

12/7/17

Narpm board meeting

Time: 11:30 am - 1:15 pm

Location Maderas Steak House

Attending Board Members:

Sandra Feliciano - President

Laurel Dial - President Elect

Ramer Spurr - Treasurer

Robert Sittman - Secretary

Matt Tandy - Member at large

Dimitri Amor - Member at large

Absent Board Members:

Charles Chang - Past President

Meeting

Sandra discussing chapter success guide 160 page guide from Narpm.

Focus on speakers for next year especially Jan and feb

New advertising rules for 2018. Bre numbers need to be on every advertisement

The corporate Bre numbers go on all advertisements

If corporate name is there it is best to put Bre number on everything

Email, stationery, advertising, all needs Bre license number.

Treasurer's report:

Ramer and Charles are looking for financial records from Christmas party accounting

Come up with better system to keep track payments during monthly meetings.

Sponsors at Christmas party:

What can we do to take care of our vendors?

Let's get list from Charles of vendor promises. Let's make sure we uphold our promises to our vendors especially from the Christmas party.

Let's talk about individual roles for:

1. vendor relations
2. Education
3. Membership
4. Etc.

Budget:

We need someone to come up with a budget. Laurel and Robert will work on the budget, Ramer will provide financial records.

We will use Dropbox for communication and documentation storage among board members

President elect report:

Leadership training

Every single chapter is a corporation

We need to have meeting minutes

When we elect board we have to follow corporate rules

Send out ballots ahead of time and do voting right and official

Focus on education

Let's host education classes

If we have more than ten attendees than we get profit

Dimitri will be working on switching the group to the meetup platform

Let's institute an annual membership program - Matt Tandy

Cal narpm

Do we want to put together a workshop for the Cal Narpm? Rob and Matt can facilitate

Let's make it more simple for people to check in for meetings

Jan meeting we have a legal update presenter

Dimitri will contact KTS speaker for January

Ideas for 2018 presenters:

Bookkeeping - Laurel

Va's - Matt

Taxes - Rob

VoIP and time saving systems - Matt and Dimitri

Business coach - Ramer

We should be reading mission and values at each meeting.

Board moves to ratify minutes for 2017.

February 8th at 11:30 is next board meeting and location is to be determined

Take away tasks

Rob submit Cal Narpm workshop application, Work on budget with Laurel, check with Old Ranch about prices

Matt create membership lists and someone talk about va's

Let's see if we can't get Jason hull out for for February

Laurel will coordinate education classes and budget with rob

Dimitri will do Meetup and invite kts for January, he will also share Dropbox info with group

Ramer will Work on getting budget info to laurel Work on ease of check in during meetings

Sandra will Work on nailing down a meeting location for our monthly meetings.

Long Beach/Orange County NARPM meeting

Present

Charles Chang, President

Sandra Feliciano, President Elect

Ramer Spurr, Past President

Dimitri Amor, Director

Laurel Dial, Secretary

General membership meeting September 21, 2017

Elections were held. Voted in for 2018 are:

Laurel Dial President Elect

Rob Sittman Secretary

Ramer Spurr Treasurer

Dimitri Amor Director

Matt Tandy Director

Sandra Feliciano will progress to President

Charles Chang will progress to Past President



National Association of Residential Property Managers

L O N G B E A C H / O R A N G E C O U N T Y

Chapter Officer Candidate Nomination Form

This form is for NARPM Members who wish to run for the Board of Directors for the Long Beach/Orange County Chapter. You may nominate yourself. If you nominate someone else, please make sure they are willing to serve as we will be verifying that he or she wishes to have his or her name placed on the ballot. Depending upon the number of responses, we may not include a copy of this form. Get your nominations in early, please. **It is important we have new volunteers for the board.**

NAME OF NOMINEE: _____

NARPM ID: _____

DESIRED POSITION (Check Desired Position):

President Elect: _____

Secretary: _____

Treasurer: _____

* President Elect will serve as President the following year.

WHY DO YOU WANT TO SERVE ON THE BOARD?

PLEASE EMAIL THIS FORM TO LAUREL DIAL AT Laureld@consensyspm.com!

Bylaws of
The Long Beach/Orange County Chapter of
The National Association of Residential Property Managers

ARTICLE I: Name, Purposes, Powers and Definitions

Section A: Name

The name of this organization shall be the Long Beach/Orange County chapter of the National Association of Residential Property Managers, Inc., hereinafter referred to as the Chapter.

Section B: Purpose

The purposes for which the organization is established are to:

1. Establish a permanent trade association in the residential property management industry in the Southern Los Angeles County/Orange County region
2. To promote a standard of business ethics, professionalism and fair practices among its members.
3. To establish and promote education of its members.
4. To provide and promote an exchange of ideas regarding residential property management.
5. To educate and promote legislative initiative in the Long Beach/Orange County CA areas

Section C: Powers

The chapter may exercise all powers granted to it as a corporation organized under the nonprofit corporation laws of the State of CA.

1. The chapter shall be subject to all rules, regulations, ethics, and standards and bylaws of the National Association of Residential Property Managers, Inc.
2. Chapter bylaws shall not conflict with those of the National Association of Residential Property Managers, Inc., hereinafter referred to as the national association.

Section D: This chapter's geographical definition shall be: Long Beach/Orange County region to include but not limited to Long Beach, Irvine, Tustin, Newport Beach, Seal Beach, Huntington Beach, Orange, Lake Forest, Corona Del Mar, Laguna Beach, Dana Point.

ARTICLE II: Membership

Professional, Associate, Support Staff, Affiliate Member, and Honorary Members

Section A: Professional Member

Professional Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. This member has completed a course of instruction covering the NARPM® Code of Ethics.

A Professional Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

Section B: Associate Member

An Associate Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. An Associate Member cannot hold the RMP® and/or MPM® designation, or hold elective office.

An Associate Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

Section C: Support Staff

A Support Staff Member shall be a person acting in the role of support in the office of a Professional Member and the Support Staff Member must not be acting in a capacity requiring licensure according to his/her state's regulatory licensing law. A Support Staff Member does not vote or hold elective office.

Section D: Affiliate Member

An Affiliate Member shall be an individual or business entity, which provides products, services or expertise to the residential property management industry. Requirements relating to acceptance into affiliate membership, suspension of affiliate membership shall be identical to those specified for members, except that affiliate members are not eligible to vote; However, affiliate members [choose one: can or can not] be a chairperson and [choose one: can or can not] serve in advisory positions to the executive committee or chairpersons or committee members. An affiliate member does not vote or hold elective office.

The Chapter shall not recognize all NARPM® National Affiliate Members as Affiliate Members of this Chapter.

