

# Lower Columbia Association of REALTORS®

## Board of Directors Meeting Minutes

May 13, 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>	A	Katie Keaton – <i>Cowlitz Director 1</i>	A	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>
E	Debi Trull – <i>Vice President</i>	A	Chelsea Paulsen – <i>Wahkiakum Director</i>	P	Pamela Hayes-Kong – <i>Association Executive</i>
P	Mike Wallin – <i>Treasurer</i>	P	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

- April 2025 Minutes approval, 1<sup>st</sup> – Karla Martin, 2<sup>nd</sup> – Liz Borders.
- March 2025 Minutes approval, 1<sup>st</sup> – Liz Borders, 2<sup>nd</sup> – Karla Martin.

#### TREASURER'S REPORT

- “Dues” Checking Account #6669 End Balance for 4/30/25 - \$60,780.12
- “Operations” Checking Account #5529 End Balance for 4/30/25 - \$2,263.33
- Total Cash on Hand as of 4/30/25 - \$63,043.45
- Tasks to do:
  - Continue to tidy up the QuickBooks with proper NAMES, MEMO/DESCRIPTIONS and SPLIT identifications.
  - Continue to ensure that QuickBooks Ledger entries are made only once (no duplicates)
  - Ensure that check deposits to KeyBank are made in a timely manner and properly recorded in the QuickBooks Ledger.
  - Complete 2024 year-end review with the Bookkeeper.
  - Prepare and complete 2024 Financial Statement and 2024 Year End Taxes.

#### PRESIDENT'S REPORT

- Succession Planning
  - Think about your board position replacement.
  - Think about 2026 budget discussion this year.
  - Talk about possible mass text to communicate with members for more responses/engagement.
    - Check if trade associations have to abide by communication restrictions.

#### ASSOCIATION EXECUTIVE'S REPORT

- 240 Member Count
  - 2 New Realtors
  - 6 New Affiliates
- Office space in the Merk should be ready soon.
  - Looking for conference tables and a TV.
- Comcast – got a new deal at \$60/month for the first year then \$80/month for the second year.
  - Still waiting for Comcast to get everything set up, next appointment on the 5/19.
- Star Chapter – behind schedule, planning to have it up and running this summer.

#### PACIFIC COUNTY

- Nothing to report.

#### WAHIAKUM COUNTY

- Nothing to report.

#### UNFINISHED BUSINESS



#### NEW BUSINESS



#### COMMITTEE REPORTS

- CARE and SHARE
  - Nothing to report.

- EDUCATION
  - Nothing to report.
- COMMUNITY SERVICE
  - Realtor Volunteer Day 5/16 10-2 pm
    - Meet at the Longview Civic Circle.
    - Split up into groups and clean up trash in neighborhoods.
- FUNDRAISING / NETWORKING / EVENTS
  - Bowling tomorrow 5/14/2025 starting at 4:30 pm
    - 12 baskets to raffle, \$5 raffle tickets.
  - Field Day at Riverside Park on August 9<sup>th</sup>.
  - Need a space for the year-end banquet.
- GOVERNMENT AFFAIRS & REALTOR PAC TRUSTEE
  - RPAC
    - 33% participation
    - 17 Major Investors
      - 4<sup>th</sup> in the state for number of major investors
    - Local RPAC Treasury Cash on Hand: \$84,328.29
    - Next year Laura will hit the 50k investment into RPAC.
    - 5/21 – next government affairs/RPAC meeting
      - Working on candidate questionnaire
      - Focus on city council and races
      - Need volunteers to help
  - Government Affairs
    - Finished legislative session
    - 7% cap on rent increase
    - No changes to REET
    - No changes to sales tax on real estate compensation
    - B&O tax increase passed (not on real estate)
    - RE research center raised license fee by \$10
    - No homes for hero passed
    - Increase notice for rent increase from 60 to 90 days
    - Manufactured home parks cap 5% rent increase
  - Fair Housing Month
    - No proclamation from Raymond and Woodland. All other jurisdictions claimed April as Fair Housing Month important.
    - Fair Housing Book Club at Magpie Books – had up to about 10 people from the public
    - Bill Deadman Class – poor attendance
    - AHWD Class at the Beach – 9 people attended
- MEMBERSHIP
  - 6/5 – Membership Luncheon at Papa Petes (Ocean Beach Hwy location)
  - New LoCAR meeting minutes sent out to members, second newsletter next week.
  - Would like to have an affiliate on the membership committee to create possible “affiliate sub-committee”.
  - Look into possible YPN (young professionals network)
- AWARDS COMMITTEE
  - Nothing to report.
- POLICY & BYLAWS
  - Nothing to report.

**MEETING ADJOURNED: 2:25 pm** Next Meeting: June 24<sup>th</sup>, 2025, 1:30-3:00 pm @ LoCAR Office (The Merk, 3<sup>rd</sup> floor)