

NARPM Santa Clara County Budget for 2018

		Notes
Income:		
Member Dues - Annual	\$7,280	52 members @ \$140 each (Based on 2017 Roster)
Affiliate Dues - Annual	\$12,095	41 affiliates @ \$295 each (Based on 2017 Roster)
50/50 Drawing	\$1,500	Estimate from 2016 income
Education	\$1,305	2015 Class income
Annual Fundraiser Event	\$2,925	75 Guests at \$35, Raffle Income \$300
Holiday Party	\$3,575	\$2125 - 60 guests (25 @ \$50 35 @ \$25), \$400 Special Raffle (iPad mini), \$750 for 50/50 Raffle, \$300 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	\$31,060	
Expense:		
50/50 Drawing	\$750	1/2 of estimated income
Advertising	\$604	\$204 (\$17 per month) MailChimp, \$400 flyers & misc costs, Mailings/Flyers/Invoices
Awards/Scholarships	\$200	4 \$50 Amex Gift Cards for 1 Affiliate Meeting
Bank Charges		Bank account is free
Board of Directors	\$3,600	\$2,000 - Pres. & Pres Elect Sponsorship to attend Natl Conv @ \$1,000 each; \$200 gift for Holiday Party for outgoing President, \$500 BOD Dinner, \$800 End of Year BoD gifts, \$100 President Budget
Catering/Room Rental	\$7,860	\$750 average per meeting x 10 meetings (25% scheduled increase), \$360 Adobe Lodge Fee
Conventions	\$500	\$500 Donation to NARPM National Past Presidents Golf Tourney
Donations	\$1,850	\$1,350 Annual Fundraiser Donation, \$500 Family Giving Tree
Education	\$800	2016 Education Expenses
Free Memberships	\$1,695	Free local memberships for first 10 sign ups (8 meetings @ \$15) 1200, Free Membership for Affiliate of the Year \$295
Fundraiser Annual Expense	\$1,650	\$1,000 Food, \$250 Drinks, \$250 Other/Decorations/Etc, Raffle 50/50 \$150
Holiday Party Expense	\$6,467	\$2170 Casino; 60 dinners @ \$41=\$2460; \$300 tips (10 tips of \$30); Raffle Giveaway (iPad mini) \$400; \$385 for 50/50 Raffle; \$651.41 Photo Booth; \$100 decorations
Merchant Fees	\$444	Paypal, Square, Etc. (Estimate Based on 2016 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
Scholarship	\$1,150	\$150 Designation Reimbursements (estimated 3), \$1000 Leadership Training
Supplies	\$150	Plaques/Decorations/Etc
Website	\$1,440	Website monthly maintenance
Total Expense	\$30,735	
Net Income	\$325	
Changes to budget:		
Discussion Topics:		
Three Flames increasing breakfast cost to \$15 (+\$1)		
Free membership promo? Is it working?		

2:09 PM
03/11/19
Accrual Basis

NARPM Santa Clara County
Profit & Loss
January through December 2018

	<u>Jan - Dec 18</u>
Income	
50/50 Drawing Income	3,649.00
Affiliate Dues - Annual	23,304.97
Chapter Grant	944.68
Education	322.76
Golf Tournament - Annual	800.00
Holiday Party	875.00
Meeting / Breakfast Income	800.00
Member Dues	8,820.00
Other Income	6,050.84
Summer Fundraiser Income	750.00
Total Income	<u>46,317.25</u>
Gross Profit	46,317.25
Expense	
50/50 Drawing Expense	1,533.50
Advertising	1,750.94
Annual golf Tournament	400.00
Awards/Scholarships	300.00
Bank Charges	310.00
Board of Directors	768.22
Catering/Room Rental	12,687.90
Conventions	754.96
Donations	2,950.00
Education - Compensation	769.70
Holiday Party Expense	2,152.91
Merchant Fees	441.73
Other Expenses	26,217.07
Postage/Printing	20.00
President's Gifts	200.00
Professional - Legal/Acctng	375.00
Raffle Expense	292.91
Referral Fee	300.00
Speaker Expense	667.51
Summer Fundraiser Expense	1,584.07
Supplies	261.60
Website Expense	167.98
Total Expense	<u>54,906.00</u>
Net Income	<u><u>-8,588.75</u></u>

Our chapter was victim of a
wire fraud scam, which is why we
have such high 'other expenses'.



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:** 2018
- **Tax Year Start Date:** 01-01-2018
- **Tax Year End Date:** 12-31-2018
- **Submission ID:** 10065520190422589463
- **Filing Status Date:** 02-11-2019
- **Filing Status:** Pending

COPY

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



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM - See you Thursday! Bring Your Backpacks ~ Backpack Donation Drive is On! New Ethics Class Sept. 20th ~ Register Today!!

NARPM Santa Clara County <info@narpmssc.com>

Mon, Aug 13, 2018 at 8:34 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net

NARPM Santa Clara County - Meeting Reminder

[View this email in your browser](#)



NARPM = National Association of Residential Property Managers

AGENDA

			
NETWORKING	EDUCATION	ADVOCACY (LEGISLATION)	PROFESSIONALISM

Thursday, August 16th, 8:15am-10am,

[Three Flames Restaurant in San Jose](#)

Ethics Course Sept. 20th; register [here](#) today!

August is Backpack Drive Month!!

Please Note: The October Meeting will be held Thursday, 10/25/2018

ADD THIS EVENT TO YOUR CALENDAR!

August is Backpack Drive Month!



Once a year, NARPM has a backpack drive for the The Family Giving Tree charity. This meeting is THE meeting! Don't forget to bring backpacks and/or items to put in the backpacks. Don't have time to shop? The Family Giving Tree will shop for you-
-Checks donations are also appreciated.

**No blue or red backpacks please.
Check out: [OfficeMax](#), [Office Depot](#), or [Staples](#) online for savings!

Guest Speaker



Fair Housing
Project Sentinel provides counseling, conciliation, investigation, and when necessary, legal referrals to persons alleging housing discrimination. We also provide fair housing education and counseling to housing providers seeking assistance.

Topic:

Education

Ethics In need of Renewal?

Register [HERE](#)

When: September 20th after
our monthly meeting
10:30 am to 1:30 pm.

Where: Three Flame
Restaurant, San Jose

Cost: Course Sign Up \$45,
Free after Rebate on 2019
Dues

**Light lunch provided for \$15 at
the door.**

(Required for all members every four
years)

Are you ethical? You may be surprised at the pitfalls. This course will cover the basics of ethical behavior in your property management business. The NARPM® Code of Ethics will be reviewed as well as the entire grievance process.