Section I: Application by Professional, Associate, or Support Staff Members:

1. Acceptance into membership: An applicant for membership in a chapter shall first be a member of the national association. A member of the national association may be a member of more than one chapter as long as that member meets all requirements for each chapter membership. New Members must complete a Code of Ethics course of instruction from the National Association of Residential Property Managers to become a Professional Member.

2. Vote: Voting member shall be eligible to vote in person at the annual meeting of the chapter in which officers are elected. Any member shall be eligible to vote at all meetings of sub-committees upon which the member serves, if any.

ARTICLE III: Suspension, Termination and Resignation of Membership

Section A: Suspension of Membership

Suspension of membership shall result in a member being unable to vote in chapter matters for a period of time designated by these or the national association bylaws or, where such discretion is authorized by the national association, for any one of the following reasons:

1. Suspension of membership: Suspension of membership for reasons stated in the bylaws of the national association.
2. By notification of the National NARPM® Board of Directors as a result of violations of the Code of Ethics and Standards of Professionalism.

Section B: Termination of Membership

Membership shall be terminated for reasons identified below. Upon termination, a member shall lose all rights and interests in the chapter and the national association.

1. Resignation:
 - a. Any member, other than Affiliate Member, may resign at any time by forwarding a letter stating such intent to the Long Beach/Orange County Chapter and the National Association, if applicable. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
 - b. Affiliate member may resign at any time by forwarding a letter stating such intent to the Chapter. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
2. Failure to Pay Obligations: Membership shall terminate automatically when a member fails to pay annual Chapter dues within 75 days of the due date. Members may file a letter of appeal to the executive committee should an extension be needed to pay obligation.
3. Delinquency in Payments: Any member failing to pay sums due to the National Association within 30 calendar days of an invoice due date, shall be considered delinquent. Delinquency status shall remain in effect for one year, or until payment of obligations is made in full, whichever occurs first.
4. Code of Ethics Violations: By notification from the National Association to the Chapter executive committee, of a violation(s) of the Code of Ethics and Standards of Professionalism or for non-payment of national annual dues.

Section C: Reinstatement of Membership

A former member still meeting all membership requirements shall be reinstated:

1. Upon request, if such request is received during the calendar year during which a resignation occurred.

2. Upon request, provided that all financial indebtedness incurred has been paid and is current.
3. After a waiting period of one calendar year from the date of termination as a result of a presidential request or by an action of the board of directors of the national association.
4. Upon request through the normal application procedures, if the resignation occurred beyond the current fiscal year.

ARTICLE IV: Executive Committee/Board of Directors

Section A: Responsibilities

The chapter executive committee/board of directors, hereinafter known as the committee, shall have responsibility for the management of the chapter and shall exercise all rights and powers not expressly reserved by these bylaws or the bylaws of the national association. Such management responsibilities shall include, but not be limited to:

1. Establishing and implementing an organization framework for the chapter.
2. Establishing new or modifying existing operating rules that are not inconsistent with these bylaws, the bylaws of the national association or their intent. Changes to the bylaws must be submitted to the board of directors of the national association for approval.
3. Establishing annual chapter dues, application fees and special assessments.
4. Establishing new committees and dissolving existing committees.

Section B: The Executive Committee

All chapter executive committee members should faithfully attend all chapter executive committee meetings, the executive committee, hereinafter known as the committee, shall be composed of 4 or 5 officers as follows:

1. President: The president shall:
 - a. Be the chief executive officer of the chapter.
 - b. Preside at all meetings of the chapter.
 - c. Act as an alternate signatory for funds withdrawn from the chapter account(s).
 - d. Sign all legal documents.
 - e. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - f. Shall ensure the completion of all documentation required by the National Association.
 - g. Serve a term of one year commencing with the beginning of the new calendar year.
 - h. Must be a Professional Member of the Chapter.
 - i. Must attend annual Board Leadership Training offered by the National Association of Residential Property Managers.
2. PresidentElect: The president elect shall:

- a. Act as an alternate signatory for funds to be withdrawn from the chapter account(s).
- b. Fulfill the responsibilities of the president during his/her absence.
- c. Replace the president at the end of the fiscal year.
- d. Automatically accede to the presidency during a calendar year when the presidency becomes vacant.
- e. Undertake other activities as are deemed appropriate by the president.
- f. Serve a term of one year commencing with the beginning of the calendar year.
- g. Must be a Professional Member of the Chapter.
- h. Notify all chapter members of upcoming meetings
- i. Coordinate speakers and lecturers that are relevant to the residential industry for chapter meetings.
- j. Undertake responsibility for such other activities as deemed appropriate by the committee.
- k. Oversee the submission of Chapter reports including Chapter Excellence submission
- l. Must be back up for attendance at annual Board Leadership Training offered by the National Association of Residential Property Managers if the President is unable to attend.

3. Secretary: The secretary shall:

- a. Maintain current chapter membership records to coincide with the national association's membership database.
- b. Record, maintain and distribute minutes of all regular and special meetings of the committee as appropriate.
- c. File all federal, state and local reports as needed.
- d. Undertake responsibility for such other activities as deemed appropriate by the committee.
- e. Serve a term of one year commencing with the beginning of the calendar year.
- f. Must be a Professional Member of the Chapter.

4. Treasurer: The treasurer shall:

- a. Be a signatory for all funds withdrawn from chapter account(s).
- b. Distribute annual renewal notices for chapter dues and special assessments.
- c. Deposit all funds into a federally insured financial institution.
- d. Prepare a financial report for the committee upon request.
- e. Prepare an unofficial year report for the national association.
- f. File tax and other financial reports with the appropriate government agencies.
- g. Undertake responsibility for other such activities as deemed appropriate by the committee.
- h. Serve a term of one year commencing with the beginning of the calendar year.
- i. Must be a Professional Member of the Chapter.

6. Past President

- a. Shall serve as Chairman of the Nominating Committee
- b. Undertake responsibilities as assigned by the President
- c. Serve a term of one year commencing with the beginning of the calendar year.

ARTICLE V: Eligibility, Nominations, Elections, Terms of Office and Vacancies

Section A: Eligibility

To be eligible to serve as a chapter officer, an individual shall be a member in good standing with both the chapter and the national association. Furthermore, the chapter member must be willing to fulfill the duties of the office to which he/she is elected, including those duties relating to the national association.

Section B: Notification of Members

Chapter members shall be notified in writing, or electronically if approved by the Chapter Executive Committee, of the pending election and nominations solicited from chapter members at least thirty (30) days prior to the end of the calendar year. Nominations shall be done in two ways:

- a. Write-in: Any member who writes in the name of a nominee shall provide a signed letter from the individual so nominated indicating the said individual's willingness to serve if elected and signed by five percent (5%) of the professional chapter members.
- b. In Person: Any member who is present during the electoral process can be nominated.

