



Confirmation

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Your Form 990-N(e-Postcard) has been submitted to the IRS

- **Organization Name:** THE SANTA CLARA CHAPTER OF NARPM
- **EIN:** 770342116
- **Tax Year:** 2020
- **Tax Year Start Date:** 01-01-2020
- **Tax Year End Date:** 12-31-2020
- **Submission ID:** 10065520210764428329
- **Filing Status Date:** 03-17-2021
- **Filing Status:** Pending

Note: [Print](#) a copy of this filing for your records. Once you leave this page, you will not be able to do so.

MANAGE FORM 990-N SUBMISSIONS



Confirmation

Print this page for your records. The Confirmation Number below is proof that you successfully filed your 199N e-Postcard.

We received your 199N e-Postcard on 3/17/2021 10:48:20 AM.

Confirmation Number: 205933207609

Entity ID: 2059332
Entity Name: THE SANTA CLARA COUNTY
CHAPTER OF NARPM

Account Period Information

Account Period Beginning: 1/1/2020
Account Period Ending: 12/31/2020

This is not your entity's first year in business.

Your entity has not terminated or gone out of business.

Your entity has not changed the account period.

Gross Receipts: \$3621

This is not an amended return.

An IRS Form 1023/1024 is not pending.

Entity Information

FEIN: 770342116

Doing Business As:

Website Address:

Entity's Mailing Address

PO Box 5172
SAN JOSE CA 95150

Principal Officer's Information

BRAD ABBOTT
PO Box 5172
SAN JOSE CA 95150

Contact Information

Name: DYANN M SHEPARD CPA
Phone: 8056101445

After we process your 199N e-Postcard, you may receive a bill if the three year gross receipt average is greater than the amount allowed for filing a 199N e-Postcard.

Print

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9:11 AM
03/09/21
Accrual Basis

NARPM Santa Clara County
Profit & Loss
January through December 2020

	<u>Jan - Dec 20</u>
Income	
50/50 Drawing Income	286.00
Affiliate Dues - Annual	1,582.91
Chapter Grant	934.38
Holiday Party	177.48
Meeting / Breakfast Income	220.00
Member Dues	420.00
Total Income	<u>3,620.77</u>
Gross Profit	3,620.77
Expense	
50/50 Drawing Expense	53.00
Advertising	256.58
Board of Directors	800.00
Catering/Room Rental	2,003.10
Conventions	1,689.20
Donations	1,830.80
Member/Affiliate name tags	1,610.97
Merchant Fees	94.61
Postage/Printing	106.00
President's Gifts	91.04
Professional - Legal/Acctng	250.00
Speaker Expense	1,253.93
Supplies	273.60
Website Expense	185.98
Total Expense	<u>10,498.81</u>
Net Income	<u><u>-6,878.04</u></u>

NARPM Santa Clara County

Budget for 2021

		Notes
Income:		
Member Dues - Annual	\$6,440	46 members @ \$140 each (Based on 2020 Roster)
Affiliate Dues - Annual	\$2,704	35 affiliates @ \$295 each (Based on 2020 Roster) less \$7621 credit for 2020 dues (31 members @ \$245.83
50/50 Drawing	\$2,700	Estimate from 2018 income
Education	\$750	2018 Class income
Holiday Party	\$5,625	\$2125 - 90 guests (35 @\$50 55 @ \$25), \$400 Special Raffle (iPad mini), \$1500 for 50/50 Raffle, \$600 (\$300 per Photo Booth Sponsor)
Grants from NARPM National	\$2,380	\$630 Member Retention, \$500 Advertising Grant (Available), \$500 Education Grant, \$500 Speaker Travel Grant, \$250 Leadership Training Grant
Total Income	\$20,599	
Expense:		
50/50 Drawing	\$1,350	1/2 of estimated income
Advertising	\$562	\$252 (\$26 per month) MailChimp, \$250 misc supplies/flyers
Awards/Scholarships	\$200	4 \$50 Amex Gift Cards for 1 Affiliate Meeting
Bank Charges		Bank account is free
Board of Directors	\$3,850	\$2,000 - Pres. & Pres Elect Sponsorship to attend Natl Conv @ \$1,000 each; \$200 gift for Holiday Party for outgoing President, \$1200 BOD Dinner, \$800 End of Year BoD gifts, \$100 President Budget
Catering/Room Rental	\$6,000	\$750 average per meeting x 8 meetings, \$360 Adobe Lodge Fee
Donations	\$2,000	to be dispersed to charities at the discretion of the Board
Education	\$750	2018 Education Expenses
Fundraiser Annual Expense	\$500	Volunteer dinner
Holiday Party Expense	\$7,140	\$1600 Casino; 90 dinners @ \$41=\$3690; Raffle Giveaway (iPad mini) \$400; \$750 for 50/50 Raffle; \$600 Photo Booth; \$100 decorations
Merchant Fees	\$300	Paypal, Square, Etc. (Estimate Based on 2018 expense)
Professional - Legal/Acctng	\$175	Tax Return Preparation + Tax
Professional - Speakers	\$1,400	2 speakers @ \$250 each + \$50 Gift Card Per Meeting @ 8 Meetings, \$500 Out-of-Town Speaker Travel Expense
Website hosting	\$140	GoDaddy.com
Post office box rental	\$92	
Total Expense	\$24,459	
Net Income	-\$3,860	

From: **NARPM Santa Clara County** info@narpmccc.com
Subject: See you Thursday!!!
Date: January 14, 2020 at 10:24 AM
To: lisa@silvercreekvalleyproperties.com



NARPM Santa Clara County - Meeting Reminder

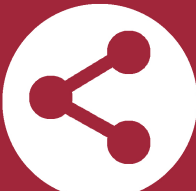
[View this email in your browser](#)



NARPM® **HELPING YOUR PROPERTY MANAGEMENT BUSINESS GROW...**

NARPM = National Association of Residential Property Managers

AGENDA

			
NETWORKING	EDUCATION	ADVOCACY (LEGISLATION)	PROFESSIONALISM

Thursday, January 16, 8:15am-10am,
Three Flames Restaurant in San Jose

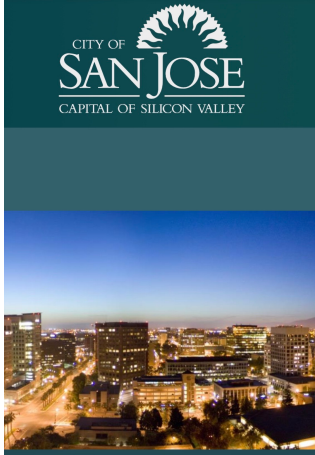
**Guest
Speaker**

**City of San
Jose**

OUR AFFILIATE MEMBERS

Interested in becoming an Affiliate?
Click [HERE](#) to learn more!