Note: This does not meet the
National Association of
REALTORS® (NAR) Ethics
Requirement.

DESIGNATIONS

Don't have a
designation yet? It's time
to get one!



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM~ Fiesta Party July 13th!! ~ You're Invited to our Annual Charity Event!!

NARPM Santa Clara County <info@narpmssc.com>

Fri, Jul 6, 2018 at 8:14 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net



**You're invited to NARPM Santa Clara
County Chapter's Fiesta Charity Event!**

Benefiting Sunday Friends!



Buy Tickets [Here!](#)

**Join us for great FUN & TASTY TACOS at
the very beautiful Casa de Caldwell's!**

~ Dunk Tank ~ Swimming ~ Horseback Rides for Kids ~ Raffle ~



Location: Casa de Caldwell

13485 Harding Ave., San Martin, CA 95046

When: Friday, July 13, 2018 from Noon to 5PM

First Guest: \$40 | Each Additional Guest: \$20

Kids 12 & Under: FREE!

Please bring a \$50 Gift for the Raffle per Company

**There will Not be a meeting for July. Instead join us for some fun & a
great cause!**

Want to Sponsor? Please contact Brad B. @ brad@cornerstonepm.net for Details



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Santa Clara Chapter of NARPM · [956 Saratoga Avenue](#) · [San Jose, CA 95129](#) · [USA](#)



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM ~ New Ethics Class Sept. 20th ~ Register Today! See you tomorrow!!

2 messages

NARPM Santa Clara County <info@narpmssc.com>

Wed, Sep 19, 2018 at 10:00 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net

NARPM Santa Clara County - Meeting Reminder

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NARPM = National Association of Residential Property Managers

AGENDA

			
NETWORKING	EDUCATION	ADVOCACY (LEGISLATION)	PROFESSIONALISM

Thursday, September 20th, 8:15am-10am,

Three Flames Restaurant in San Jose

Ethics Course Sept. 20th at 10:30am after meeting.

Register [here](#) today!

Please Note: The October Meeting will be held Thursday, 10/25/2018

ADD THIS EVENT TO YOUR CALENDAR!

Guest Speaker

Ray Scarabosio



Topic:

All About Contracts Reviewing Your Lease Agreement and Management Agreement

Sponsor



**Convention in Coronado,
CA, The Crown City. Oct
16-19, 2018 with
Education courses Oct 15
& 16 and Pre-Convention
activities on Oct 16.**

Hello NARPM® Members

I would like to personally invite you to *Get Involved* at the 30th Annual NARPM® Convention and Trade Show, being held at the Loews Coronado Bay, in Coronado, California. Get Involved at a great convention through education, designation, and networking with the greatest property managers in the industry. This year's event is organized by Trent Ratliff, RMP®, Convention Committee Chair, and Carla Earnest, CMP, NARPM® Convention Planner, along with a team of dedicated volunteers. They are putting together an amazing event.

—Brian Birdy, MPM® RMP®, 2018
President

REGISTER HERE

OUR NEW WEBSITE

JOIN



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM ~ Reminder October Meeting is Next Thursday 10/25! See you next week!

NARPM Santa Clara County <info@narpmssc.com>

Mon, Oct 15, 2018 at 8:04 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net

NARPM Santa Clara County - Meeting Reminder

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AGENDA

			
NETWORKING	EDUCATION	ADVOCACY (LEGISLATION)	PROFESSIONALISM

Thursday, October 25th, 8:15am-10am,
[Three Flames Restaurant in San Jose](#)

Holiday Party Tickets now available! Click [Here](#) for Details & Tickets!

ADD THIS EVENT TO YOUR CALENDAR!

Guest Speaker

Jan Leasure



Topic:

The Psychology of Successful Property Management

Jan has been involved in the local real estate sales and property management market since 1983.

She has founded multiple companies, some including:

**Monterey Bay Vacation Rentals,
Monterey Bay Property
Management, Coast & Valley
Rentals,
and Landlord Solutions, Inc.**

She has established these companies as the "go-to" companies for creative real estate management.



LEGISLATIVE UPDATE

AB 1919 - Price Gouging

Upon the declaration of an emergency, such as the recent fires, it is now a misdemeanor for a person, business, or other entity to increase the rental price offered for housing to an existing or prospective tenant by more than 10%. The bill additionally makes it a misdemeanor for a person, business, or entity to evict a housing tenant after the proclamation of a state of emergency and then rent or offer to rent to another person at a rental price higher than the evicted tenant could be charged.

SB 721 - Deck and Balcony Inspections

This bill requires an inspection of exterior elevated elements and associated waterproofing elements, including decks and balconies, for buildings with 3 or more multifamily dwelling units by a licensed architect, licensed civil or structural engineer, a building contractor holding specified licenses, or an individual certified as a building inspector or building official, as specified. The bill requires the inspections, including any necessary testing, to be completed by January 1, 2025, with certain exceptions, and would require subsequent inspections every 6 years, except as specified. The bill excludes common interest developments.

Sponsor

November Meeting

2 messages

NARPM Santa Clara County <info@narpmssc.com>

Fri, Nov 9, 2018 at 12:25 PM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net

NARPM Santa Clara County - Meeting Reminder

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NARPM = National Association of Residential Property Managers

AGENDA

- NETWORKING
- EDUCATION
- ADVOCACY (LEGISLATION)
- PROFESSIONALISM

Thursday, November 15th, 8:15am-10am,
[Three Flames Restaurant in San Jose](#)

Holiday Party Tickets now available! Click [Here](#) for Details & Tickets!

ADD THIS EVENT TO YOUR CALENDAR!

Guest Speaker

Sandy Adams



Topic:

Sandy Adams started her real estate career in 1978. For several years she represented companies in the sale of relocation and foreclosure properties. After obtaining her brokers license in 1985, she started her own real estate business and began specializing in residential property management.

Sandy served on the Board of Directors of the local chapter of NARPM, including Past President, and has continued to serve as Legislative Chair through the years.

After her appointment in 2004, Sandy served two terms on the Advisory Commission on Rents for the City of San Jose Housing Department. She has also taught classes for Multiple Housing Property Owners sponsored by the City of San Jose Code Enforcement Division.

Sandy is President and Co-Founder of Rental Housing Network, Inc., providing a resource center for owners who manager their own rental properties. She continues to teach classes and workshops for rental owners and investors on various rental housing topics.



