

# Lower Columbia Association of REALTORS®

## Board of Directors Meeting Minutes

July 15, 2025



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

Notes Taken By: Amber Cabrera

P = Present

E = Excused

A = Absent

### Meeting Notes

#### ACTION ITEMS



#### APPROVAL OF MINUTES

- July 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 6/30/25 is \$61,535.57
- “Operations” Checking Account #5529 End Balance for 6/30/25 is \$5,756.85
- Total Cash on Hand as of 6/30/25 is \$67,292.42
- Tasks to do:
  - AE to complete a 2024 year-end review with the Bookkeeper to prepare and complete the 2024 Financial Statement.
  - AE to provide 2024 Financial Statement to CPA to complete 2024 Year End Taxes.
- Recommended Board Action:
  - Provide additional input to the Treasurer to aide in preparing for the 2025 Budget Adoption.

#### PRESIDENT'S REPORT

- Nothing to report.

#### ASSOCIATION EXECUTIVE'S REPORT

- 251 Member Count
- DB Luncheon on 6/25 – Pamela and Brad Whittaker attended.
- Newsletter 99% done, will go ahead and send without events committee information.
- Working with Wendy the Bookkeeper for the next couple of weeks.
- Look into creating an “Affiliate Report” for affiliate board members
  - Provide more communication from affiliates
  - Adjust the affiliate application to include contact email for everyone needed.
    - Contact cards at events to complete and add to the email list.
    - Email affiliates to get all contact information for emails.
    - Look into sub/co-affiliate options to get NRDS.
- Leadership Conference NAR – we did budget for
  - 8/10-8/15 in Chicago
  - 2 nights at a hotel covered
  - \$2,500 budgeted

#### PACIFIC COUNTY

- Nothing to report.

#### WAHIAKUM COUNTY

- Nothing to report.

#### UNFINISHED BUSINESS



#### NEW BUSINESS

- New applications to review/approve.
- Adding Rookie Report
  - YPN chapter
  - Ideas and impressions from the LoCAR Orientation

- Liaison with new brokers
- New ideas
- Be an active participant
- Adding Affiliate Report
- Budget Considerations 2026
  - Committees can help by providing budget proposals.
- Nominations and Elections 2026
  - Assign a mentor with each new board member

#### COMMITTEE REPORTS

- CARE and SHARE
  - 1 retirement card sent out.
- EDUCATION
  - Nothing to report.
- COMMUNITY SERVICE
  - Nothing to report.
- FUNDRAISING / NETWORKING / EVENTS
  - Nothing to report.
- GOVERNMENT AFFAIRS & REALTOR PAC TRUSTEE
  - RPAC
    - 33% participation
    - 69 Investors
    - 19 Major Investors
  - Government Affairs
    - Not much new
    - Trying to meet with Spencer Boudreau and scheduling interviews with other candidates.
    - “Big beautiful bill” was good for Real Estate – increase on local tax deductions.
- MEMBERSHIP
  - Nothing to report.
- AWARDS COMMITTEE
  - Nothing to report.
- POLICY & BYLAWS
  - Nothing to report.

**MEETING ADJOURNED: 2:17 pm** Next Meeting: August 19<sup>th</sup>, 2025, 1:30-3:00 pm @ LoCAR Office (The Merk, 3<sup>rd</sup> floor)