Section C: Elections

Elections shall be conducted no later than the September chapter meeting, or electronically no later than the month of September, if approved by the chapter executive committee, prior to the end of the calendar year.

1. Presiding Authority: The outgoing president shall conduct the election. The outgoing president can delegate the electoral process to the president elect or any other chapter member provided that member is not a nominee.
2. Nominating Committee – The immediate past president shall serve as chair of the nominating committee and the President shall appoint the other two members of the committee. The recommendation of the Nominating Committee shall be approved by the Long Beach/Orange County Chapter. Executive Committee and presented to the membership for final vote.
3. Uncontested Offices: The presiding authority shall identify to the membership those offices for which there is only one nominee. Upon a motion to close the nominations for such offices, that nominee shall be considered duly elected.
5. Contested Offices: In the case of contested office(s), each office shall be dealt with through a ballot presented to those who are in attendance at the chapter meeting, or electronically if approved by the chapter executive committee. The nominee receiving a simple majority shall be elected to the position.
6. The Chapter shall/shall not (choose one) allow nominations from the floor of the chapter meeting. If electronic elections take place write-In Candidates must be solicited. Write-in candidates shall be added to the slate if said candidate's names are presented in writing to the Nominating Committee thirty (30) days before the election, accompanied by the signatures of ten percent (10%) of the professional members in good standing recommending the candidates for a director or for an officer position.

Section D: Term of Office

An officer's term of office shall commence with the beginning of the chapters calendar year and conclude at the end of the same.

Section E: Vacancy

An office shall be declared vacant when an officer:

1. Resigns that office through written notification to the president or the secretary.
2. Is no longer eligible for membership in the chapter or the national association.
3. Is no longer capable of fulfilling duties of the office involved.

Section F: Filling a Vacated Office

In the event that the position of president is vacated, the president-elect shall automatically fill that position and shall continue to serve as both president and president-elect. In the case of other officers, a vacated office shall be filled:

1. When: When more than three (3) calendar months remain before the next election at which the vacancy shall be filled.
2. Procedure: By an individual nominated and approved by the executive committee to fill the remaining year of the term. At the next election, the remainder of the term for the office must be filled through the nominations process.

ARTICLE VI: Meetings, Locations and Majority Rules

Section A: The executive committee shall meet with the same frequency as the chapter meetings, or at a time approved by the chapter executive committee, which must be no fewer than four (4) meetings annually.

1. Notice of Regular Meeting: With the advice and consent of the president, the secretary shall notify all members of the executive committee of the date, time and place by regular letter mailed to each member of the committee.
2. Waiver of Notice: Attendance by any member of the executive committee at a regularly scheduled meeting at which date, time and place is established for the next meeting shall constitute a waiver of notice of the next regular meeting of the committee.
3. Electronic Meetings: If approved by the chapter executive committee, meeting can be held electronically in order to conduct the business of the chapter.

Section B: Location

All meetings of the chapter shall be held within the geographic definition of the chapter. All meetings of the executive committee shall be held within the geographic definition of the chapter unless otherwise waived by all the members of the executive committee. Annual meeting location of the Chapter shall be approved by the Executive Committee.

Section C: Quorum

1. A Majority of the executive committee officers in attendance shall constitute a quorum.
2. Quorum: A quorum to conduct business by the members shall be 10% of the member eligible to vote at a regularly scheduled meeting. A chapter event can be held without a quorum but no business can be conducted

Section D: Simple Majority Vote

All actions and decisions of the executive committee shall be made official by simple majority vote of the members present at any regular or special meeting of the committee, unless otherwise precluded by law.

ARTICLE VII: Committees

Section A: Appointment

Except as otherwise stated in these bylaws or the bylaws of the national association, the chairpersons and members of all subcommittees shall be appointed by the president with the advice and consent of the executive committee.

Section B: Responsibilities

Committees shall undertake such responsibilities as are identified in these bylaws or as may be assigned to them by the president with the advice and consent of the executive committee. No subcommittee may take any action on behalf of or representative of the chapter unless specifically authorized by the executive committee.

Section C: Creation and Dissolution

The president, with the advice and consent of the executive committee, shall have the authority to create and dissolve subcommittees according to the needs of the chapter.

ARTICLE VIII: Code of Ethics & Standards of Professionalism.

Acknowledgment and Enforcement

As a condition of membership, all Professional Members of NARPM® must complete a NARPM® Code of Ethics training once within a four year period, beginning January 1, 2012, and each four year period thereafter. Each Professional Member of the association is required to complete a NARPM® approved ethics training either in classroom or through other means as approved by the board of directors of NARPM® National.

Failure to satisfy this requirement will result in the professional members reverting to an associate member until course is completed.

Section A: Acknowledgment

A Chapter Charter is granted by the National Association of Residential Property Managers, Inc, only upon the acknowledgment that the chapter members shall:

1. Be familiar with Code: Read and be familiar with the applicable Code of Ethics to which continual adherence is mandatory for continuation of a Chapter Charter and individual membership.
2. Be Unopposed to Application: By receipt of the Chapter Charter, the chapter does hereby formally agree to not take any legal action(s) against the national association, its officer(s), director(s), committee chairperson(s), committee member(s) or the chapter, its officer(s), subcommittee chairperson(s) or sub-committee member(s) for any prescribed action identified by these bylaws or the bylaws of the national association taken for the purpose of enforcing the applicable Code of Ethics and Standards of Professionalism.

Section B: Enforcement

It is the duty of the President of the chapter to report all violations to national association's Code of Ethics and Standards of Professionalism to the national association's grievance committee.

ARTICLE IX: Financial Considerations

Section A: Calendar Year

The chapter's financial year shall be a calendar year.

Section B: Chapter Dues

A The Chapter may charge annual and prorated dues, subject to approval by the national association, as outlined below:

1. Payable: Dues for local chapters are payable on the day of each event.
2. Nonpayment of Dues: Failure to pay the meeting chapter dues within 5 days after the meeting shall result in automatic termination of chapter membership unless there are extenuating circumstances.
3. Member Dues: The amount of the Chapter dues for all members and each class of membership shall be established annually by the board of directors during the budgeting process.
4. Affiliate dues: The amount of local chapter dues for Affiliate dues shall be established annually by the board of directors during the budgeting process. The chapter [will charge monthly meeting dues to Affiliate members.
5. Late Fees: Any payment received after the due date will be considered late, and a late fee will be assessed. The Board of Directors must approve any schedule of late fees or returned check fees during the budgeting process.

Section C: Special Assessments

Special Assessments may be established by the executive committee and imposed upon its chapter members and/or affiliate members for a specific funding purpose. The purpose and amount of any special assessment shall be announced at a regular or special meeting of the chapter prior to the imposition of such an assessment. No more than one special assessment may be imposed in any calendar year.