LEGISLATIVE UPDATE

Big Election News In Housing

Proposition 10 was easily defeated by a wide margin. If passed the Costa Hawkins ruling would have been reversed. This would have allowed a city to add single-family homes and new housing developments to their rent control ordinance. It's clear the voters want more housing not more regulations.

Another Proposition we were watching closely was Proposition 5 which was defeated. Proposition 5 would have allowed seniors and disabled homeowners to take a portion of their lowered property tax base with them if they moved anywhere in the state.

Proposition 1 was a bond measure for affordable housing and veteran housing. Proposition 2 was a bond measure for housing the mentally ill. Both measures passed.

- Sandy Adams

For more updates like this one, please visit

RentalHousingNetwork.com

Sponsor

Thank you to



Brad Bonnifield <brad@cornerstonepm.net>

Holiday Party!!

5 messages

NARPM Santa Clara County <info@narpmssc.com>
Reply-To: NARPM Santa Clara County <info@narpmssc.com>
To: brad@cornerstonepm.net

Thu, Dec 6, 2018 at 2:53 PM



***YOU'RE INVITED to
NARPM Santa Clara County Chapter's
HOLIDAY PARTY!***

Register [HERE](#) for this Exciting Event!!

Wednesday, December 12th, 2018, 6:00 PM

Doors and cash bar open at 5:30 PM!

~ Cocktails ~ Casino Night ~ Dinner ~ Raffle ~

Location: Three Flames Restaurant
[1547 Meridian Ave., San Jose, CA 95125](#)

First Guest: \$50 | Each Additional Guest: \$25
Please bring a \$50 Gift for the Raffle per Company

I-Something Raffle Tickets Available, Cost: \$20 / ticket



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NARPM Santa Clara County <info@narpmssc.com>
Reply-To: NARPM Santa Clara County <info@narpmssc.com>
To: info@narpmssc.com

Thu, Dec 6, 2018 at 2:54 PM



YOU'RE INVITED to
NARPM Santa Clara County Chapter's
HOLIDAY PARTY!

Register [HERE](#) for this Exciting Event!!

Wednesday, December 12th, 2018, 6:00 PM

Doors and cash bar open at 5:30 PM!

~ Cocktails ~ Casino Night ~ Dinner ~ Raffle ~

Location: Three Flames Restaurant
1547 Meridian Ave., San Jose, CA 95125

First Guest: \$50 | Each Additional Guest: \$25
Please bring a \$50 Gift for the Raffle per Company

I-Something Raffle Tickets Available, Cost: \$20 / ticket



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bassorjp <bassorjp@aol.com>
To: NARPM Santa Clara County <info@narpmssc.com>

Thu, Dec 6, 2018 at 4:38 PM

Did marc wood sign up?

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----
From: NARPM Santa Clara County <info@narpmssc.com>

Date: 12/6/18 2:53 PM (GMT-08:00)
To: bassorjp@aol.com
Subject: Holiday Party!!



**YOU'RE INVITED to
NARPM Santa Clara County Chapter's
HOLIDAY PARTY!**

Register [HERE](#) for this Exciting Event!!

Wednesday, December 12th, 2018, 6:00 PM

Doors and cash bar open at 5:30 PM!

~ Cocktails ~ Casino Night ~ Dinner ~ Raffle ~

Location: Three Flames Restaurant
[1547 Meridian Ave., San Jose, CA 95125](#)

First Guest: \$50 | Each Additional Guest: \$25
Please bring a \$50 Gift for the Raffle per Company

I-Something Raffle Tickets Available, Cost: \$20 / ticket



This email was sent to bassorjp@aol.com
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Brad Bonnifield <brad@cornerstonepm.net>
To: [bassorjp <bassorjp@aol.com>](mailto:bassorjp@aol.com)
Cc: NARPM Santa Clara County <info@narpmssc.com>

Thu, Dec 6, 2018 at 4:43 PM

Yes he did.

--
Brad Bonnifield
(408) 217-0831

Sent by mobile email
[Quoted text hidden]

bassorjp <bassorjp@aol.com>
To: Brad Bonnifield <brad@cornerstonepm.net>

Thu, Dec 6, 2018 at 5:11 PM

Great

Sent from my Verizon, Samsung Galaxy smartphone

[Quoted text hidden]

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday January 4, 2018 – 12:00pm-1:30pm

MINUTES

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

Board Members Absent: none

Executive Committee / Leadership Team Members:

Andrea Caldwell (Certification/Education), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair)

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

Meeting called to order at: 12:05 PM by President Brad Bonnifield.

Approval of Minutes – December 2017 Minutes. – not at meeting, approval tabled to February

Treasurer's Report (Brad Abbott):

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 0
- Paid Affiliates: 47 Free non-profit Affiliates: 4
- Bank balance: \$45,892.21
 - Approximately \$3192 loss. Half of 50/50 was \$860.00.
 - MOTION to add to \$860 for a Sunday Friends total donation of \$1500. Made, 2nd, Approved.

Affiliate Report: (Greg Goodman)

- Affiliate meeting will be in March – panel style, ask Rob Collins to MC
- Table Sponsors Booked

Membership (Sarah Riqueros)

- New Members? Assign Mentor?
- New Affiliates
- How can we increase engagement?

President's Notes:

- Shred Day at Affiliate Meeting
 - MOTION: Chapter to pay \$535 and all members can bring 3 bankers boxes each, made, 2nd, approved
- Website update
 - Board meetings and chapter meetings to be posted on calendar. Sponsors of Chapter meetings also on calendar.
 - Is there a place on the website to post event photos?
- Brad will Finalize BoD Meeting Schedule and distribute
- Lisa will review Bylaws regarding electronic meetings
- Sendout Cards are being sent out by Lisa after each meeting

Education: (Andrea Caldwell)

- Designation Course: Developing Rewarding Owner Client Relationships – February 13th, 2018
- Flyers from National?

