

Lower Columbia Association of REALTORS®

Board of Directors Meeting Minutes

February 21, 2025



P	David Thelin – <i>President</i>	P	Amber Cabrera – <i>Secretary</i>	P	Amy Ranta – <i>Rookie Director</i>
P	Pam Whittle – <i>Past President</i>	P	Katie Keaton – <i>Cowlitz Director 1</i>	P	Theresa Byrd – <i>Affiliate Director</i>
P	Liz Borders – <i>President Elect</i>	E	Gabe Negrete – <i>Cowlitz Director 2</i>	P	Karla Martin – <i>Affiliate Director</i>
E	Debi Trull – <i>Vice President</i>	P	Chelsea Paulsen – <i>Wahkiakum Director</i>	P	Pamela Hayes-Kong – <i>Association Executive</i>
P	Mike Wallin – <i>Treasurer</i>	A	Marcella Dupettit – <i>Pacific Director</i>	A	Nicole Bernet – <i>Proff. Standards Chair</i>

Notes Taken By: Amber Cabrera

P = Present

E = Excused

A = Absent

Meeting Notes

ACTION ITEMS



APPROVAL OF MINUTES

- January 2025 Minutes approval - Motion to approve by Liz Borders, 2nd by Katie Keaton. Motion Approved.

TREASURER'S REPORT

- “Dues” Checking Account #6669 End Balance for 1/31/25 - \$34,096
- “Operations” Checking Account #5529 End Balance for 1/31/25 - \$7,300+/-
- CD Account Balance as of 1/31/25 - \$10,568
- Total Cash on Hand as of 1/31/25 - \$91,122
- Paying \$360 more for rent per year than previously budgeted.
- Budgeted for 215 members.
- Budgeted \$4,300 for new software expenses.

PRESIDENT'S REPORT

- Talk about succession planning.
- Hill Day recap: went well and had about 19-20 LoCAR members attend.

ASSOCIATION EXECUTIVE'S REPORT

- 241 Member Count
 - 196 – Members
 - 18 – Affiliates
 - 2 - Staff
- Expecting 2 members dropping off.
- 18 unpaid members and 8 affiliates outstanding
- COE – 1 person left to complete
- \$320 – Realtor Relief Foundation
- \$360 – Community Service
- New AMS
 - Getting a formal proposal from StarChapter to evaluate ASAP.
 - Will need multiple board members to learn the new AMS system.

PACIFIC COUNTY

- Nothing to report.

WAHIAKUM COUNTY

- Hill Day WA Realtors Presentation Packets will be released at the Spring Conference
 - Chelsea will take this packet to the other real estate office in Cathlamet to see if they are interested in joining the association or if she can be of any help.

UNFINISHED BUSINESS

- Still looking for new office space for LoCAR.

NEW BUSINESS

- Nothing to report.

COMMITTEE REPORTS

- CARE and SHARE
 - Taylor Kirkley – wife hospitalized for surgery
 - Laura Yoder – put down dog

- EDUCATION
 - Nothing to report.
- COMMUNITY SERVICE
 - Theresa and Debi are new co-chairs, Gabe has stepped down as a chair.
 - Coordinate 4th of July clean up at the beach w/ T-shirts ordered
- FUNDRAISING / NETWORKING / EVENTS
 - Bowling tentatively for 5/14/2025
 - Cookies and raffle
 - Possible karaoke?
 - Field Day at Riverside Park summer option
- GOVERNMENT AFFAIRS & REALTOR PAC TRUSTEE
 - RPAC
 - \$7,000+ raised this year so far.
 - April Fair Housing Month
 - Created Book Club
 - Magpie books hoping to sponsor
 - Fair Housing Class at the Beach
 - April 21st
 - 6hr course by Bill Deadman
 - Received \$7,500 grant from NAR.
 - Government Affairs
 - Luncheon with the auditor Carolyn Fundingsland yesterday went well.
 - The auditors office will maintain service on Friday's via e-record just for real estate recordings.
 - Auditors office suffering from staffing shortages causing issues keeping office staffed Monday – Friday.
 - New bill to cap the single family homes at 25.
 - \$10,000 fine and forfeiture of 26th property if not complied with.
 - Poll: members were in favor of this bill.
 - New bill for tax on all services
 - Include real estate services
- MEMBERSHIP
 - Created Annual Plan
 - Presented LoCAR meeting minutes to local brokerages
 - 1st Quarterly Newsletter going out next week via email
 - Ask committee chairs to contribute information
 - 1st Membership Luncheon on 3/13/25
- AWARDS COMMITTEE
 - Nothing to report.
- POLICY & BYLAWS
 - Nothing to report.

MEETING ADJOURNED: 12:00 pm Next Meeting: April 8th, 2025, 1:30-3 pm @ Windermere Longview/Kelso