Housing



**Jacky
Morales-
Ferrand**

April Affiliate Meeting!



Panel Interview with our
Affiliates that can help your
business!

Invite your Team to increase their
knowledge!

1st Visit & Breakfast is on us!!

Say "Thank You" to your favorite
affiliates by adding a testimonial
to the NARPM SCC webpage!
Simply send us an e-mail with the

AFFILIATE SPONSOR



The Board of Directors and Leadership Team meet every 1st Thursday of the month at [The Adobe Lodge](#) in Santa Clara from 12pm-1:30pm. Everyone is welcome to come share their ideas! (Lunch not included.) Please RSVP via e-mail to our NARPM SCC President at least 24 hours in advance.

Your 2020 President,
David Hurt, with WA Krauss



LEGISLATIVE UPDATE

Simply send us an e-mail with the testimonial and we'll take care of the rest. Help them today, as they help you throughout the year.

NARPM's 2019 Holiday Party!!

Benefiting Sunday Friends Charity



Thank you to all of you who were able to join the fun and help to support Sunday Friends & the 2019 Holiday Event!!



Of SW San Jose
Marc Wood



Fire & Water
Damage Recovery
Maria Neumann



GOLDEN STATE
PROPERTY MANAGEMENT

Sean McCarthy

Summary of SB 329

There seems to be a lot of confusion about the new law, SB 329, which requires owners to consider applicants with housing vouchers.

Individuals with housing vouchers are now protected under the FEHA, *California* Fair Employment and Housing Act.

This means it is now discriminatory to deny an applicant strictly because they receive a rent subsidy through a voucher program.

***While this bill prohibits landlords from discriminating against tenants on the basis of their participation in a housing voucher program, landlords would remain free to reject tenancy applications from program participants, provided they do so on otherwise lawful grounds that are not based on a participant's receipt of a housing subsidy. Landlords would also remain free to charge rents as allowed under law, and would not be required to reduce rents even if chosen rent levels would make a unit too expensive for a voucher holder to afford. Further, landlords would continue to be able to use appropriate financial and income standards in making rental decisions, like verifying**

Special Thank You to our
Sponsors, Board & the
Holiday Party Committee!

JOIN

LIKE US ON FACEBOOK



**Congratulations to the Maria
Neumann
Affiliate of 2019!**



rental decisions, like verifying
income levels or checking
creditworthiness. However,
landlords would no longer have
the option to forgo participation
in housing subsidy programs
when presented with a
prospective tenant who is
qualified to rent from them in all
other respects.

This new law applies to all
housing. The only exception
would be an owner occupant who
rents a room in their own
residence.

***Senate Rules Committee Analysis**

For more updates like this one, please
visit RentalHousingNetwork.com



Sandy Adams

DID YOU KNOW...

***You can ask questions to NARPM
Members Nationwide!***

***Click [HERE](#) to join the NARPM
Business Leader GOOGLE Group.***

Add yourself to this group to see
how others have handled situations,
to avoid pitfalls, and to get insight
and support! If you're not a part of
this groups, you're missing a great
resource that NARPM provides to all



BREAKFAST MEETING COSTS:

First Time Guests Are FREE!

Members: FREE with membership

Affiliates: FREE with membership

Returning Non-Members: \$20@door

WHERE WE MEET:

Three Flames

1547 Meridian Ave, San Jose, CA
95125

WHEN WE MEET:

Every Third Thursday of the Month
from 8:15am to 10am*

**Note no meeting in July (as we are doing
our charity fundraiser), and October
meeting pushed to the 4th Thursday (to
not conflict with the National Convention).*

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NARPM UPDATES & Helpful Links!

Have you seen the new NARPM®
Accounting Standards? Login to
NARPM and find out more [HERE](#).

NARPM® has a library of helpful
webinars listed [HERE](#).

Registration for the Past Presidents
Charity Golf is now open. Consider
signing up to play or making a
donation [HERE](#).



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From: **NARPM Santa Clara County** info@narpmssc.com
Subject: See you Tomorrow!!
Date: February 19, 2020 at 9:50 AM
To: lisa@silvercreekvalleyproperties.com



NARPM Santa Clara County - Meeting Reminder

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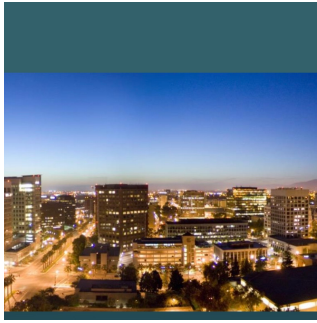
Guest Speaker

City of San Jose
Housing



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Sarah Ramler

Is the new Training and Outreach Manager for the Santa Clara County Housing Authority where she is responsible for internal and external training on the HUD Section 8 program and community outreach efforts in Santa Clara County. Sarah has over 12 years of experience working in Section 8 programs at large Housing Authorities across the country including in Chicago, Baltimore, and San Francisco. The focus of Sarah's presentation will be an introduction to the Section 8 program for property owners and managers and will highlight some key benefits to participating as a landlord with SCCHA.

April Affiliate Meeting!



AFFILIATE SPONSOR



Burch Boehner from State Farm
352 E Taylor Ave
San Jose, Ca 95112
408-287-8190

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Your 2020 President,
David Hunt, with WA Krauss





Panel Interview with our
Affiliates that can help your
business!
Invite your Team to increase their
knowledge!

1st Visit & Breakfast is on us!!

NARPM Education Courses

March 18, 2020

9:00am to 4:00pm

EARLY BIRD REGISTRATION

ENDS February 18, 2020

COURSE: Maintenance: Beyond the Basics

Instructor: Dave Holt, MPM® RMP®
Maintenance and how you handle it
will either make or break your
business. This course covers the
vital everyday maintenance
components of a successful
property management company.

JOIN

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LEGISLATIVE UPDATE

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*Senate Rules Committee
Analysis

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From: **NARPM Santa Clara County** info@narpmccc.com
Subject: COVID-19 Zoom Meeting - Friday March 27 at 11:00 am PDT
Date: March 26, 2020 at 6:06 PM
To: Brad Bonnifield info@narpmccc.com



COVID-19 Zoom Meeting

Tomorrow, Friday, at 11am



What does the Eviction Moratorium mean to you?