Key-Speaker Schedule:

- January 18th: Expert Panel on New Laws regarding Tax/Employment and Rent Control
- February 13th: DESIGNATION CLASS: Developing Rewarding Owner Client Relationships
- February 15th: Alex Osenenko – Breaking the ‘More doors = More Money’ Myth
- March 15th: Affiliate Meeting – Shred Day
- April 19th: TBD
- May 17th: TBD
- June 14th: TBD
- Friday July 20th: NARPM BBQ
- August 16th: TBD
- September 20th: TBD
- October 25th: TBD
- November 15th: TBD
- December: Christmas Party

Meeting Adjourned 1:22 PM

Respectfully Submitted,
Joi Walker
Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday February 8, 2018 – 12:00pm-1:30pm

MINUTES

Board Members present: Brad Bonnifield (President), Sarah Riqueros (President-Elect), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer), Chris Cossitor (Director at Large)

Board Members Absent: Sean McCarthy (Past-President)

Executive Committee / Leadership Team Members present:

Andrea Caldwell (Certification/Education), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair)

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

Meeting called to order at: 12:18 PM by President Brad Bonnifield.

Approval of Minutes – December 2017 – Motion to approve with correction to Motion regarding Free dues from referrals – clarification that referring two new members earns dues. Motion second and approved

- January 2018 Minutes - Motioned approval as written, 2nd, motion carried.

Treasurer's Report (Brad Abbott):

- Paid members:46 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 1
- Paid Affiliates: 32 Free non-profit Affiliates: 4
- Bank balance: \$36,686.10+\$9908.10 (paypal) = \$46,594.20

Affiliate Report: (Greg Goodman)

- Affiliate meeting will be in March – Rob Collins to MC
- Discussion about panels layout of Affiliate Meeting
- Sarah Riqueros to buy 4 \$50 gift cards for PM raffle

Membership (Lisa Goodman & Chris Cossitor)

- Discussion about assigning Mentors to new members and affiliates

Education: (Andrea Caldwell)

- Designation Course – “Growing your Business” Rescheduled
- Blank Flyer from National, we must create

Website: (Rob Collins or Chris Cossitor)

- Updates
- Process for adding affiliates to website?

President's Notes:

- Shred Day at Affiliate Meeting
- Presentation of check to Sunday Friends \$1,500 (Chris to call SF to attend February Meeting)
- Chapter Compliance/Excellence Discussion – Brad B. working on submission

Upcoming Calendar Items:

- January 18th: Expert Panel on New Laws regarding Tax/Employment and Rent Control
- February 15th: Alex Osenenko – How to add \$1mil Lifetime Customer Value in 1 year
- March 15th: Affiliate Meeting – Shred Day
- April 9th-11th: Broker/Owner Retreat – Mirage Resort & Casino
- April 19th: Molly Current - Fair Housing Topics (Tentatively pending federal grant)
- May 17th: TBD
- May 23rd-25th: CalNARPM Conference and Tradeshow – Riviera Hotel, Palm Springs
- June 14th: TBD
- Friday July 20th: NARPM BBQ
- August 16th: Carole Rodoni – Bay Area Real Estate Economic Update and Outlook
- September 20th: TBD
- October 25th: TBD
- November 15th: TBD
- December: Holiday Party

Suggested topics: Emergency preparedness

Meeting adjourned: 1:29 PM

Respectfully submitted,
Joi Walker
Aborn Properties

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday March 8, 2018 – 12:00pm-1:30pm

MINUTES

Board Members: Brad Bonnifield (President), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer), Chris Cossitor (Director at Large)

Board Members Absent: Sean McCarthy (Past-President), Sarah Riqueros (President-Elect)

Executive Committee / Leadership Team Members:

Andrea Caldwell (Certification/Education), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Sandy Adams (Legislative - State/National News), Robert Collins (Web-site Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso (Affiliate Co-Chair)

Meeting called to order at: 12:18 PM by President Brad Bonnifield.

Approval of Minutes - February 2018 Minutes. Motioned approval with correction that Chapter Compliance is done by Brad B. (not Brad A.), 2nd, motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 3
- Paid Affiliates: 41 Free non-profit Affiliates: 4
- Bank balance: \$37037.04+ \$11,722.22 = \$48,759.26

Affiliate Report: (Greg Goodman)

- Affiliate meeting details – panels laid out, all vendors who pay can speak
- Prospect -- Dr. Rachana Vyas (dentist)

Membership (Sarah Riqueros)

- New Members –
- New Affiliates - Lachey assigned to Joi as mentor

Education: (Andrea Caldwell)

- Designation Course Rescheduled – May 8th – Growing Your Business – Betty Fletcher
- Registration Form is on NARPM National Website (Add event link to our website/calendar)

Website: (Rob Collins or Chris Cossitor)

- New back end system allows for easier changes

President's Notes: Shred Day at Affiliate Meeting

- Chapter Compliance/Excellence Discussion
- April Meeting: Fair Housing with Molly Current

Upcoming Calendar Items:

- March 15th: Affiliate Meeting – Shred Day
- April 9th-11th: Broker/Owner Retreat – Mirage Resort & Casino
- April 19th: Molly Current - Fair Housing Hot Topics
- May 17th: TBD – Possibly Eviction Service Center – Eviction Tips and the TPO
- May 23rd-25th: CalNARPM Conference and Tradeshow – Riviera Hotel, Palm Springs
- June 14th: TBD
- Friday July 20th: NARPM BBQ
- August 16th: Carole Rodoni – Bay Area Real Estate Economic Update and Outlook
- September 20th: TBD
- October 25th: TBD
- November 15th: TBD
- December: Holiday Party

Adjourned: 1:24 PM

Respectfully submitted,

Joi Walker
Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday April 5, 2018 – 12:00pm-1:30pm

MINUTES

Board Members present: Brad Bonnifield (President) Sarah Riqueros (President-Elect), Joi Walker (Secretary), Brad Abbott (Treasurer), and Chris Cossitor (Director at Large)

Board Members Absent: Sean McCarthy (Past-President), Lisa Goodman (Director at Large)

Executive Committee / Leadership Team Members present: Andrea Caldwell (Certification/Education), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Robert Collins (Web-site Chair)

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

Meeting called to order at: 12:15 PM by President Brad Bonnifield.

