



**Board of Directors**  
June 29, 2011 1:00pm - 4:05 pm  
MGM Grand, Las Vegas  
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 1:00 pm.
- II. **PLEDGE OF ALLEGIANCE** - Led by Terry Moore
- III. **INSPIRATION** - Led by Cheryl Smith
- 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 MARCH 23, 2011 MEETING MINUTES** - **Motion.** Moved and seconded to approve the March 23, 2011 meeting minutes as presented. **Motion carried.**
- VII. **FILE FOR AUDIT** - **Motion.** Moved and seconded to file for Audit the May 2011 Financials as presented. **Motion carried.**
- VIII. **PRESIDENT'S REPORT** - President Mike Young advised the Board of his efforts to help speed up short sale and foreclosure transactions in Nevada and across the country. He also advised the Board that he met with servicers and those from the Treasury Department and that NVAR helped arrange a multi-state summit meeting in Washington during the Midyear meetings. Mike reported that at the Midyear Meetings, the NAR Board of Directors voted to approve the Realtor Party Political Survival Initiative, and a \$40 national dues increase to pay for the initiative. Lastly, he thanked Rocky Finseth, his Carrara Nevada staff, NVAR Staff, Legislative Committee Leadership, Legislative Management Team and the Executive Team for all they did during the 2011 Legislative Session.
- IX. **2016 NAR CANDIDATES** - 2016 NAR President Candidates, Jim Helsel and Tom Salomone, addressed the Board regarding their candidacy and answered questions. **Motion.** Moved and seconded to endorse one of the 2016 NAR President Candidates. **Motion failed. Motion.** Reserve our opportunity to endorse a candidate at a later date. **Motion carried.**
- X. **TREASURER'S REPORT** - Treasurer Patty Kelley reported that the Budget and Finance Committee met on June 28<sup>th</sup> and approved the recently concluded financial audit determined by Barnard Vogler and Company. Patty then introduced Teela Hammond and Leslie Daane to present the Audit to the Board. Teela spoke to the Board regarding the Audit and took questions. **Motion.** Moved and seconded to approve the 2010 Annual Audit as presented. **Motion carried.**



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**XI. PRESIDENT ELECTS REPORT**

**A. Bylaws and Policy**

1. No discussion was held on a motion brought forward by Bylaws and Policy regarding Policy 6.8 B2 Budget Development. **Motion.** Moved and seconded to approve the motion as presented. **Motion carried.**

**XII. 2011 LEGISLATIVE DEBRIEF** - Joanne Levy, 2010/2011 Legislative Chair spoke to the Board about the 2011 Legislative Session. She thanked NVAR, Carrara Nevada, the Legislative Committee and the Legislative Management Team for all of their hard work. Rocky Finseth, Carrara Nevada Chief Lobbyist, presented the Legislative Debrief to the Board. He went over all of the Bills that impacted REALTORS. Some of those bills included AB432, which passed but the requirement for the seller to fill out an energy consumption evaluation form was repealed, SB271, the TRPA Bill, that held up in Legislation and SB403 which makes sure that a demand letter from HOA is good for 15 days after receipt.

**XIII. NVDataMine Update** - Charlie Kitchen, President of the Nevada DataMine, spoke to the Board regarding the value and accuracy of the Nevada DataMine. He spoke of the key role this entity played in the success of several bills this past Legislative Session. Charlie discussed the Face of Foreclosure Report that was created by Nevada DataMine for NVAR. Lastly, he advised the Board that Nevada DataMine is preparing for the 2012 Election Cycle.

**XIV. AE REPORT** - AE Chair, Karen Ferreira reported what was discussed at the Executive Officer's Conference Call that took place on June 27<sup>th</sup>. Karen went over what each of the local Executive Officers discussed. She also reported that the possibility of three NVAR Board of Directors meetings in 2012 was discussed at the meeting and was supported by all of the Executive Officers.