Section D: Budget

The treasurer, in conjunction with the executive committee, shall prepare an itemized budget of income and expenses for each calendar year. The budget shall not exceed the chapter's ability to pay the same and shall be approved by the Long Beach/Orange County Chapter Executive Committee or Board of Directors.

Section E: NonBinding

The chapter shall not have any authority to financially obligate or bind the National Association of Residential Property Managers, Inc., for any reason.

ARTICLE X: Proposals and Procedures for Amending

Section A: Proposals

Amendments to these bylaws may be proposed by any chapter member or board of director of the National Association of Residential Property Managers, Inc., at any time through a letter addressed to the executive committee and presented or mailed to the secretary. Any proposal shall be studied by the entire executive committee or an officer of the executive committee or by a subcommittee created and/or assigned for that purpose as appointed by the president.

Section B: Procedure for Amending

The entity assigned for the purpose of reviewing proposed Bylaw revisions shall present the proposed amendment to the executive committee with its findings and proposed recommendations of actions. A two-thirds majority of the Executive Committee is necessary in order to amend these bylaws.

Once approved by the Chapter Executive Committee, amendments shall be subject to approval by the board of directors of the National Association of Residential Property Managers, Inc., prior to their implementation or adoption by the chapter and a final copy of these bylaws are to remain on file at national's office.

ARTICLE XI: Miscellaneous

Section A: Invalidity

The invalidity of any provision of these bylaws shall not impair or affect in any manner the validity, enforceability or affect of the remainder of these bylaws.

Section B: Waiver

No provision of these bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches which may have occurred.

Section C: Hold Harmless and Indemnify

The chapter shall hold harmless and indemnify members of the executive committee, officer(s), subcommittee chairperson(s) and subcommittee members, as well as the national association,

its board of directors, officers, chairpersons and committee members who are acting within the scope of their responsibilities, duties or these bylaws.

Section D: State Laws

These bylaws may be amended to conform and comply with the laws, statutes, rules and regulations of the governing bodies of local, county and/or state authorities that have jurisdiction. Should amendments to these bylaws be required by [insert state name] state law, Chapter shall notify the National Association of said amendments but no further action will be required.

Section E. Sexual Harassment

Any member of the Association may be reprimanded, placed on probation, suspended or expelled for harassment of an Association employee or Association Officer or Director after a hearing in accordance with the established procedures of the Association. As used in the Section, harassment means any verbal or physical conduct including threatening or obscene language, unwelcome sexual advances, stalking, actions including strikes, shoves, kicks, or other similar physical contact, or threats to do the same, or any other conduct with the purpose or effect of unreasonably interfering with an individual's work performance by creating a hostile, intimidating or offensive work environment. The decision of the appropriate disciplinary action to be taken shall be made by the investigatory team comprised of the President, and President-Elect and one member of the Board of Directors selected by the highest ranking officer not named in the complaint, upon consultation with legal counsel for the Association. If the complaint names the President, or President-Elect, they may not participate in the proceedings and shall be replaced by the Immediate Past President or, alternatively, by another member of the Board of Directors selected by the highest ranking officer not named in the complaint.

Section E: Dissolution

Should the membership vote by majority to dissolve the operations of the [insert chapter name], all remaining funds in the treasury will be sent to the National Association of Residential Property Managers.



National Association of Residential Property Managers

Long Beach/Orange County Chapter

Board of Directors Meeting Agenda

December 7, 2017 11:30 am

1. Call Meeting to order
2. Roll Call of Directors
3. Strategic Industry Discussion, what is going on in the Industry
 - a. 2018 Advertising Rule from CAR
 - b. Open to other input
4. Treasurer's Report, review financials, where are we after the Holiday Party
5. Presidents Report, welcome and we have a great year ahead (vision)
6. President-Elect Report, Laurel to discuss Leadership Training
7. Committee Reports, we need committee heads, Robert to discuss CalNARPM
8. Business Action
 - a. Topics for January/February
 - b. Individual Roles
 - c. Decide on where to hold meetings after Joes closed, The Crab Pot (Cajun Chicken Sandwiches, Fish and Chips, Mahi Tacos with an average \$11.50 per person) No drinks included or Salad, we are working to have this with the Manager, he will get back to me. Possible a vendor sponsor part of the lunch to offset
 - d. Use of Mailchimp vs Punchbowl, and use of Event Brite for payment, see cost and discuss benefit
 - e. Who will set up?
 - f. Agendas for our meetings, keeping them on time and flowing properly
9. Unfinished Business, any to discuss?
10. New Business
11. Set date for next meeting
12. Adjourn (1 pm)

Quarterly Long Beach/Orange County NARPM Meeting

June 20, 2017

Present:

Charles Chang, President

Sandra Feliciano, President Elect

Ramer Spurr, Past President

Dimitri Amor, Board Member

Laurel Dial, Secretary

Tim Wehner, Chapter Consultant

Discussed ways to grow the chapter. There are three grants that National supplies:

\$500 to participate in a trade show

\$500 Membership scholarship

\$500 Legislative money (to fight for a cause)

Discussed having a summer party and a Christmas party.

We voted to participate in the September AOA trade show. We need to get the application in within 30 days. Can we do two trade shows in a year? Technically no, but the grant money doesn't get used much, so National will probably be ok with it.

California doesn't use the Legislative capacity of NARPM like National would like. NARPM will support chapters who want to get involved. NARPM is a resource, not an advocate like the apartment associations are. They will supply materials, speakers, and awareness of legislative issues.

Ways to make meetings better attended. Get vendors to sponsor a meeting, by allowing them time (10 minutes?) at the beginning of the meeting to discuss something new or unusual about their business.

Elections are coming in September. Suggestion was made to have the Past President go to members to convince them to serve on the board. Also maybe have individuals nominate each other from the floor.

Suggest format for the next three meetings:

July: recruit members, get them interested in serving in some capacity

August: nominations

September: vote

Maybe we don't announce this format! During the regular meeting, maybe we can suggest that the vendors step up their vendor gifts to make the meetings more interesting to the property manager members.

Chapter Excellence: We are all in charge of two pages. Dimitri will set up a drop box where we can download our pages and supporting documents as we complete them so that the rest of us have access.