Approval of Minutes - March 2018 Minutes – tabled to May meeting

Treasurer's Report (Brad Abbott):

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 0
- Paid Affiliates: 46 Free non-profit Affiliates: 4
- Bank balance: \$36096.29+\$12,131,36 pay pal = **\$48227.65**

Affiliate Report: (Greg Goodman)

- Discussion on Affiliate meeting
 - Idea to limit introduction time or MC to introduce, some said they cut off some people, but we finished on time

Membership (Sarah Riqueros)

- No New Members
- No New Affiliates

Education: (Andrea Caldwell)

- Designation Course – May 8th – Growing Your Business – Betty Fletcher

Website: (Rob Collins (Absent) or Chris Cossitor)

- Website updating within 48 hours of requests being made

President's Notes:

- Creating a mentoring Checklist – Sarah R to do
- April Meeting: Anne Michelle Frances of Eviction Service Center – How to Evict and Stay In compliance with the San Jose Tenant Protection Ordinance.
- Time to start pumping the July Fundraiser – taco truck? Ribs like last year? Bring food? Bring auction items? Discussion about Multi level tickets \$35 & \$20, kids free 12& under. Sarah to do flyers. One banner for sponsors Sponsor levels: Platinum- banner and talk 2 \$500, Gold – 1 ticket \$250, one platinum and unlimited gold,
 - Or affiliate sponsor with higher price
 - To be determined by committee

Upcoming Calendar Items:

- April 9th-11th: Broker/Owner Retreat – Mirage Resort & Casino
- April 19th: Eviction Service Center – How to Evict Under the TPO
- May 17th: TBD – Possibly Molly Current rescheduled
- May 23rd-25th: CalNARPM Conference and Tradeshow – Riviera Hotel, Palm Springs
- June 14th: TBD
- Friday July 20th: NARPM BBQ
- August 16th: Carole Rodoni – Bay Area Real Estate Economic Update and Outlook
- September 20th: TBD
- October 25th: TBD
- November 15th: TBD
- December: Holiday Party

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday May 3, 2018 – 12:00pm-1:30pm

MINUTES

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

Board Members Absent: none

Executive Committee / Leadership Team Members present:

Andrea Caldwell (Certification/Education), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair)

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

Meeting called to order at: 12:10 PM by President Brad Bonnifield.

Approval of Minutes – March 2018 Minutes – Motioned approval as written, 2nd, motion carried.
- April 2018 Minutes – Motioned approval as written, 2nd, motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members__0__ New Affiliates__0__
- Paid Affiliates: 47 Free non-profit Affiliates: 4
- Bank balance: \$33416.56 + \$ Paypal 12,114.36 = \$45,892.21

Affiliate Report: (Greg Goodman)

- So far no Fiesta sponsors. Discussion about what sponsorship areas and prices could be. Tabled to Fiesta Committee meeting

Membership (Chris Cossitor / Lisa Goodman)

- No new Members or Affiliates this month
- Discussion to changeds from “Send out Cards” to Rocket Referrals. Lisa will price and report back next month

Education: (Andrea Caldwell)

- Designation Course – May 8th – Growing Your Business – Betty Fletcher

Website: (Rob Collins or Chris Cossitor)

- Website is up to date

President’s Notes:

- Further planning of the Fundraiser ‘Fiesta’; Need Fundraiser Flyer for meeting and marketing/sign up form – will meet at lunch break of Designation class May 8
- Discuss hosting newsletter ‘EliteVenu’ Laurie Lindsay (\$100/mo) +
- May Meeting: Keith Becker on Disaster Preparedness

Upcoming Calendar Items:

- May 17th: Keith Becker – Disaster Response – A First Hand Account
- May 23rd-25th: CalNARPM Conference and Tradeshow – Riviera Hotel, Palm Springs
- June 14th: Fair Housing Hot Topics
- Friday July 20th: NARPM BBQ
- August 16th: Carole Rodoni – Bay Area Real Estate Economic Update and Outlook
- September 20th: TBD –
- October 25th: Jan Leasure
- November 15th: TBD
- December: Holiday Party

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday June 7, 2018 – 12:00pm-1:30pm

MINUTES

Board Members present: Brad Bonnifield (President), Sarah Riqueros (President-Elect), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer), Chris Cossitor (Director at Large)

Board Members Absent: Sean McCarthy (Past-President)

Executive Committee / Leadership Team Members present: Andrea Caldwell (Certification/Education), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair)

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

Meeting called to order at: 12:11 PM by President Brad Bonnifield.

Approval of Minutes - May 2018 Minutes. Motioned approval as written, 2nd, motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 53 Free Members: 2 Staff Members: 2
- New Members: 2 New Affiliates: 0
- Paid Affiliates: 49 Free non-profit Affiliates: 4
- Bank balance: \$25143.33

Affiliate Report: (Greg Goodman)

- Greg and Marc will split affiliate list for phone calls
- Anyone who signs up for Fiesta at June meeting will receive 5 raffle tickets for a hammock. Hammock purchased by Sarah R., Chapter to reimburse her for cost

Membership (Chris Cossitor / Lisa Goodman)

- New Members- Lisa and Chris will mentor the two new members

Education: (Andrea Caldwell)

- National Convention discussion – Andrea recommends reserving hotel rooms now.
- Chapter to offer Ethics course after September Chapter meeting. Chapter to cover \$25.00 cost. Ray Scarbosio will be invited to teach. If he cannot, Andrea Caldwell and Joi Walker to teach.

Website: (Rob Collins or Chris Cossitor) – All up to date

President's Notes:

- Old business: hosting newsletter 'EliteVenu' Laurie Lindsay (\$100/mo) + - Discussion tabled
- Sponsor/listing in SCCAOR directory? Affiliate Membership? – Discussion of value for ad
- Bank Fraud: A scammer using Brad Bonnifield's name and email address instructed wires to be sent for approximately \$25,000. Brad B. has contacted bank fraud department and FBI tip line. John Adams has offered to place a claim against his office insurance, discussion about coverage possibilities and greater later cost for premiums.
 - MOTION: No future payments to be made by wire, made, 2nd, approved
 - MOTION: For chapter to cover John Adams deductible if Board decides to proceed, made, 2nd Approved

Upcoming Calendar Items:

- June 21st: Marc Cunningham – Leadership and Culture: How to build, grow and lead your team with company culture
- Friday July 20th: NARPM BBQ
- August 16th: Carole Rodoni – Bay Area Real Estate Economic Update and Outlook
- September 20th: Ray Scarbosio
- October 25th: Jan Leasure – The Psychology of Successful Property Management
- November 15th: TBD
- December: Holiday Party

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday July 12th, 2018 – 12:00pm-1:30pm

MINUTES

Board Members present: Brad Bonnifield (President), Sarah Riqueros (President-Elect), Lisa Goodman (Director at Large), Joi Walker (Secretary), Brad Abbott (Treasurer), Chris Cossitor (Director at Large)

Board Members Absent: Sean McCarthy

Executive Committee / Leadership Team Members:

Andrea Caldwell (Certification/Education), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair)

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

Meeting called to order at: 12:50 PM by President Brad Bonnifield.