The city, county, and state now have their own restrictions outlining deferred rent, qualification standards, and timelines. Learn how to navigate this unprecedented time with a special presentation hosted for NARPM Santa Clara

County.

Get your Questions Answered - Open Forum Q&A!

- * Best Practices for Negotiation with Tenants
- * How Best to Respond
- * Overall Impact on our Businesses

REGISTER HERE



HOST Anne-Michelle Paris Francis

Anne-Michelle works at Eviction Service Center and started the "Bootcamp for CA Landlords" Facebook Group

[Eviction Service Center Website »](#)



[Bootcamp for CA Landlords FB Group»](#)



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From: NARPM Santa Clara County info@narpmccc.com
Subject: Zoom Meeting with Attorney Daniel Bornstein
Date: April 15, 2020 at 3:15 PM
To: Lisa lisa@silvercreekvalleyproperties.com



Zoom Meeting with Attorney Daniel Bornstein



Tomorrow, Thursday at 12PM PST

Esteemed Attorney, Daniel Bornstein, will be joining us on Thursday at 12PM PST for a prepared message and time for Q&A to help everyone navigating this time of challenge and change. Second Nature is donating their enterprise zoom license for our meeting purposes and supporting registration to ensure a smooth virtual experience for everyone who can join.

You will receive a calendar invite with the meeting link not long after registering.

REGISTER HERE

A decisive voice for rental property owners, property managers and real estate professionals...

For over 25 years, Daniel Bornstein has concentrated his law practice on aggressively representing, counseling and advocating for rental property owners. He is the Founding Attorney of Bornstein Law, a boutique firm dedicated to helping rental housing providers stay compliant with laws in a complicated regulatory regime, realize the full potential of their investment property, and power through the unique challenges inherent with owning and operating a rental business. More info [HERE](#).



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From: NARPM Santa Clara County info@narpmccc.com
Subject: Zoom Meeting with Attorney Tracey Merrell
Date: May 12, 2020 at 1:45 PM
To: Lisa lisa@silvercreekvalleyproperties.com



Zoom Meeting with Attorney Tracey Merrell



WHERE DO WE GO FROM HERE....PART ONE

Please join us May 21, 2020, at 11am to 12:15pm

Here is the link to register for the meeting.

REGISTER HERE

Tracey Merrell is the Managing Attorney of Education for Kimball, Tirey &

St. John LLP working out of the Los Angeles office. Tracey is an

St. John LLP working out of the Los Angeles office. Tracy is an immensely skilled attorney as well as well-versed educator. She has presented at numerous conferences, most recently CALNARPM 2020. We are pleased to have her with us today as we all learn to navigate this horrifically changed industry.

The COVID-19 pandemic has created a lot of legislation on every level of government relating to a landlord's ability to collect rent and assert their rights under the lease. We will have a quick overview of potential concerns and considerations with the laws, regulations, resolutions, rules, and ordinances passed in the last few months. We will provide resources available by Kimball Tirey and St. John and how to access and understand them. We will also discuss legal implications of evictions during the pandemic and the practical abilities of moving forward with cases. After the short informational session, there will be a time for questions and answers.

Please utilize the Zoom chat room to post your questions once Tracey has concluded her presentation which is anticipated to take approximately forty-five minutes. Please note Tracy will be giving an overview of the various eviction moratoriums from the various regulatory entities but if you have a question about a specific property or local entity, you are encouraged to contact your local landlord-tenant attorney



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From: NARPM Santa Clara County info@narpmssc.com
Subject: Zoom Meeting with Carl Guardino
Date: June 17, 2020 at 9:42 AM
To: lisa@silvercreekvalleyproperties.com



Zoom Meeting with Carl Guardino



Carl Guardino CEO of the Silicon Valley Leadership Group

Please join us June 18, 2020, at 12:30pm to 1:30pm

Register for the meeting on the link below

REGISTER HERE

Carl Guardino, one of Silicon Valley's most distinguished business and community leaders, is the President and CEO of the Silicon Valley Leadership Group, a public policy trade association that represents more than 350 of Silicon Valley's most respected employers. In February 2007, Governor Arnold Schwarzenegger appointed Guardino to a four-year term on the California Transportation Commission. He was reappointed twice by Governor Jerry Brown, and in 2019, Governor Gavin Newsom appointed him to his fourth consecutive four-year term. Known throughout the region as a consensus builder, Guardino has championed a number of successful ballot measures, especially in the areas of transportation and housing. Guardino was born and raised in San Jose and received his Bachelor of Arts degree in political science from San Jose State University, where he is a Distinguished Alumnus. Carl is married to Leslee Guardino. In their spare time, they compete in marathons, triathlons and duathlons.

Tenant's the Rent Cap and Just Cause addendum, which explains AB1482 (The California Tenant Protection Act of 2019).

For a tenancy existing prior to July 1, 2020, the notice must be provided in writing to the tenant no later than August 1, 2020, or as an addendum to the lease or rental agreement. For any tenancy commenced or renewed on or after July 1, 2020, the notice must be provided as an addendum to the lease or rental agreement, or as a written notice signed by the tenant with a copy provided to the tenant. For a tenancy existing before July 1, 2020, this notice may, but is not required to, be provided in the rental agreement. For any tenancy commenced or renewed on or after July 1, 2020, this notice must be provided in the rental agreement.

Here is a draft of the addendum from CAR on their website:

<https://www.car.org/-/media/CAR/Documents/Transaction-Center/PDF/Standard-Forms/December-2019-New-Forms-Release/RCJC-VERSION-3-FINAL.pdf?la=en&hash=A27574ACB323EB0C06E7988E987E51BF5807BD6F>



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From: NARPM Santa Clara County info@narpmssc.com
Subject: Zoom meeting on July 16, 2020 with CAA.
Date: July 13, 2020 at 11:17 AM
To: info@narpmssc.com



Zoom Meeting "State of the Rental Housing Industry;

An Overview of State and Local Regulations facing the Industry."



California Apartment Association

Please join us July 16, 2020, at 12:00pm to 1:30pm

Login below to Zoom Meeting on the day of the Meeting

ZOOM MEETING HERE

Joshua Howard Executive vice president of local public affairs

Leads the association's local public affairs strategy, government advocacy, community relations, and political action programs throughout California. Before joining CAA, he served as vice president of public policy and communications for the San Jose/Silicon Valley Chamber of Commerce and as a senior aide to a former San Jose City Council member. Howard is a registered lobbyist in several Silicon Valley cities. He holds a Bachelor of Arts degree in political science from Santa Clara University and a master's degree in public administration from the University of San Francisco.

