalism in all communications—whether in person or via e-mail—and keep the focus of events on how to help members succeed in business.
- b) Use the official NR YPN Chapter logo to benefit from the brand recognition of national NR YPN.
- c) Promote YPN national and local events through regular communications with NR YPN members.
- d) NR YPN does not sell member contact information to any third party, including event sponsors.
- e) Plan at least two events a year (such as networking events, meetings, education sessions, Webinars, etc.)
- f) Maintain at least 15 members
- g) Strive to be recognized as the chapter of year
- h) Further the national mission
- i) Not infringe on other NR YPN territories— NR YPN chapters are to be connected to the local or state REALTOR® association or board to ensure that there is no overlap of chapters

III. Accounting.

- a) All monies and sponsorships received shall be handled by the State Association in accordance with the bylaws and policies already established.

IV. Liability.

- a) The State Association shall provide all liability policies as per the current structure, guidelines and bylaws already established for the directors, officers and members of the Nevada REALTORS® YPN.

Rationale:

A group of young REALTORS® from southern Nevada have organized a YPN of Nevada through NAR. NAR’s guidelines for this type of group require that they be organized under the state Association. YPN organizers realize there will be no budget no funding from NVAR.

NAR has released suggested policies for use in the YPN groups. Those suggested policies are as outlined above with modifications as necessary to fit NVAR’s practices, such as the north south composition, accounting practices. Please note that the “committee members” will be called and “advisory group”, but it is not a functional difference from “committee member”.

YPN will receive no budget funding, but will receive NVAR staff support.

****Motion carried as presented (with housekeeping changes to put “NR YPN” wherever “YPN” is written and removing an unnecessary “and”.) ****



Board of Directors
March 23, 2011 11:40 am - 2:30 pm
NVAR Office, Reno
Draft Minutes

Motion #3

To amend Policy 6 to allow the policy requiring each committee to have one member from every local association to apply only in committees having more than 10 members, as follows:

SECTION 6. COMMITTEE POLICIES

(Where applicable, the term committee refers to task force and work groups.)

6.0 Committee Structure:

A. The composition of NVAR committees shall be such as to assure **that (for committees having more than 10 members)**, every Local Association shall have the opportunity to have at least one (1) representative. A minimum of 60% of the total number of committee members shall be from the Greater Las Vegas Association of REALTORS® (GLVAR). The NVAR President shall work toward such representation when apportioning committee membership. Committees should be of sufficient size to allow for such proportionality.

Rationale:

In creating committees every effort is made to include every local association in every committee. In 2009 committee sizes were reduced (see Policy 6.0 D) in response to a reduced budget. Also in many cases, smaller associations do not always have the members available to participate. This year the committees that have 10 or fewer members include, for instance, Legal Action Fund, 9, PR and Communications, 5, Technology, 5, Nominating, 8, every small committee has one member from RSAR and at least one member from a smaller association, (SNAR, IVBOR, ECAR). Large committees include Budget and Finance, 15, the NV RPAC, 16, and Legislative, 15, and Strategic Planning ,14. Each of these committees has a representative from each small association.

****Motion carried as presented.****

Motion 4

To amend Bylaw Article II section 7 to allow State association dues to be waived for any member who has been continuously active in the Nevada Association of REALTORS® for 40 years as follows (underline = new language):

Section 7. Honorary Members:

1. Honorary Members shall be:

- a. Individuals other than those engaged in the real estate profession who have contributed notably to NVAR and the real estate industry and who are so designated by an action of the Board of Directors; or



Board of Directors
March 23, 2011 11:40 am - 2:30 pm
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b. Any member who has been continuously active in the Nevada Association of REALTORS® for 40 years.

2. No payment of state association dues is necessary for any member who is an Honorary Member pursuant to section 1(b) above.

Rationale:

NVAR strives to have policies consistent with the local associations.

GLVAR offers an Honorary Lifetime Membership for members who have been active continuously for 45 years.

RSAR offers a Lifetime Membership for REALTORS® who have been members for not less than 25 cumulative years and 20 years as a member of RSAR, for people over age 65, (and/or other criteria).

Other associations either do not have a policy or did not provide a policy.

NAR's policy is to grant Emeritus status upon application for:

“Any person who has held membership in the National Association as a REALTOR®, REALTOR-ASSOCIATE®, or a combination of both, for a cumulative period of 40 years in one or more Associations of REALTORS® is eligible for REALTOR® Emeritus status

“Upon approval by the Board of Directors of the NATIONAL ASSOCIATION OF REALTORS®, no further payment of dues is necessary to the National Association by the Member Association of which the REALTOR® Emeritus is a member.”

****Motion carried as presented.****