

Lower Columbia Association of REALTORS®

Board of Directors Meeting Minutes

August 19, 2025



P	David Thelin – <i>President</i>	P	Amber Cabrera – <i>Secretary</i>	P	Amy Ranta – <i>Rookie Director</i>
E	Pam Whittle – <i>Past President</i>	A	Katie Keaton – <i>Cowlitz Director 1</i>	E	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>
	– <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

- July 2025 Minutes approval, 1st – Karla Martin, 2nd – Gabe Negrete.

TREASURER'S REPORT

- “Dues” Checking Account #6669 End Balance for 7/31/25 is \$57,617.57
- “Operations” Checking Account #5529 End Balance for 7/31/25 is \$4,402.28
- Total Cash on Hand as of 7/31/25 is \$62,019.85
- 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.
 - Treasurer to present 1st draft outline of the 2026 budget for board input on Tuesday August 19th and distribution of committee budget suggestions.
- Recommended Board Action:
 - None at this time.

PRESIDENT'S REPORT

- Welcome to any input for next year's orientation and board retreat.

ASSOCIATION EXECUTIVE'S REPORT

- 243 Member Count
- Meeting with Bookkeeper Wendy to finish year-end statement and taxes.

COWLITZ COUNTY

- Nothing to report.

PACIFIC COUNTY

- Nothing to report.

WAHIAKUM COUNTY

- Nothing to report.

AFFILIATE REPORT

- Nothing to report.

UNFINISHED BUSINESS

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NEW BUSINESS

- State Director Appointment – 3 State Directors Total
 - We have one vacancy
 - President and President Elect cannot attend the fall conference.
 - Need covered by Tuesday – travel expenses are covered for directors.
 - September 24-26 – Fall Conference
- New Applications to Review/Approve

COMMITTEE REPORTS

- CARE and SHARE
 - 1 card sent for a parent passing.
- EDUCATION

- Nothing to report.
- COMMUNITY SERVICE
 - Beth's Place event
 - Setting up racks today and start distributing tomorrow.
 - Give excess to Youth Family Link
 - Looking into sponsors for next year.
- FUNDRAISING / NETWORKING / EVENTS
 - Year-end banquet
 - Looking at location and catering ideas.
 - November 15th goal date.
- GOVERNMENT AFFAIRS & REALTOR PAC TRUSTEE
 - RPAC
 - \$43,159 raised to date for RPAC
 - 20 Major Investors – 20th Major Investor added last week.
 - Looking into additional RPAC event at the beach, spaghetti feed idea.
 - Government Affairs
 - Two endorsements
 - Spencer Boudreau \$1,200 for general campaign and \$1,200 for August primary.
 - Brian Wood (he asked for no contribution)
- MEMBERSHIP
 - Preparing for the Membership Luncheon at Mill City Grill 9/11 \$15 per person.
- AWARDS COMMITTEE
 - Nothing to report.
- POLICY & BYLAWS
 - Nothing to report.

MEETING ADJOURNED: 2:06 pm Next Meeting: September 16th, 2025, 1:30-3:00 pm @ LoCAR Office (The Merk, 3rd floor)