Anil Babbar Vice president of public affairs

He manages local public and legislative affairs in Santa Cruz and Santa Clara counties. Prior to joining CAA, he held government-affairs roles for PG&E and the Santa Clara County Association of REALTORS. Babbar holds a Bachelor of Arts degree in political science from San Jose State University and a graduate degree in public administration from Golden Gate University, San Francisco.

Rhovy Lyn Antonio Vice president of public affairs

She manages local public and legislative affairs in San Mateo and Contra Costa counties. Prior to joining CAA, she served as chief of staff for former San Jose Councilman Pete Constant and worked for the city of San Jose for eight years

managing land use policies and community development issues. Antonio holds a Bachelor of Arts degree in political science from San Jose State University.

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From: NARPM Santa Clara County info@narpmssc.com
Subject: NARPM'S August Zoom Meeting!!!
Date: August 14, 2020 at 1:56 PM
To: lisa@silvercreekvalleyproperties.com



Zoom Meeting with Taylor Hou

How to Embezzle from a PM - APM Help



Please join us August 20th, 2020, at 11:00 AM to 1:30 PM

Login to Zoom Meeting below on the day of the meeting

700M MEETING HERE

APMHelp.com, specializes in cleaning up and keeping property management companies in compliance with their state regulatory requirements. Our differentiation from others is that we combine ex-software professionals (AppFolio Buildium, Propertyware) with accountants and we build tech to enable us to be extremely efficient. Due to the nature of our work, we have consulted more than a handful of clients when embezzlement was suspected or discovered and have provided evidence in legal proceedings to assist in the prosecution of the wrongdoers.

Taylor Hou, am ex-AppFolio and the founder of APM Help. has personally helped catch up and clean up property management firms when they have been embezzled from and his presentation on "How to embezzle from a PM" includes anonymized stories, signals, and lessons learned from actual embezzlement cases myself or our firm have worked on. Our mission is to clean up the industry and make it better. One way to do that is by spreading awareness of how easy it is to embezzle from property managers so they can prevent it from happening to them.

Say NO to AB 1436

San Francisco Assemblyman David Chiu is pushing forward with AB 1436, a proposal to force landlords to defer unpaid rent until April 1, 2022, if a tenant is unable -- or unwilling -- to pay rent that was owed during the COVID-19 pandemic.

to pay rent that was owed during the COVID-19 pandemic.

The legislation allows tenants to skip rent payments without providing any proof that they have been negatively affected by COVID-19. **The bill is nothing more than a government-sanctioned rent strike.**

AB 1436 lacks any funding to help tenants and landlords with the unpaid rent. Countless rental property owners will lose their buildings through foreclosure if AB 1436 were to become law, which will also lead to tenants losing their homes.

While the bill does include mortgage forbearance, this mandate is not enforceable under federal law.

CAA adamantly opposes AB 1436, and you can read CAA's letter outlining its opposition [here](#). The legislation will be heard Tuesday, Aug. 18, by the Senate Judiciary Committee. CAA will provide information on the hearing and how you can participate later this week.

CAA is committed to finding common-sense solutions to help tenants remain in their homes and ensure rental owners receive the income they're entitled to so they can pay their obligations and continue to provide quality housing. AB 1436 is not that solution.

To keep the rental market functioning—allowing rental housing providers to retain their properties and tenants to remain in their homes -- it is critical you tell the Legislature to oppose AB 1436 -- the government-sanctioned rent strike.

[Click Here to Register Your Opposition to this Bill](#)



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From: NARPM Santa Clara County info@narpmssc.com
Subject: LOGIN NOW--STARTS AT 12PM = NARPM SCC Zoom Meeting
Date: September 17, 2020 at 11:47 AM
To: lisa@silvercreekvalleyproperties.com



DELAYED TO 12PM! LOGIN NOW!

Please join us Thursday, September 17th, 11:00am to 1:30pm via Zoom

THIS MONTH'S SPEAKER



Kellie Eggleston Tollifson
Your 2020 NARPM National President

TOPIC:

Our 2020 NARPM National President will be discussing what tools we can use to retain our momentum created in 2020 and what changes our companies

to retain our momentum created in 2020, and that changes our companies made to survive and thrive through this pandemic.

ZOOM MEETING HERE



Special thanks to our Moderator, Second Nature!



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From: NARPM Santa Clara County info@narpmssc.com
Subject: NARPM SCC Zoom Meeting 10-22-20 - Mark Your Calendar!
Date: October 14, 2020 at 4:03 PM
To: info@narpmssc.com



Please join us Thursday, October 22nd, 11:00am to 1:30pm via Zoom!

THIS MONTH'S SPEAKER



Lawrence "Larry" Stone
Santa Clara County Assessor

TOPIC: Silicon Valley's Economy and Prospects for Recovery

Covid-19 has ravaged the national economy. How has Silicon Valley fared? Is past prolog?

Six months into the greatest crisis to face the nation since the Great Depression, Assessor Larry Stone will delve into the economic health of each of the major real estate sectors, some of which are thriving, while others are teetering on collapse. Leveraging his intimate knowledge as Assessor and

founder of a successful Bay Area real estate investment and development firm, Stone will exam how the office, warehouse, retail, multi-family, and single-family housing sectors have performed, the prospects for their future, and implications for Silicon Valley. He will also discuss what Covid-19 triggered trends are passing fads or here to stay, including their long-term implications on our economic recovery.

ZOOM MEETING LINK HERE



Thanks to our sponsor this month, [ServPro of SW San Jose!](#)



Special thanks to our ZOOM Moderator, [Second Nature!](#)



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From: NARPM Santa Clara County info@narpmssc.com
Subject: NARPM SCC Zoom Meeting 11-19-20 - Mark Your Calendar!
Date: November 17, 2020 at 2:47 PM
To: lisa@silvercreekvalleyproperties.com



Please join us Thursday, November 19th, 11:00am to 1:30pm via Zoom!

THIS MONTH'S SPEAKER



Jim Roman
Speaker, Trainer, Coach
407-796-8326

TOPIC: Rise Above the Rest: How to Be the Best

The world has changed so fast in the past couple of months that it's easy to feel like nothing is the same, including the way we do business. While it is true that we have to adapt and be creative in these challenging times, it is also true that

we have to adapt and be creative in these challenging times, it is also true that some things have not changed: the power of a positive mindset, the importance of relationships, the value of figuring out what works for you. In his talk, Jim will share nine concepts that will change how you work--and how you think--so that you can work smarter instead of harder, and keep your business going and growing, even in the most difficult of times.