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

**XVI. REGION XI REPORT** - Craig Sanford, 2011 Region XI Vice President, gave his Region XI Report to the Board.

**XVII. REQUEST FOR RVP ENDORSEMENT** - Linda Rheinberger, on behalf of Devin Reiss, asked for endorsement for 2014 Regional Vice President. **Motion.** Moved and seconded in favor of endorsing Devin Reiss as the 2014 Rocky Mountain (Region 11) Regional Vice President candidate from Nevada. **Motion carried.**

**XVIII. NEW BUSINESS** - A motion was brought forward that read: NVAR to reallocate \$2,776 from remaining FPR grant monies to the Nevada Foreclosure Prevention Task Force for the purpose of developing a production of You Tube instructional videos on foreclosure prevention and best alternatives for homeowners statewide. **Motion.** Moved and seconded to approve the motion as presented. **Motion carried.**

**XIX. ADJOURN** Moved and seconded to adjourn the meeting at 4:05 pm. **Motion carried.**



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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



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**Attendees Present**

**NVAR Officers**

Mike Young - President  
Patty Kelley - Treasurer

**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  
Soozi Jones-Walker  
Heidi Kasama  
Kolleen Kelley

**Directors Absent/Excused**

Mary Greenspan  
Leroy "Buck" Schaeffel

**Guests / Others**

Forrest Barbee, Member  
Isabelle Crawford, Carrara Nevada GAD  
Leslie Daane, Barnard & Vogler & Co.  
Rocky Finseth, Carrara Nevada Chief Lobbyist  
Teela Hammond, Barnard & Vogler & Co.  
Jim Helsel, 2016 Candidate for NAR President  
Michael Labout, 2012 Region XI RVP  
Joanne Levy, 2010/2011 NVAR Legislative Chair  
Keith Lynam, 2008/2009 NVAR Legislative Chair  
Paula Petruso, 2011 Parliamentarian  
Jenny Reese, Carrara Nevada GAD  
Tom Salomone, 2016 Candidate for NAR President  
Craig Sanford, 2011 Region XI RVP  
Jack Woodcock, Member

Blane Johnson - President Elect  
Linda Rheinberger - Immediate Past President

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

**Directors Absent/Unexcused**

**Executive Officers**

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

**NVAR Staff**

Rob Wigton, Chief Executive Officer  
Becky Blankenburg, Chief Finance Officer  
Teresa McKee, Legal Counsel  
Karen Ann Schweizer, Executive Assistant



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## Appendix A - Committee Motion and Action Items

### Budget and Finance

#### Motion

To approve the 2010 Annual Audit as presented by Barnard Vogler & Co.

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



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## Bylaws and Policy

### Motion

#### *CURRENT POLICY:*

##### **6.8 B 2. Budget Development**

###### Description:

1. Meet during the summer of each year to begin the process of annual budget review and development.
2. Review the current plan and create the next year's budget to accomplish the strategic and operational goals.
3. Work with NVAR CEO and staff to create the budget and receive input from Performance Oversight on issues that need addressing for budget modification.
4. Report to the President-elect who in turn reports to Governance. Governance considers the recommendations and includes them on the Board agenda. President-elect and current Treasurer present the next year's budget **at the October Board of Director's meeting.**

#### *SUGGESTED CHANGE:*

4. Report to the President-elect who in turn reports to Governance. Governance considers the recommendations and includes them on the Board agenda. President-elect and current Treasurer present the next year's budget *at a Board of Director's meeting before the end of the year.*

#### Rationale:

**Membership numbers and actual expenses on which the budget is based are much more reliable and relevant using November figures.** Because of this NVAR has delayed presentation of the Budget until the December meeting for the past two years. NVAR's current policies do not reflect this best practice, but require submission of the proposed budget to the BOD at the October meeting or suspension of the Policy. Budgeting for the next year along with a three year rolling budget takes some time and modification. October presentation requires Budget & Finance Committee to review information as early as August or September depending on actual meeting dates.

This matter was discussed by the Board at the October 2010 meeting and sent to committees for discussion. The matter was approved by the Bylaws and Policies Committee in February 2011, and is being discussed by Budget and Finance at the June 27<sup>th</sup>, 2011 meeting.



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There is more housekeeping to be done to the current policy but for now the main focus is providing for the presentation of the annual budget.

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

## New Business

### Motion

NVAR to reallocate \$2,776 from remaining FPR grant monies to the Nevada Foreclosure Prevention Task Force for the purpose of developing a production of You Tube instructional videos on foreclosure prevention and best alternatives for homeowners statewide.

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