Approval of Minutes - June 2018 Minutes. Motioned approval as written, 2nd motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 54 Free Members: 2 Staff Members: 2
- New Members: 1 New Affiliates: 2
- Paid Affiliates: 51 Free non-profit Affiliates: 4
- Bank balance: \$21,524.33 + \$1000 paypal

Affiliate Report: (Greg Goodman)

- Fiesta Agenda – 10:30 set up, 12:00 guests arrive, 1:00 tacos, 4:00 auction

Membership (Chris Cossitor / Lisa Goodman)

- New Members were assigned mentors

Education: (Andrea Caldwell)

- National Convention discussion – San Diego in October
- Ethics Course, discussion on where to hold class – will ask for funds for lunch, ask Ray to teach

Website: (Rob Collins or Chris Cossitor)

- All currently accurate

President's Notes:

- Flood Zone Disclosure Requirements – Have a guest speaker w/short presentation
- Discussion on Wire Fraud and how to address with membership
- FTB Letter Requesting Previous Tax Information

Upcoming Calendar Items:

- Friday July 13th: NARPM Fiesta
- August 16th: Fair Housing Update with Project Sentinel
- September 20th: Ray Scarabosio – All About Contracts – Reviewing Your Lease and Management Agreement
- October 25th: Jan Leasure – The Psychology of Successful Property Management
- November 15th: TBD
- December: Holiday Party

Respectfully submitted,

Joi Walker

Aborn Properties



National Association of Residential Property Managers

Santa Clara County Chapter Leadership

Chapter Leadership

President:	Brad Bonnifield – brad@cornerstonepm.net
President-Elect:	Sarah Riqueros – sarah@almaden4rent.com
Secretary:	Joi Walker - joi@abornproperties.com
Treasurer:	Brad Abbott – Brad@presidentialpm.com
Director at Large:	Chris Cossitor – flapsup@cossitorgroup.com
Director at Large:	Lisa Goodman – Lisa@silvercreekvalleyproperties.com
Past President:	Sean McCarthy - sean@goldenstatepropertymanagement.com
Educational Coordinator:	Andrea Caldwell - agetto@aol.com
Membership Coordinator:	Chris Cossitor / Lisa Goodman
Legislative Coordinator:	Sandy Adams – Sandy@rentalhousingnetwork.com
Affiliate Co-Chair/Program Coordinator:	Greg Goodman – ggoodman1@farmersagent.com
Marketing/Publications:	Sarah Riqueros - sarah@almaden4rent.com
Affiliate Co-Chair:	Bob Basso – bassorjp@aol.com
Education/Designation Chair:	Andrea Caldwell – agetto@aol.com
Website Chair:	Robert Collins - robert@cw-hms.com



Brad Bonnifield <brad@cornerstonepm.net>

NARPMSCC- 2018 Election of Incoming Officers and Directors

1 message

narpmssc.social@gmail.com via surveymonkey.com <member@surveymonkeyuser.com> Fri, Nov 3, 2017 at 9:41 AM

Reply-To: narpmssc.social@gmail.com

To: "Bonnifield, Brad Cornerstone Property Management" <brad@cornerstonepm.net>

NARPM SCC-2018 Leadership election

Cast your vote...Click the button below to start the survey. Thank you for your participation!

[Begin Survey](#)

Please do not forward this email as its survey link is unique to you.

[Unsubscribe](#) from this list

Powered by  **SurveyMonkey**

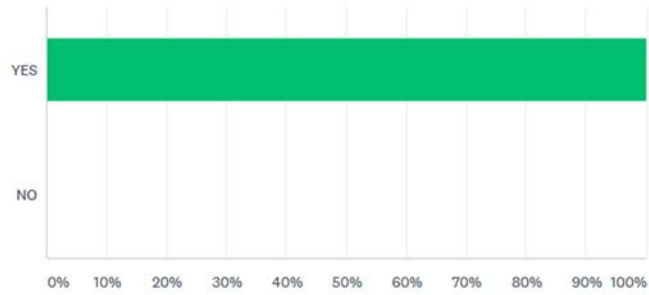
Q1

Customize

Export ▼

I approve of the Board of Directors and leadership Committee as presented below.

Answered: 13 Skipped: 0



ANSWER CHOICES	RESPONSES	
▼ YES	100.00%	13
▼ NO	0.00%	0
Total Respondents: 13		



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM Newsletter ~ Happy New Year & See You Thursday!!

NARPM Santa Clara County <info@narpmssc.com>
Reply-To: NARPM Santa Clara County <info@narpmssc.com>
To: brad@cornerstonepm.net

Fri, Jan 12, 2018 at 9:01 AM

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

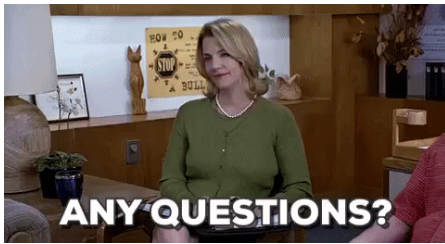
			
NETWORKING	EDUCATION	ADVOCACY (LEGISLATION)	PROFESSIONALISM

Thursday, January 18th, 8:15am-10am,
[Three Flames Restaurant in San Jose](#)

ADD THIS EVENT TO YOUR CALENDAR!

January Meeting Details





See how the New Tax Law
Impacts You & Your Clients!

Getting you ready for 2018:
Tax and Legal Updates
with the Experts

Guest Speakers

Richard Abdallah

<http://www.abdallahlaw.com/>

Sandy Adams

RentalHousingNetwork.com

Paul D. Stavolone, CPA

Martin Stavolone & Hughes CPA

(408) 297-8830

Get in the know regarding important new tax / employment law as well as updates to city ordinances affecting your business in 2018! Join us as we hear from an expert panel including Attorney Richard Abdallah, CPA Paul D. Stavolone and NARPM Santa Clara's own Legislative Chair Sandy Adams. The panel will report on new changes and updates as well as providing a Q&A session to answer all of your questions. This meeting promises to be filled with information to ensure

**Congratulations to the SCC
NARPM Affiliate of the 2017!**



Sandy Adams

OUR AFFILIATE MEMBERS

Interested in becoming an Affiliate?

Click [HERE](#) to learn more!