ZOOM MEETING LINK HERE



Thanks to our sponsor this month, Nate Moran with [Water Heaters Only!](#)
NateM@WaterHeatersOnly.com; 530-274-3001 x 232



Special thanks to our ZOOM Moderator, [Second Nature!](#)



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**NARPM - SANTA CLARA COUNTY
CHAPTER BOARD of DIRECTORS MEETING
Thursday January 9, 2020 – 12:00pm-1:30pm**

MINUTES

Board Members present: David Hunt (President), Sarah Riqueros (Past President), Brad Bonnifield (/Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: Lisa Goodman, Sean McCarthy

Executive Committee / Leadership Team Members present:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Brad Bonnifield (Web-site Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso (Affiliate Co-Chair), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Sandy Adams (Legislative - State/National News), Lisa Goodman (Co-Membership & Social Media Chair), Sean McCarthy (Grant Chair)

Meeting called to order at: 12:18 PM by President David Hunt.

Approval of Minutes – November 2019. – Motion to Approve as written, Seconded, motion carried.

Note: No Board of Directors meeting was held in December 2019

Treasurer's Report (Brad Abbott):

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 0
- Paid Affiliates: 43 Free non-profit Affiliates: 4
- Bank balance: \$16,740.91
- Shred Day at Affiliate Meeting

Affiliate Report: (Greg Goodman)

- Affiliate meeting: April
- Further discussion on Affiliate Meeting
- Gift cards for PM raffle (Brad B.)
- Table Sponsors Booked

Membership (Lisa) (Absent, no report)

Education: (Andrea Caldwell)

- *Designation Course:* Maintenance – March 18
- Flyer from National or we create?

Website: (Brad Bonnifield)

- Updates needed?
- Website update
 - Board meetings posted on calendar – Joi will do in February
 - Event photos posted

Grants: (Sean) (Absent, no report)

President's Notes:

- Chapter Compliance/Excellence Discussion
- Possible Speaker Topic:
- SCCAOR (connections/contact person)

Key-Speaker Schedule:

- January 16th: Jacky Morales-Ferrand (City of San Jose Housing)
- February 20st: Katherine Harsz – (SCC Housing Authority)
- March 19th: David Holt (Founder/President of R.P. Management, Inc - Share w/ East Bay)
- April 16th: Affiliate Panel
- May 21st: Shared Speaker w/ Monterey - TBA
- June 18th: TBD
- July 16th: Charity Day / BBQ
- August 20th: TBD
- September 17th: Safety Month - Chief of Police (Tent.)
- October 15th: TBD
- November 21th: Allison Disarro – Property Management and HOA Banking
- December 16th: Christmas Party

Meeting Adjourned: 1:39 PM

Respectfully submitted,
Joi Walker, Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday February 6, 2020 – 12:00pm-1:30pm

MINUTES

Board Members: David Hunt (President), Sarah Riqueros (Past President), Sean McCarthy (President-Elect, Brad Bonnifield (/Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: Lisa Goodman (Director at Large)

Executive Committee / Leadership Team Members:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Brad Bonnifield(Web-site Chair), Sean McCarthy (Grant Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso (Affiliate Co-Chair), Sandy Adams (Legislative - State/National News)

Meeting called to order at: 12:05 PM, by President David Hunt.

Approval of Minutes – January 9, 2020 – Motion to approve as written, Seconded. Motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 35 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 1
- Paid Affiliates: 29 Free non-profit Affiliates: 4
- Bank balance: \$27,825.88
- Shred Day at Affiliate Meeting

President's Notes:

- Chapter Compliance/Excellence – being done by Sarah
- SILVAR – Dave to set date for meeting with Paul Cardus, Executive Director
- SCCAOR – Dave will ask Lisa Goodman for introduction to leadership
- Recap of Regional Chapter Leader Meeting – CalNARPM was reminder to not schedule conferences across the Third Thursday of the month, a popular Chapter meeting date
- Chapter Meeting – Brad A. will continue to upload sign in sheets to report to NARPM National the numbers of participating (Members, Affiliates, Guests)
 - Dave to add a meeting reminder slide for people to sign in (or sign out on the way out)

Affiliate Report: (Marc Wood)

- Affiliate meeting - April
- Gift cards for PM raffle (Brad A. will bring)
- Table Sponsors booked for year
- Sponsorships available
 - Maintenance class – Food and Room sponsor
 - Volunteer event – 2 sponsors
 - Holiday party: Photo, Music, Table sponsors

Membership (No Chair) Sean will recruit

- 1 New Affiliate

Education: (Andrea Caldwell)

- *Designation Course:* March 18th – “Maintenance – Beyond the Basics”
- Flyer from National – Andrea will update

Website: (Brad Bonnifield)

- Updates
- Website update
 - Board meetings posted on calendar?
 - Event photos posted
 - Home Page contact info needs update (bottom of page)
 - BoD / Chapter Leaders call update

Grants: (Sean McCarthy)

- Post Cards
- Membership Mixer – September 16th scheduled – Sean will apply
- Affiliate Pamphlets
- Education – Sean will apply

Key-Speaker Schedule:

- February 20st: Katherine Harsz – (SCC Housing Authority)
- March 19th: David Holt (Founder/President of R.P. Management, Inc - Share w/ East Bay)
- April 16th: Affiliate Panel
- May 21st: Shared Speaker w/ Monterey (Tent.)
- June 18th: TBD
- July 16th: Charity Day / BBQ (Charlene Minor to visit)
- August 20th: TBD
- September 17th: Safety Month - Chief of Police (Tent.)
- October 15th: TBD
- November 19th: Allison Disarro – Property Mgmt and HOA Banking
- December 16th: Christmas Party

Adjourned: 1:18 PM

Respectfully submitted,

Joi Walker, Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday March 5, 2020 – 12:00pm-1:30pm

MINUTES

Board Members: David Hunt (President), Sarah Riqueros (Past President), Sean McCarthy (President-Elect, Brad Bonnifield (/Director at Large), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: none

Executive Committee / Leadership Team Members:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Brad Bonnifield(Web-site Chair), Sean McCarthy (Grant Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso, Sandy Adams

Meeting called to order at: 12:03 PM by President David Hunt.