Long Beach/Orange County NARPM meeting

Present

Charles Chang, President

Sandra Feliciano, President Elect

Ramer Spurr, Past President

Dimitri Amor, Director

Laurel Dial, Secretary

General membership meeting September 21, 2017

Elections were held. Voted in for 2018 are:

Laurel Dial President Elect

Rob Sittman Secretary

Ramer Spurr Treasurer

Dimitri Amor Director

Matt Tandy Director

Sandra Feliciano will progress to President

Charles Chang will progress to Past President

DAVEY & ASSOCIATES
3020 OLD RANCH PKWY, SUITE 300
SEAL BEACH, CA 90740
(562) 799-5520

Client 14295
June 1, 2017

**LONG BEACH ORANGE COUNTY CHAPTER OF THE
NATIONAL ASSOCIATION OF RES PROP MGRS**
3662 KATELLA AVE STE 211
LOS ALAMITOS, CA 90720
562-397-4956

FEDERAL FORMS

Form 990-N

Electronic e-Postcard for Tax Exempt Organizations

CALIFORNIA FORMS

Form 199
Form 3539 (199)

2016 California Exempt Organization Return
Automatic Extension Voucher - Corp.

FEE SUMMARY

Preparation Fee

\$ 200.00

Amount Due

\$ 200.00

*NARPM Ok #110
2 @ Jan 17*

CLIENT 14295

DAVEY & ASSOCIATES
3020 OLD RANCH PKWY, SUITE 300
SEAL BEACH, CA 90740
(562) 799-5520

June 1, 2017

LONG BEACH ORANGE COUNTY CHAPTER OF THE
NATIONAL ASSOCIATION OF RES PROP MGRS
3662 KATELLA AVE STE 211
LOS ALAMITOS, CA 90720

Dear Client:

Your 2016 Electronic Notice (e-Postcard) for Tax-Exempt Organizations will be electronically filed with the Internal Revenue Service. No tax is payable with the filing of this return.

Enclosed is your 2016 California Exempt Organization Annual Information Return. The original should be signed at the bottom of page one. There is a balance due of \$10 payable by November 15, 2017. Mail the California return on or before November 15, 2017 and make the check payable to:

FRANCHISE TAX BOARD
P.O. BOX 942857
SACRAMENTO, CA 94257-0501

Please be sure to call us if you have any questions.

Sincerely,


KIRK J. DAVEY
DAVEY & ASSOCIATES

WARM #111
#10
Mailed to FTB
20 Jun 17
with Fm 199

2016 Exempt Org. Return prepared by:

Davey & Associates
3020 Old Ranch Pkwy, Suite 300
Seal Beach, CA 90740

**LONG BEACH ORANGE COUNTY CHAPTER OF THE
NATIONAL ASSOCIATION OF RES PROP MGRS**
3662 KATELLA AVE STE 211
LOS ALAMITOS, CA 90720

Form **990-N****Electronic Notice (e-Postcard) for
Tax-Exempt Organization Not Required to File
Form 990 or 990-EZ****2016**

Electronic Filing Only – Do Not Mail

For the 2016 calendar year, or tax year beginning 1/01, 2016, ending 12/31, 2016

Check if applicable

☐ Termination**Organization name and address**LONG BEACH ORANGE COUNTY CHAPTER OF THE
NATIONAL ASSOCIATION OF RES PROP MGRS
3662 KATELLA AVE STE 211
LOS ALAMITOS, CA 90720**Employer identification number**

81-3972912

Telephone Number

562-397-4956

Other names the
organization uses

Website:>

Check > ☒ if the organization's gross receipts are normally not more than \$50,000 (\$5,000 for a 509(a)(3) supporting organization)Principal Officer
Information**Name**

RAMER SPURR

Address3662 KATELLA AVE STE 211
LOS ALAMITOS, CA 90720

Form 990-N, also known as the e-Postcard, must be filed
electronically with the Internal Revenue Service. There will be no
paper form accepted by the Internal Revenue Service.

Do Not mail this form to the Internal Revenue Service.

CLIENT'S COPY

For more information, please contact
the Office of the Attorney General
at 1-800-392-3636 or 602-462-2000

1-800-392-3636

For more information, please contact

the Office of the Attorney General
at 1-800-392-3636 or 602-462-2000
or visit our website at
www.azag.gov

For more information, please contact the Office of the Attorney General at 1-800-392-3636 or 602-462-2000

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at 1-800-392-3636 or 602-462-2000

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For more information, please contact the Office of the Attorney General at 1-800-392-3636 or 602-462-2000

CLIENT'S COPY

For more information, please contact

the Office of the Attorney General
at 1-800-392-3636 or 602-462-2000

2016

California Exempt Organization
Annual Information Return

199

Calendar Year 2016 or fiscal year beginning (mm/dd/yyyy) , and ending (mm/dd/yyyy)

Corporation/Organization name LONG BEACH ORANGE COUNTY CHAPTER OF THE NATIONAL ASSOCIATION OF RES PROP MGRS		California corporation number 3902124
Additional information. See instructions.		FEIN 81-3972912
Street address (suite or room) 3662 KATELLA AVE STE 211		PMB no.
City LOS ALAMITOS	State CA	Zip code 90720
Foreign country name	Foreign province/state/county	Foreign postal code

<p>A First Return <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>B Amended Return. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>C IRC Section 4947(a)(1) trust <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>D Final Information Return?</p> <p>• <input type="checkbox"/> Dissolved • <input type="checkbox"/> Surrendered (Withdrawn) • <input type="checkbox"/> Merged/Reorganized</p> <p>Enter date (mm/dd/yyyy) • _____</p> <p>E Check accounting method:</p> <p>1 <input checked="" type="checkbox"/> Cash 2 <input type="checkbox"/> Accrual 3 <input type="checkbox"/> Other</p> <p>F Federal return filed? 1 • <input type="checkbox"/> 990T 2 • <input type="checkbox"/> 990-PF 3 • <input type="checkbox"/> Sch H (990)</p> <p>4 <input type="checkbox"/> Other 990 series</p> <p>G Is this a group filing? See instructions. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>H Is this organization in a group exemption? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If 'Yes,' what is the parent's name? _____</p> <p>I Did the organization have any changes to its guidelines not reported to the FTB? See instructions. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>J If exempt under R&TC Section 23701d, has the organization engaged in political activities? See instructions. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>K Is the organization exempt under R&TC Section 23701g? ... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If 'Yes,' enter the gross receipts from nonmember sources. \$ _____</p> <p>L If organization is exempt under R&TC Section 23701d and meets the filing fee exception, check box.</p> <p>No filing fee is required <input type="checkbox"/></p> <p>M Is the organization a Limited Liability Company? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>N Did the organization file Form 100 or Form 109 to report taxable income? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>O Is the organization under audit by the IRS or has the IRS audited in a prior year? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>P Is federal Form 1023/1024 pending? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Date filed with IRS _____</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

CACA1112L 11/30/16

Part I Complete Part I unless not required to file this form. See General Instructions B and C.

