

Lower Columbia Association of REALTORS®

Board of Directors Meeting Minutes

March 11, 2025



P	David Thelin – <i>President</i>	P	Amber Cabrera – <i>Secretary</i>	P	Amy Ranta – <i>Rookie Director</i>
A	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>	P	Gabe Negrete – <i>Cowlitz Director 2</i>	P	Karla Martin – <i>Affiliate Director</i>
P	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 David Thelin, 2nd by Liz Borders. Motion Approved.

TREASURER'S REPORT

- “Dues” Checking Account #6669 End Balance for 2/28/25 - \$54,834.01
- “Operations” Checking Account #5529 End Balance for 2/28/25 - \$7,280.84
- CD Account #5636 Balance as of 2/28/25 - \$10,612.58
- Total Cash on Hand as of 2/28/25 - \$72,727.43
- Recommended Board Action:
 - In April we will discuss what to do next with out 8 month CD which has now matured. Will need to shop around.

PRESIDENT'S REPORT

- Review member list and think of potential people to nominate for BOD positions at the end of the year.

ASSOCIATION EXECUTIVE'S REPORT

- 232 Member Count (PAID MEMBERS – does not include a dozen or so unpaid members)
- \$320 Realtor Relief check sent out
- COE – members who did not complete had their membership terminated.
- New AMS (StarChapter)
 - 6-8 week implementation for website
 - Meeting with project manager next week

PACIFIC COUNTY

- Beach caravan home tour N and S peninsula - Debi will be attending.

WAHKIAKUM COUNTY

- Nothing to report.

UNFINISHED BUSINESS

- Still looking for new office space for LoCAR.

NEW BUSINESS

- Review and sign new member applications.
- Monthly check up with DB's for updated roster lists.

COMMITTEE REPORTS

- CARE and SHARE
 - Debi Trull – loss of her dog
- EDUCATION
 - Need more committee members.
 - 4/29 – New member orientation
 - Next class with CCAR and Annie Fitzsimmons in the Fall
- COMMUNITY SERVICE
 - Working on committee plan and monthly checklist.
 - 4th of July Clean up at the beach
 - T-shirts ordered (possible sponsor)
 - Involve all the beach agents

- Debi and Pamela will look into suggestions for 2025 project.
- FUNDRAISING / NETWORKING / EVENTS
 - Bowling scheduled for 5/14/2025
 - Field Day at Riverside Park summer option
- GOVERNMENT AFFAIRS & REALTOR PAC TRUSTEE
 - RPAC
 - RPAC Major Investors Dinner
 - \$16,000 Cash
 - \$40,530 Raised at the event
 - 6 New Sterling R members
 - 2 Members leveled up
 - 3 New corporate investors
 - 19 Total major investors
 - \$5,455 Even Cost (all expenses covered/reimbursed – NAR reimbursement)
 - Passed rent control bill
 - Single family home cap bill raised from 25 to 50.
 - Government Affairs
 - This Friday the Cowlitz County Auditor will renew Friday services for real estate recordings.
 - April Fair Housing Month
 - Book Club – Wednesday
 - 4/15 – Bill Deadman Class
 - 421 – At Home with Adversity (Long Beach Class)
 - Proclamations to be read by Mike, Liz, Debi, and Amy.
- MEMBERSHIP
 - Membership Luncheon on Thursday at Pie@trios (\$10 entry fee)
 - Please RSVP (36 current RSVPs / 19 Realtors)
 - Have sponsors for all three luncheons this year
 - Sent out LoCAR minutes
- AWARDS COMMITTEE
 - Nothing to report.
- POLICY & BYLAWS
 - Nothing to report.

MEETING ADJOURNED: 2:23 pm Next Meeting: April 18th, 2025, 11:00-12:30 pm @ Windermere Longview/Kelso