Approval of Minutes – February 6, 2020 - Motioned approval as written, Seconded, Motion Carried

Treasurer's Report (Brad Abbott):

- Paid members: 40 Free Members: 2 Staff Members: 2
- New Members: 1 New Affiliates: 0
- Paid Affiliates: 31 Free non-profit Affiliates: 4
- Bank balance: \$28,270.01
- Shred Day at Affiliate Meeting

President's Notes:

- Chapter Compliance/Excellence Discussion – Sarah Riqueros – Due March 31
- SILVAR (Dave will set date for meeting with Paul Cardus – Executive Director)
- SCCAOR – Lisa Goodman has connection – Neil Collins – Executive Director)

Affiliate Report: (Marc Wood)

- Affiliate meeting: April
- Further discussion on Affiliate Meeting?
- Gift cards for PM raffle (Brad A. will bring)
- Table Sponsors Booked for the year
- Shredding

Membership (No Chair) – Sean will recruit

- New Members? Assign Mentor?
- New Affiliates

Education: (Andrea Caldwell)

- *Designation Course: March 18th – “Maintenance – Beyond the Basics”*
- Flyer from National - Andrea

Website: (Brad Bonnifield)

- Updates
- Website update
 - Board meetings posted on calendar?
 - Event photos posted?
 - Home Page – President contact info needs update (bottom of page)

Grants: (Sean McCarthy)

- Chapter Growth Grant Application
- Post Cards
- Membership Mixer
- Affiliate Pamphlets
- Designation Course

Key-Speaker Schedule:

- March 19th: David Holt (Founder/President of R.P. Management, Inc - Share w/ East Bay)
- April 16th: Affiliate Panel
- May 21st: Shared Speaker w/ East Bay)
- June 18th: TBD
- July 16th: Charity Day / BBQ (Charlene Minor to visit)
- August 20th: TBD
- September 17th: Safety Month - Chief of Police (Tent.)
- October 15th: TBD
- November 19th: Allison Disarro – Property Mgmt and HOA Banking
- December 16th: Christmas Party

Adjourned: 1:24 PM

Respectfully submitted,
Joi Walker, Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Tuesday April 28, 2020 – 4:00-5:00 pm via Zoom

MINUTES

Board Members present: David Hunt (President), Sarah Riqueros (Past President), Sean McCarthy (President-Elect, Brad Bonnifield (/Director at Large), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: none

Executive Committee / Leadership Team Members present:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Brad Bonnifield(Web-site Chair), Sean McCarthy (Grant Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso, Sandy Adams, Nancy Penaloza

Meeting called to order at: 4:15 PM by President David Hunt.

Approval of Minutes – March 5, 2020 - Motioned approval as written, Seconded, Motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 45 Free Members: 2 Staff Members: 2
- New Members: 2 New Affiliates: 1
- Paid Affiliates: 33 Free non-profit Affiliates: 4
- Bank balance: \$27,998.16

President's Notes:

- WHERE DO WE GO FROM HERE
- Chapter Compliance/Excellence Done
- SILVAR (set date for meeting with Paul Cardus – Executive Director)
- SCCAOR – Lisa Goodman has connection – Neil Collins – (Executive Director)
- MOTION: Donate \$250.00 to Sunnyvale Community Services. Motion Made, Seconded, Approved. An anonymous donor is matching all donations, so they will receive \$500.00.

Affiliate Report: (Marc Wood)

- Affiliate meeting: April
- Further discussion on Affiliate Meeting
- Gift cards for PM raffle (Brad A. will bring)
- Table Sponsors Booked for the year
- Shredding

Membership (No Chair) – Sean will recruit

- New Members – Cornerstone, Brad B to Mentor
- New Affiliates

Education: (Andrea Caldwell)

- *Designation Course:* March 18th – “Maintenance – Beyond the Basics” moved to an electronic format

Website: (Brad Bonnifield)

- Updates
- Website update – ANYTHING NOTED REGARDING COVID-19???
 - Board meetings posted on calendar?
 - Event photos posted?
 - Home Page – President contact info needs update (bottom of page)

Grants: (Sean McCarthy)

- Chapter Growth Grant Application
- Post Cards
- Membership Mixer
- Affiliate Pamphlets
- Designation Course

Key-Speaker Schedule:

- March 19th: David Holt (Founder/President of R.P. Management, Inc - Share w/ East Bay) – RESCHEDULE
- April 16th: Affiliate Panel – RESCHEDULE
- May 21st: Shared Speaker w/ East Bay)
- June 18th: TBD
- July 16th: Charity Day / BBQ (Charlene Minor to visit)
- August 20th: TBD
- September 17th: Safety Month - Chief of Police (Tent.)
- October 15th: TBD
- November 19th: Allison Disarro – Property Mgmt and HOA Banking
- December 16th: Christmas Party

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Tuesday May 19, 2020 – 4:00-5:00 pm via Zoom

MINUTES

Board Members present: David Hunt (President), Sarah Riqueros (Past President), Sean McCarthy (President-Elect, Brad Bonnifield (/Director at Large), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: none

Executive Committee / Leadership Team Members present:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Brad Bonnifield(Web-site Chair), Nancy Penaloza (Communication Co-Chair), Sean McCarthy (Grant Chair

Executive Committee /Leadership Team Members Absent: Bob Basso (Affiliate Co-Chair), Sandy Adams (Legislative - State/National News),)

Meeting called to order at: 4:10 PM by President David Hunt.

Approval of Minutes – April 28, 2020 Motioned approval as written, 2nd motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 45 Free Members: 2 Staff Members: 2
- New Members: 2 New Affiliates: 1
- Paid Affiliates: 33 Free non-profit Affiliates: 4
- Bank balance: \$27,866.92
- Check sent to Sunnyvale Community Services

President's Notes:

- Affiliates – currently no benefits being received – will give monthly sponsor
- Credit/Refund to Member/Affiliates dues for lack of meetings
- SILVAR (set date for meeting with Paul Cardus – Executive Director)
- SCCAOR – Lisa Goodman has connection – Neil Collins – Executive Director)

Affiliate Report: (Marc Wood-Chair * Nancy Penaloza Co-Chair)

- Further discussion on Affiliate benefits?
- Table Sponsors Booked for the year

Membership (Lisa Goodman Chair * Andrea Caldwell Co-Chair)

- New Members? Assign Mentor?
- Affiliates – will prorate affiliate dues based on cancelled meetings, or can donate refund, Nancy will send letter with Dave's message

Education: (Andrea Caldwell Chair * Sarah Riqueros Vice-Chair)

- *Designation Course: May 26th and May 29th – “Maintenance – Beyond the Basics”*
- Flyer from National - Andrea