Receipts and Revenues	1	Gross sales or receipts from other sources. From Side 2, Part II, line 8	1	2,028.
	2	Gross dues and assessments from members and affiliates	2	
	3	Gross contributions, gifts, grants, and similar amounts received	3	
	4	Total gross receipts for filing requirement test. Add line 1 through line 3. This line must be completed. If the result is less than \$50,000, see General Instruction B... ..	4	2,028.
	5	Cost of goods sold.	5	
	6	Cost or other basis, and sales expenses of assets sold.	6	
	7	Total costs. Add line 5 and line 6	7	
	8	Total gross income. Subtract line 7 from line 4	8	2,028.
Expenses	9	Total expenses and disbursements. From Side 2, Part II, line 18	9	2,642.
	10	Excess of receipts over expenses and disbursements. Subtract line 9 from line 8	10	-614.
Filing Fee	11	Total payments.	11	
	12	Use tax. See General Instruction K	12	
	13	Payments balance. If line 11 is more than line 12, subtract line 12 from line 11	13	
	14	Use tax balance. If line 12 is more than line 11, subtract line 11 from line 12	14	
	15	Filing fee \$10 or \$25. See General Instruction F	15	10.
	16	Penalties and Interest. See General Instruction J	16	
	17	Balance due. Add line 12, line 15, and line 16. Then subtract line 11 from the result.	17	10.
Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.			
Paid Preparer's Use Only	Signature of officer	KIRK J. DAVEY	Title PRESIDENT	Date 6/01/17
	Firm's name (or yours, if self-employed) and address	DAVEY & ASSOCIATES		
		3020 OLD RANCH PKWY, SUITE 300		
		SEAL BEACH, CA 90740		
		Telephone (562) 799-5520		
May the FTB discuss this return with the preparer shown above? See instructions. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				

CLIENT'S COPY

LONG BEACH ORANGE COUNTY CHAPTER OF THE
Part II Organizations with gross receipts of more than \$50,000 and private foundations
 regardless of amount of gross receipts – complete Part II or furnish substitute information.

81-3972912

Receipts from Other Sources	1	Gross sales or receipts from all business activities. See instructions	●	1	
	2	Interest	●	2	
	3	Dividends	●	3	
	4	Gross rents	●	4	
	5	Gross royalties	●	5	
	6	Gross amount received from sale of assets (See instructions)	●	6	
	7	Other income. Attach schedule	●	7	2,028.
Expenses and Disbursements	8	Total gross sales or receipts from other sources. Add line 1 through line 7. Enter here and on Side 1, Part I, line 1.	●	8	2,028.
	9	Contributions, gifts, grants, and similar amounts paid. Attach schedule	●	9	
	10	Disbursements to or for members	●	10	
	11	Compensation of officers, directors, and trustees. Attach schedule	●	11	0.
	12	Other salaries and wages	●	12	
	13	Interest	●	13	
	14	Taxes	●	14	
	15	Rents	●	15	
	16	Depreciation and depletion (See instructions)	●	16	
	17	Other Expenses and Disbursements. Attach schedule	●	17	2,642.
	18	Total expenses and disbursements. Add line 9 through line 17. Enter here and on Side 1, Part I, line 9.	●	18	2,642.

Schedule L Balance Sheet

		Beginning of taxable year		End of taxable year	
		(a)	(b)	(c)	(d)
Assets					
1	Cash			●	3,531.
2	Net accounts receivable			●	
3	Net notes receivable			●	
4	Inventories			●	
5	Federal and state government obligations			●	
6	Investments in other bonds			●	
7	Investments in stock			●	
8	Mortgage loans			●	
9	Other investments. Attach schedule			●	
10 a	Depreciable assets				
b	Less accumulated depreciation				
11	Land			●	
12	Other assets. Attach schedule			●	
13	Total assets				3,531.
Liabilities and net worth					
14	Accounts payable			●	
15	Contributions, gifts, or grants payable			●	
16	Bonds and notes payable			●	
17	Mortgages payable			●	
18	Other liabilities. Attach schedule STM 4				101.
19	Capital stock or principal fund			●	3,430.
20	Paid-in or capital surplus. Attach reconciliation			●	
21	Retained earnings or income fund			●	
22	Total liabilities and net worth				3,531.

Schedule M-1 Reconciliation of income per books with income per return

Do not complete this schedule if the amount on Schedule L, line 13, column (d), is less than \$50,000.

1	Net income per books	●	7	Income recorded on books this year not included in this return. Attach schedule	●
2	Federal income tax	●	8	Deductions in this return not charged against book income this year. Attach schedule	●
3	Excess of capital losses over capital gains	●	9	Total. Add line 7 and line 8	
4	Income not recorded on books this year. Attach schedule	●	10	Net income per return. Subtract line 9 from line 6	
5	Expenses recorded on books this year not deducted in this return. Attach schedule	●			
6	Total. Add line 1 through line 5				

2016

CALIFORNIA STATEMENTS

PAGE 1

CLIENT 14295

LONG BEACH ORANGE COUNTY CHAPTER OF THE
NATIONAL ASSOCIATION OF RES PROP MGRS

81-3972912

6/01/17

04:36PM

STATEMENT 1
FORM 199, PART II, LINE 7
OTHER INCOME

PROGRAM SERVICE REVENUE.....	\$	2,028.
TOTAL	\$	<u>2,028.</u>

STATEMENT 2
FORM 199, PART II, LINE 11
COMPENSATION OF OFFICERS, DIRECTORS, TRUSTEES AND KEY EMPLOYEES

CURRENT OFFICERS:

NAME AND ADDRESS	TITLE AND AVERAGE HOURS PER WEEK DEVOTED	TOTAL COMPEN- SATION	CONTRI- BUTION TO EBP & DC	EXPENSE ACCOUNT/ OTHER
RAMER SPURR 3662 KATELLA AVE STE 211 LOS ALAMITOS, CA 90720	PRESIDENT 0	\$ 0.	\$ 0.	\$ 0.
TOTAL		\$ <u>0.</u>	\$ <u>0.</u>	\$ <u>0.</u>

STATEMENT 3
FORM 199, PART II, LINE 17
OTHER EXPENSES

BANK SERVICE CHARGES.....	\$	30.
INCORPORATION COSTS.....		394.
MEALS.....		1,343.
OFFICE EXPENSES.....		265.
TRAVEL.....		509.
VENUE EXPENSES.....		101.
TOTAL	\$	<u>2,642.</u>

STATEMENT 4
FORM 199, SCHEDULE L, LINE 18
OTHER LIABILITIES

CREDIT CARD PAYABLE.....	101.
TOTAL	\$ <u>101.</u>

IF PAID ELECTRONICALLY: DO NOT FILE THIS FORM

WHERE TO FILE: Using black or blue ink, make check or money order payable to the 'Franchise Tax Board.' Write the corporation number or FEIN and '2016 FTB 3539' on the check or money order. Detach form below. Enclose, but do not staple, payment with form and mail to:

**FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0531**

Make all checks or money orders payable in U.S. dollars and drawn against a U.S. financial institution.