EDUCATION

Developing Rewarding Owner Relationships

SAVE THE DATE!
February 13, 2018

Location: Century 21 Alpha, 5978
Silver Creek Valley Road #50, San
Jose, CA 95138

Time: 9 am – 4 pm

This fundamental course covering the four (4) steps in the cycle of owner relations will assist you in developing and managing your clients from first contact to termination. From the big picture to the small details, you will learn industry best practices in obtaining new clients and working with them during several scenarios.



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM ~ February Newsletter ~ See you Thursday!

NARPM Santa Clara County <info@narpmssc.com>

Fri, Feb 9, 2018 at 8:00 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net

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, February 15th, 8:15am-10am,
[Three Flames Restaurant in San Jose](#)

ADD THIS EVENT TO YOUR CALENDAR!

**February Guest
Speaker**

DID YOU KNOW...

*You can ask questions to NARPM
Members Nationwide!*

Alex Osenenko



CEO, [Fourandhalf](#)

Internet Marketing for Property
Managers and PM Grow, Inc

Alex's professional mission in life is to help small businesses grow and thrive. He is the President and CEO of Fourandhalf.com and is serving his 5th year on the Board of Directors for CALNARPM.

You won't want to miss a plan to success with this one year growth plan battle at the PM Grow Summit of 2017. Alex will provide actionable insight on how to add \$1,000,000 in lifetime customer value to your business in the next 12 months.

After spending 9 years in the trenches with his property management clients, Alex draws on his experience to host "The Property Management Show" Podcast and co-authors a weekly Property Management Blog on Fourandhalf.com. He has extensive experience speaking for various NARPM events at the local, state, regional and national level.

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 members!

REFERRAL PROGRAM!

Know someone who would benefit from growing their business through networking and knowledge? Invite them to the meeting & if they join, you get a \$50 Gift Card!

For TWO sign-ups, you will receive Free Local NARPM Dues for a Year!

Affiliate and Property Manager Members are both included for Referring or Referrals.

Ask our Membership Chair, Lisa Goodman for details!

Broker / Owner Conference & Expo

SCC NARPM ~ April Newsletter ~ See you next Thursday!!

NARPM Santa Clara County <info@narpmssc.com>

Mon, Apr 9, 2018 at 8:09 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: info@narpmssc.com

NARPM Santa Clara County - Meeting Reminder

[View this email in your browser](#)



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AGENDA

- NETWORKING
- EDUCATION
- ADVOCACY (LEGISLATION)
- PROFESSIONALISM

Thursday, April 19th, 8:15am-10am,
Three Flames Restaurant in San Jose

ADD THIS EVENT TO YOUR CALENDAR!

Guest Speaker

 **RENTAL HOUSING
NETWORK**



Anne-Michelle Paris Frances

How to Serve Notices and
Evict Under the Tenant
Protection Ordinance



30 Yrs. Experience • Serving 7 Counties

<http://evictionservicecenter.com/>
am@evictionservicecenter.com | (408) 288-6074

April Sponsor



LEGISLATIVE UPDATE

San Jose Ordinance – Later this month the City Council will be deciding on if they will allow the continued use of the Ratio Utility Billing System (RUBS) that has allowed landlords to pass-thru some of the utility costs to tenants.

San Jose City Council will also be voting on whether or not they will require landlords to participate in the federal Housing Choice Voucher program (HCV), commonly referred to as Section 8.

Redwood City Adopts Rent Restrictions - The City Council adopted two ordinances.

The **Minimum Lease Terms Ordinance** requires a rental housing owner of a triplex or larger building to offer residents a written lease of at least 12 months. It does not regulate the amount of rent that can be charged or require any extensions beyond the initial 12-month period. Under the **Relocation Assistance Ordinance**, a rental housing provider may have to pay relocation fees to qualifying tenants being permanently displaced from a rental unit being taken off the market in order to be renovated or redeveloped. The ordinance only applies to renters with a household income of 80 percent or less than the area median income.

City of Santa Cruz Institutes Emergency Rent Control - Tenants recently filed an initiative to place rent control and just-cause eviction requirements on the November 2018 ballot. This initiative would cap rents



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM Newsletter ~ See you Thursday!! You're Invited to the Fiesta Charity Event!!

NARPM Santa Clara County <info@narpmssc.com>

Tue, May 15, 2018 at 9:01 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net

NARPM Santa Clara County - Meeting Reminder

[View this email in your browser](#)



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AGENDA



NETWORKING



EDUCATION



ADVOCACY
(LEGISLATION)



PROFESSIONALISM

Thursday, May 17th, 8:15am-10am,
[Three Flames Restaurant in San Jose](#)

🌻 **Fiesta Charity Event!** 🌻

Register [HERE](#) for Tickets!

ADD THIS EVENT TO YOUR CALENDAR!

Guest Speaker



Keith Becker

MPM® RMP® CCRM®

NARPM Past Regional Vice
President

Pacific & Pacific Islands Regions

Topic: Disaster Relief & his 1st Hand Experience!

Past President, NCRHA (North
Coast Rental Housing Association, a
chapter of CAA) | Past President,
CALNARPM | Broker/President | CA
BRE #01201067 | DeDe's Rental's &
Property Management Inc. |
POB 6082, Santa Rosa, CA 95401 |
(707) 523-4500

www.dedesrentals.com / www.santarosapropertymanagement.com |

May Sponsor

DE ANZA
APPLIANCE



LEGISLATIVE UPDATE

AB 2925 is a bill that would require California property owners and managers to list a “cause” or reason to evict or terminate a tenancy.

Introduced by Assembly Member Bonta and Coauthored by Assembly Member Bloom, Chiu and Senator Skinner, [AB 2925](#) would prohibit a property owner or manager from terminating a tenancy (or seeking an eviction to recover possession of a property after the lease expiration date) without a “cause”. The following **does not** constitute a cause that would legally allow a termination of a tenancy or eviction:

- A change (or anticipated change) in property ownership
- A property foreclosure
- The expiration of a fixed-term lease

Many have fears that AB 2925 would enable tenant attorneys to challenge any termination notice sent to tenants. It also removes terminations for new owners, even if they want to move into the property. As currently written, this bill also fails to list what reasons *do* qualify a tenancy termination or eviction and relies entirely on local ‘just cause’ eviction ordinances.

Beyond restricting property owners and managers' ability to terminate a lease, this bill specifically states that it wishes to “encourage or incentivize” cities across California



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM ~ Happy Affiliate Month! Free Shred Day ~ See you Thursday!