Website: (Brad Bonnifield Chair * Rob Collins Vice-Chair)

- Updates
- Website update – ANYTHING NOTED REGARDING COVID-19???
 - Board meetings posted on calendar?
 - Event photos posted

Grants: (Sean McCarthy Chair * Joi Walker Vice-Chair)

- Chapter Growth Grant Application
- Membership Mixer
- Affiliate Pamphlets
- Designation Course

Key-Speaker Schedule: (Future dates TBD)

- May 21st: Shared Speaker w/ East Bay – (Tracey Merrell) Will have sponsor speak, possible raffle
- June 18th: TBD
- July 16th: Charity Day / BBQ (Charlene Minor to visit)
- August 20th: TBD
- September 17th: Safety Month - Chief of Police (Tent.)
- October 15th: TBD
- November 19th: Allison Disarro – Property Mgmt and HOA Banking
- December 16th: Christmas Party

Meeting adjourned 5:46 PM

Respectfully submitted,

Joi Walker, Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Tuesday July 2, 2020 – 4:00-5:00 pm via Zoom

Minutes

Board Members present: David Hunt (President), Sarah Riqueros (Past President), Sean McCarthy (President-Elect, Brad Bonnifield (/Director at Large), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: none

Executive Committee / Leadership Team Members:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Brad Bonnifield(Web-site Chair), Sean McCarthy (Grant Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso, Sandy Adams

Meeting called to order at: 4:15 PM by President David Hunt.

Approval of Minutes – June 10, 2020 Motion to approve as written was made, seconded and carried.

Treasurer's Report (Brad Abbott):

- Paid members: 45 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 0
- Paid Affiliates: 34 Free non-profit Affiliates: 4
- Bank balance: 27,630.45 as of 6/30/20
- Check for \$900 was sent to Sunnyvale Community Services

President's Notes:

- Dave to write "Presidents Message"
- Credit/Refund to Member/Affiliates dues for lack of meetings? Notice to go with my message
- Future speakers from SILVAR and SCCAOR

Affiliate Report: (Marc Wood Chair * Nancy Penaloza Co-Chair)

- Nancy mentioned PPP, EIDL and grant application on newsletter

Membership (Lisa Goodman Chair * Andrea Caldwell Co-Chair)

- Three Flames said we might be able to meet there with modifications, agreement to push out in person NARPM meetings for at least two more months.
- MOTION: Give \$250 honorarium for previous speakers – Made, Seconded, and Passed
- Will removed old Christmas photos to reduce storage size
- Andrea will coordinate with East Bay and other Chapter Presidents in CA Chapter for future shared Chapter meetings via Zoom
- Grant received for Chapter retention grant of \$560.00 for retaining 90% of members
- Lisa will add Zoom meeting attendees to email contacts

Education: (Andrea Caldwell Chair * Sarah Riqueros Vice-Chair)

- Discussion about Property Manager liability if a vendor does not have workman's comp insurance
- \$700 payment for class arrived from NARPM – shared with East Bay Chapter
- Andrea hoping to have Josh Howard from CAA as a future speaker

Website: (Brad Bonnifield Chair * Rob Collins Vice-Chair)

- Website update
 - Board meetings posted on calendar (once we get back on regular schedule)
- Discussion about website being ADA compliant
 - Event photos posted – some from past events to post

Grants: (Sean McCarthy Chair * Joi Walker Vice-Chair)

- Chapter retention grant received
- Lisa and Dave to work on advertising grant of \$250 with SCCOAR and SILVAR

Key-Speaker Schedule: (Future TBD)

- July 16th: Sunnyvale Community Services (Cancelled) *
- July – Zoom meeting with legal speakers
- August 20th: TBD
- September 17th: Safety Month - Chief of Police (Tent.)
- October 15th: TBD
- November 19th: Allison Disarro – Property Mgmt and HOA Banking
- December 16th: Christmas Party

Meeting Adjourned: 5:15 PM

Respectfully submitted,
Joi Walker, Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday August 6, 2020 – 4:00-5:00 pm via Zoom

Board Members: David Hunt (President), Sean McCarthy (President-Elect, Brad Bonnifield (/Director at Large), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: Sarah Riqueros

Executive Committee / Leadership Team Members:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Brad Bonnifield(Web-site Chair), Sean McCarthy (Grant Chair), (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso, Sandy Adams, Nancy Penaloza

Meeting called to order at: 4:03 PM by President David Hunt.

Approval of Minutes – July 2, 2020 – Motion to approval as written, Seconded, passed.

Treasurer's Report (Brad Abbott):

- Paid members: 46 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 0
- Paid Affiliates: 34 Free non-profit Affiliates: 4
- Bank balance \$29,057.96
- Reimbursement for David and Sean at last years Leadership Training – they will send receipts to Brad. A.
- Honorarium for \$250.00 sent to Silicon Valley Leadership Group

President's Notes:

- Chapter Elections coming up – Need President Elect for 2021

Affiliate Report: (Marc Wood Chair * Nancy Penaloza Co-Chair)

Membership (Lisa Goodman Chair * Andrea Caldwell Co-Chair)

- Challenge members to \$750 matching donation to Family Giving Tree
- Contacts not shared, corporate sponsor cost of \$5000, not worth doing
- Andrea contacting potential speakers – Jim Loftgren or Jim Roman

Education: (Andrea Caldwell Chair * Sarah Riqueros Vice-Chair) (Sarah absent)

- No report
- MOTION: Give \$50 Gift Card to Second Nature for thanks for hosting Zoom meetings – Made, Seconded and Passed.

Website: (Brad Bonnifield Chair * Rob Collins Vice-Chair)

- Updates
- Website update
 - Board meetings posted on calendar (once we get back on regular schedule)

Grants: (Sean McCarthy Chair * Joi Walker Vice-Chair)

- Retention grant received

Key-Speaker Schedule: (Future TBD)

- August 20th: Taylor Hou, APM Help
- September 17th: Jim Roman (NARPM) Speaker, Trainer, Coach
- October 15th: TBD
- November 19th: Allison Disarro – Property Mgmt and HOA Banking
- December 16th: Christmas Party – or other event – bring ideas to next meeting

Adjourned at 5:17 PM

Respectfully submitted,

Joi Walker

Aborn Properties

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday Sept. 3, 2020 – 4:00-5:00 pm via Zoom

Board Members: David Hunt (President), Sarah Riqueros (Past President), Sean McCarthy (President-Elect, Brad Bonnifield (/Director at Large), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: none

Executive Committee / Leadership Team Members:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Brad Bonnifield(Web-site Chair), Sean McCarthy (Grant Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso, Sandy Adams

Meeting called to order at: 4:04 PM by President David Hunt.