WHEN TO FILE: Calendar year C corporations – File and Pay by April 18, 2017
Calendar year S corporations – File and Pay by March 15, 2017
Calendar year exempt organizations – File and Pay by May 15, 2017
Employees' trust and IRA – File and Pay by April 18, 2017
Fiscal year filers – See instructions

When the due date falls on a weekend or holiday, the deadline to file and pay without penalty is extended to the next business day.

Due to the federal Emancipation Day holiday observed on April 17, 2017, tax returns filed and payments mailed or submitted on April 18, 2017, will be considered timely.

ONLINE SERVICES: Corporations can make payments online with Web Pay for Businesses. Corporations can make an immediate payment or schedule payments up to a year in advance. Go to ftb.ca.gov for more information.

DETACH HERE

IF NO PAYMENT IS DUE, DO NOT MAIL THIS FORM

DETACH HERE

CAUTION: You may be required to pay electronically, see instructions.

TAXABLE YEAR

2016

**Payment for Automatic Extension
for Corporations and Exempt Organizations**

CALIFORNIA FORM

3539 (CORP)

3902124 LONG 81-3972912 000000000000 16 FORM 3

TYB 01-01-2016 TYE 12-31-2016

LONG BEACH ORANGE COUNTY CHAPTER OF THE NATIONAL ASSOCIATION OF RES P
RAMER SPURR

3662 KATELLA AVE STE 211

LOS ALAMITOS CA 90720

562-397-4956

AMOUNT OF PAYMENT

10.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 12 2017**

LONG BEACH ORANGE COUNTY CHAPTER OF
THE NATIONAL ASSOCIATION OF
RESIDENTIAL PROPERTY MANAGERS
3662 KATELLA AVE STE 211
LOS ALAMITOS, CA 90720

Employer Identification Number:
81-3972912

DLN:
17053313334026

Contact Person:
SALLY B DAVENPORT

ID# 31050

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Form 990/990-EZ/990-N Required:
Yes

Effective Date of Exemption:
May 2, 2016

Contribution Deductibility:
No

Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(6). This letter could help resolve questions on your exempt status. Please keep it for your records.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-NC" in the search bar to view Publication 4221-NC, Compliance Guide for Tax-Exempt Organizations (Other than 501(c)(3) Public Charities and Private Foundations), which describes your recordkeeping, reporting, and disclosure requirements.

LONG BEACH ORANGE COUNTY CHAPTER OF

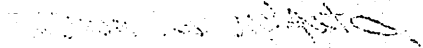
Sincerely,

Stephen a. martin

Director, Exempt Organizations
Rulings and Agreements

THE BEACH COUNTY CHAPTER OF

Sincerely,



Director, Beach County
Building and Planning

NARPM

Long Beach/Orange County Chapter

Thursday, January 19th

11AM - 11:15AM Networking &
Vendor Table Tops

11:30 - 1PM - Pam Strickland

Crab Shack (2nd Floor)

6550 Marina Dr.

Long Beach CA. 90803



Join us for the first regular meeting of the Long Beach Chapter of the National Association of Residential Property Managers (NARPM). Our speaker is Pam Strickland. Her expertise is dealing with the BRE. She will discuss: BRE Audits and You! What triggers a BRE audit? How to prepare for the auditor's visit. What if you face a BRE accusation? What the cost can be in fines, penalties & legal fees. Pam Strickland is an independent compliance consultant for real estate, mortgage, escrow, and property management companies. She has held a California real estate license since 1980 and her clients include both BRE and DOC licensed companies. In addition to her in-office consulting, Pam is a writer, speaker, and instructor on real estate industry topics, and an expert witness for real estate related litigation. She has over 30 years of real estate and mortgage experience and managed a large brokerage in Santa Barbara before becoming a full-time consultant in the early 1990's. Among her numerous designations, she is also known for being a master instructor for the California Bureau of Real Estate continuing education classes. This is a meeting you WON'T WANT TO MISS! Plenty of parking. LUNCH INCLUDED: Members/Non-Members \$30.00 Affiliates \$35.00 Please RSVP so we can properly plan for lunch

NARPM

Long Beach/Orange County Chapter

Thursday, February 16th

11AM - 11:30AM

NETWORKING & VENDOR TABLE TOPS

11:30AM-1PM

Allison Disarro

Crab Shack (2nd Floor)

6550 E Marina Dr, Long Beach, CA
90803



Join us for our meeting with the Long Beach Chapter of the National Association of Residential Property Managers (NARPM). Our speaker is Allison Desarro. Her expertise is dealing with BRE approved Trust Accounts. She will discuss: BANKING BROKER TRUST ACCOUNTS - Will your Trust account pass a BRE audit? - Why do so many banks get it wrong? - Signature Card Compliance - Additional Risks from having your "trust accounts" at the wrong bank What the cost can be in fines, penalties & legal fees are if audited. Allison DiSarro is the Senior Vice President of Property Management Banking at Seacoast Commerce Bank. Seacoast Commerce Bank's Property Management division is focused solely on banking Property Management Companies and their Broker Trust Accounts. While Trust Accounts remain a "taboo subject" at most banks, Allison specializes in the rules set forth by the Bureau of Real Estate to ensure clients are consistently in compliance, to avoid any future failed audit. Allison has been with Seacoast Commerce Bank since early 2010, banking ONLY Property Management companies and works closely with the software vendors and payment processors. Allison has been referred many times by BRE auditors and auditing consultants due to the lack of knowledge at banks on broker trust accounts. This is a meeting you WON'T WANT TO MISS! Plenty of parking. LUNCH INCLUDED: Members: \$30 Non-Members \$35 Please RSVP so we can properly plan for lunch