NARPM Santa Clara County <info@narpmssc.com>

Fri, Mar 9, 2018 at 8:39 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net

NARPM Santa Clara County - Meeting Reminder

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HELPING YOUR PROPERTY MANAGEMENT BUSINESS GROW...

NARPM = National Association of Residential Property Managers

AGENDA

			
NETWORKING	EDUCATION	ADVOCACY (LEGISLATION)	PROFESSIONALISM

Thursday, March 15th, 8:15am-10am,
Three Flames Restaurant in San Jose

ADD THIS EVENT TO YOUR CALENDAR!

Shred Day!!

MARCH 15th!!





Get ready for Shred Day
during our March 15th
Meeting!

Bring up to 3 boxes for
shredding & receive a
Certificate of Destruction for
FREE!!



**It's Affiliate
Month!**



Panel Interview with our
Affiliates that can help your
business!

Invite your Team to
increase their knowledge!

1st Visit & Breakfast is on
us!!

LEGISLATIVE UPDATE

City of Santa Cruz Institutes Emergency Rent Control

Tenants in Santa Cruz recently filed
an initiative to place rent control and
just-cause eviction requirements on
the November 2018 ballot.

The SC City Council passed an
interim emergency rent cap and just-
cause ordinance, citing their
perceived concern that with an
initiative under consideration,
landlords would impose
unreasonable rent increases and
mass evictions. The rent cap will
institute a 2% maximum rent
increase on all multifamily buildings.
The just-cause ordinance will apply
to all housing units (including single-
family homes and ADUs). The only
exemption to the just-cause
ordinance would be to those who
own only one rental unit. If the rent
control initiative fails to qualify for
the ballot, both ordinances will
sunset in September.

City of San Jose City Council

On March 8th, the SJ City Council
will be reviewing the Ratio Utility
Billing System (RUBS) and whether
or not they will allow Landlords to
pass through the utility costs.
Another item being reviewed is a
"Tenant Source of Income Policy."
In other words, the SJ City Council
may require landlords to participate
in voucher programs.

- Sandy Adams



Brad Bonnifield <brad@cornerstonepm.net>

SCC NARPM ~ See you Tomorrow ~ Guest Speaker: Keith Becker!

NARPM Santa Clara County <info@narpmssc.com>

Wed, May 16, 2018 at 10:15 AM

Reply-To: NARPM Santa Clara County <info@narpmssc.com>

To: brad@cornerstonepm.net

NARPM Santa Clara County - Meeting Reminder

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NARPM = National Association of Residential Property Managers

AGENDA

			
NETWORKING	EDUCATION	ADVOCACY (LEGISLATION)	PROFESSIONALISM

Thursday, May 17th, 8:15am-10am,
Three Flames Restaurant in San Jose

🌸 Fiesta Charity Event! 🌸

Register [HERE](#) for Tickets!

ADD THIS EVENT TO YOUR CALENDAR!

Guest Speaker



Keith Becker

MPM® RMP® CCRM®

NARPM Past Regional Vice
President

Pacific & Pacific Islands Regions

Topic: Disaster Relief & his 1st Hand Experience!

Past President, NCRHA (North
Coast Rental Housing Association, a
chapter of CAA) | Past President,
CALNARPM | Broker/President | CA
BRE #01201067 | DeDe's Rental's &
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POB 6082, Santa Rosa, CA 95401 |
(707) 523-4500

www.dedesrentals.com / www.santarosapropertymanagement.com |

May Sponsor

DE ANZA
APPLIANCE



LEGISLATIVE UPDATE

AB 2925 is a bill that would require California property owners and managers to list a "cause" or reason to evict or terminate a tenancy.

Introduced by Assembly Member Bonta and Coauthored by Assembly Member Bloom, Chiu and Senator Skinner, [AB 2925](#) would prohibit a property owner or manager from terminating a tenancy (or seeking an eviction to recover possession of a property after the lease expiration date) without a "cause". The following **does not** constitute a cause that would legally allow a termination of a tenancy or eviction:

- A change (or anticipated change) in property ownership
- A property foreclosure
- The expiration of a fixed-term lease

Many have fears that AB 2925 would enable tenant attorneys to challenge any termination notice sent to tenants. It also removes terminations for new owners, even if they want to move into the property. As currently written, this bill also fails to list what reasons *do* qualify a tenancy termination or eviction and relies entirely on local 'just cause' eviction ordinances.

Beyond restricting property owners and managers' ability to terminate a lease, this bill specifically states that it wishes to "encourage or incentivize" cities across California

NARPM Santa Clara County

Budget for 2019

		Notes
Income:		
Member Dues - Annual	\$6,795	54 members @ \$140 each (Based on 2018 Roster) less \$765 in ethics class registration credits
Affiliate Dues - Annual	\$12,095	53 affiliates @ \$295 each (Based on 2018 Roster)
50/50 Drawing	\$2,500	Estimate from 2017 income
Education	\$750	2017 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	\$30,145	
Expense:		
50/50 Drawing	\$1,250	1/2 of estimated income
Advertising	\$454	\$204 (\$17 per month) MailChimp, \$250 misc supplies/flyers
Awards/Scholarships	\$200	4 \$50 Amex Gift Cards for 1 Affiliate Meeting
Affiliate Day Shred Truck Rental	\$250	\$250 for 1 hour rental
Bank Charges		Bank account is free
Board of Directors	\$3,600	\$2,000 - Pres. & Pres Elect Sponsorship to attend Natl Conv @ \$1,000 each; \$200 gift for Holiday Party for outgoing President, \$500 BOD Dinner, \$800 End of Year BoD gifts, \$100 President Budget
Catering/Room Rental	\$7,860	\$750 average per meeting x 10 meetings, \$360 Adobe Lodge Fee
Donations	\$2,000	to be dispersed to charities at the discretion of the Board
Education	\$600	2017 Education Expenses
Fundraiser Annual Expense	\$800	
Holiday Party Expense	\$7,040	\$1500 Casino; 90 dinners @ \$41=\$3690; Raffle Giveaway (iPad mini) \$400; \$750 for 50/50 Raffle; \$600 Photo Booth; \$100 decorations
Merchant Fees	\$450	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
Scholarship	\$450	\$150 Designation Reimbursements (estimated 3)
Supplies	\$250	Plaques/Decorations/Etc
Website	\$1,440	Website monthly maintenance
New Member Referrals	\$300	6 gift cards @ \$50 ea.
Total Expense	\$28,519	
Net Income	\$1,626	
Changes to budget:		
Discussion Topics:		