Approval of Minutes – August 6, 2020 - Motioned approval as written, Seconded, Motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 46 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 1
- Paid Affiliates: 35 Free non-profit Affiliates: 4
- Bank balance: \$28,112.35
- Reimbursement for David and Sean at last years Leadership Training
- Motion: Donate \$500 to Family Giving Tree for Backpack Drive – Made, Seconded, Passed

President's Notes:

- Chapter Elections coming up – Need President Elect for 2021

Affiliate Report: (Marc Wood Chair * Nancy Penaloza Co-Chair) – Contra Costa is hosting next shared chapter meeting

Membership (Lisa Goodman Chair * Andrea Caldwell Co-Chair)

Education: (Andrea Caldwell Chair * Sarah Riqueros Vice-Chair) – no upcoming classes scheduled

Website: (Brad Bonnifield Chair * Rob Collins Vice-Chair)

- Website update –
 - Board meetings posted on calendar (once we get back on regular schedule)
 - Brad is working on updates

Grants: (Sean McCarthy Chair * Joi Walker Vice-Chair) – no new grants received since last update

Key-Speaker Schedule:

- September 17th: Kellie Tollifson (Contra Costa set up and other Chapters joining us)
- October 22nd: Larry Stone – SCC County Assessor
- November 19th: Allison Disarro – Property Mgmt and HOA Banking
- December 16th: Christmas Party

Meeting adjourned: 5:11 PM

Respectfully submitted,

Joi Walker
Secretary

**NARPM - SANTA CLARA COUNTY CHAPTER BOARD of
DIRECTORS & Planning Meeting Minutes
Thursday October 8, 2020 – 4:00-5:00pm via Zoom**

Board Members present: David Hunt (President), Sarah Riqueros (Past President), Sean McCarthy (President-Elect, Brad Bonnifield (/Director at Large), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members Absent: none

Executive Committee / Leadership Team Members present:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Brad Bonnifield (Web-site Chair), None (Co-Membership & Social Media Chair), Sean McCarthy (Grant Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso (Affiliate Co-Chair), Sandy Adams (Legislative - State/National News)

Meeting called to order at: 4:14 PM by President David Hunt.

Approval of Minutes – September 3, 2020 - Motion to approve as written, seconded, motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 46 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 0
- Paid Affiliates: 35 Free non-profit Affiliates: 4
- Bank balance: \$28,112.35

President's Notes:

- Chapter Elections – Need President Elect for 2021 (Results sent to National 10/7/20)

Affiliate Report: (Marc Wood Chair * Nancy Penaloza Co-Chair) No report

Membership (Lisa Goodman Chair * Andrea Caldwell Co-Chair) No report

Education: (Andrea Caldwell Chair * Sarah Riqueros Vice-Chair) No report

Website: (Brad Bonnifield Chair * Rob Collins Vice-Chair) No report

- Board meetings posted on calendar (once we get back on regular schedule)

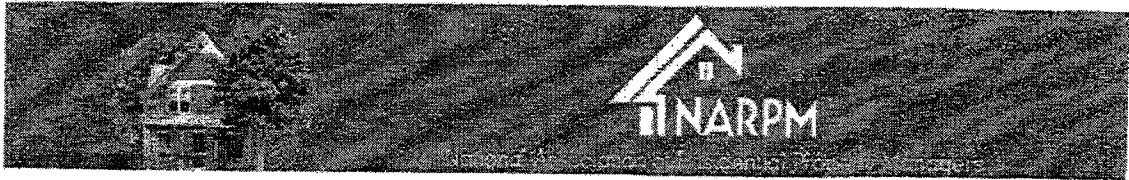
Grants: (Sean McCarthy Chair * Joi Walker Vice-Chair)

Key-Speaker Schedule:

- October 22nd: Larry Stone – SCC County Assessor OR Jim Roman (NARPM) Speaker, Trainer, Coach
- November 19th: Jim Roman
- December 16th: Virtual Christmas activity

2021 Planning Meeting – Sean McCarthy

- Mentorship for new members – invite for coffee
- Affiliate focus
- Work with other chapters
- Conference attendance



Santa Clara County Chapter

Board of Directors Planning Meeting

Thursday September 5, 2019

Board & Leadership Team

President:	David Hunt	dhunt@wakrauss.com
President Elect:	Sean McCarthy	sean@goldenstatepropertymanagement.com
Secretary:	Joi Walker	loi@abornproperties.com
Treasurer:	Brad Abbott	brad@presidentialpm.com
Director at Large:	Brad Bonnifield	brad@cornerstonepm.net
Director at Large:	Lisa Goodman	lisa@silvercreekvalleyproperties.com
Past President:	Sarah Riqueros	sarah@almaden4rent.com
Educational Coordinator:	Andrea Caldwell	agetto@aol.com
Membership Coordinator:	Lisa Goodman	lisa@silvercreekvalleyproperties.com
Legislative Coordinator:	<i>h4</i> Joi Sandy Adams	Sandy@rentalhousingnetwork.com
Marketing / Publications:	Maria Newman	maria@waterdamagerecovery.net
	Nancy Penaloza	nancy.servpro@gmail.com
Affiliate Chair / Program	Greg Goodman	ggoodman1@farmersagent.com
	Mark Wood	servpro9732@gmail.com
Affiliate Co-Chair	<i>Bob Basso</i>	
Education / Designation	<i>ne dir</i> Andrea Caldwell	agetto@aol.com
Website Chair	<i>Sarah</i> OPEN	

The Santa Clara County Chapter of NARPM 2021 Board of Directors Vote

NARPM Santa Clara Election

Q1 w

Below are the 2021 Santa Clara County Chapter of NARPM Board of Directors nominees. If you approve of the nominees, please select 'Yea'. President: Sean McCarthy President-Elect: TBD Past President: David Hunt Secretary: Joi Walker Treasurer: Brad Abbott Directors at Large: Lisa Goodman & Brad Bonnifield

- Answered: 9
- Skipped: 0

Answer Choices Responses

	100.00%
Yea	9
	0.00%
Nay	0
TOTAL	9

Q2 w

Would you be interested in joining the leadership team and/or board of directors?

- Answered: 3
- Skipped: 6

Q3 w

Please provide some feedback on how we can better serve our members as we head into 2020.

- Answered: 3
- Skipped: 6

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