NARPM

Long Beach/Orange County
Chapter

Thursday, March 16th

11AM-11:30AM- Networking &
Vendor Fair

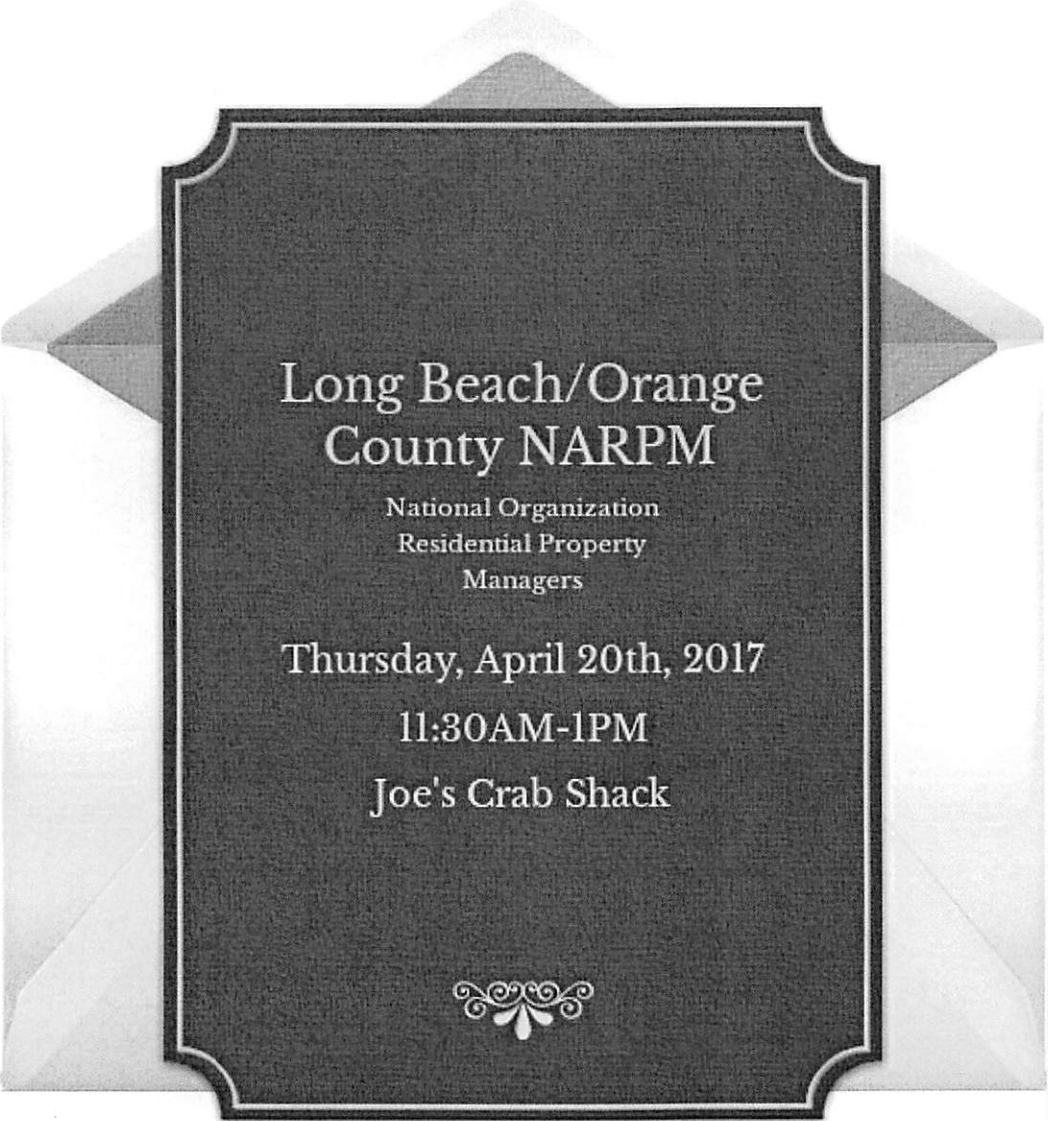
11:30AM-1PM
Elaine Hutchison

Crab Shack (2nd Floor)

6550 Marina Dr.
Long Beach CA. 90803



Join us for our meeting of the Long Beach Chapter of the National Association of Residential Property Managers (NARPM). Our speaker is Elaine Hutchison. Her expertise is dealing with legislation that affects Property Managers and Property Owners. She will discuss the latest updates on: Rent Control, REAP, Just Cause Eviction, and answer questions like..... What can we do as Property Managers/Investors to make a difference? How does this affect Property Managers and our future? Who should we vote/not vote for on City Council? Which cities remain Landlord friendly in SO CA? Will single family rentals be affected or is it just multi-unit? Elaine Hutchison is a Property Manager, Real Estate Investor, Owner of a Software Company, the Past President of the California Apartment Association, Two-time Chair of the City of Long Beach Charter Amendment Committee, appointed by the Mayor to Study the City-wide Mayor for Long Beach and Past Vice Chair of the Public Corporation for the Arts in Long Beach. This is a meeting you WON'T WANT TO MISS! Plenty of parking. LUNCH INCLUDED: Members \$20.00 Non-Members \$35.00 Please RSVP so we can properly plan for lunch.



Long Beach/Orange County NARPM

National Organization
Residential Property
Managers


Thursday, April 20th, 2017

11:30AM-1PM

Joe's Crab Shack



This is a two-for: Highlights of two recent conventions: the NARPM National Broker's Retreat in Las Vegas and the California regional meeting in Napa. From all over the country, a wealth of wisdom was brought to the tables. Here's your chance to catch the highlights and lessons learned from a panel of our own attendees. As always, you will discover California is not the only state with "issues", and that California is not the only place for solutions. Close to the 405/605 freeways. Plenty of parking. Lunch included. Admission is \$20 for NARPM national members, \$35 for local-members, checks payable to Spurr & Associates. Vendors are welcome to show their wares on the patio, before and after. We need your RSVP's



Long Beach/Orange County NARPM

Thursday, May 18th
11:30AM-1PM

Joe's Crab Shack
6550 E. Marina Dr
Long Beach CA 90803



One of the major struggles that sole proprietors have in their property management business is achieving WORK/LIFE BALANCE. How do we accomplish that? Most of us go into business because we want to have our own free time, we want to make money and be our own bosses and be creative and see our ideas come to fruition. Often, what happens is that we get overwhelmed by the day to day functions of our property management business, and what was once a dream gets turned into a career-sucking job. With a job that seems to take up 24 hours of our day, we get burnt out. Here are some questions we want to discuss during our round table discussion: How do you balance your time between working, parenting, hobbies, social life, volunteering etc. How do you maintain a Property Management Business Empire that will keep you sane? What are the pros/cons of Property Management when you grow fast vs. grow slow? When do you hire more employees? When do you consider Physical vs. Virtual Assistants. When do you have enough doors? Employees? Revenue? When do you consider yourself profitable? How much are you worth per hour? Do you have single points of failure in your business? Many of us are on the same journey but on different paths. We would like to hear how you got to where you are today, where you are now and where you want to go. Close to the 405/605 freeways. Plenty of parking. Lunch included. Admission is \$20 for NARPM national members, \$35 non-national members, checks payable to Spurr & Associates. Vendors are welcome to show their solutions on the patio. Feel free to collect cards and draw your gift at the end of the meeting.

2018 President - Sandra Feliciano

2018 President-Elect - Laurel Dial

2018 Treasurer - Matt Tandy & Ramer Spurr

2018 Secretary - Robert Sittman