

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday March 7, 2019 – 12:00pm-1:30pm

MINUTES

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

Board Members Absent: Chris Cossitor (Director at Large), Joi Walker (Secretary)

Executive Committee / Leadership Team Members present:

Maria Neumann (Communications Co-Chair / Social Media), Greg Goodman & Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Andrea Caldwell, Bob Basso Sandy Adams, Robert Collins, Lisa Goodman, Sean McCarthy

Meeting called to order at: 12:20 PM by President Sarah Riqueros.

Approval of Minutes – February 2019 Minutes. Motion to approve by Brad Bonnifield with change from \$1,500 to \$500 on donation to Sunday Friends, Seconded by Brad Abbott, Motion Carried.

Treasurer's Report (Brad Abbott):

- Paid members: 39 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 0
- Paid Affiliates: 31 Free non-profit Affiliates: 4
- Bank balance: \$20,666.83
- Discussion regarding paypal payment transfers in Quickbooks which needed to be corrected. Deposits from paypal had to be voided and entered as bank transfers.
- Discussed getting a P.O. Box for important Chapter mail.

Affiliate Report: (Marc Wood & Greg Goodman)

- Affiliate meeting was good, but not well attended by property managers.
- Discussed whether or not to keep affiliate meetings and how to draw more property managers.

Membership (Lisa & Chris-absent)

- Discussed new prospects; Dan Ford and CertaPro Painters
- Discussed sponsorship ideas

Education: (Andrea Caldwell-absent)

- Discussion on contacting Vanessa at SCCAOR regarding having a property management class sponsored by NARPM or partnering together to hold a class.
- Discussed sharing speakers with East Bay /Contra Costa Chapter i.e. Vickie Gaskill and Jim Roman to piggyback speaker travel.

- *Designation Course:* Personnel Procedures Essentials – Hiring and Firing

- Scheduled for August 13, 2019, Presenter: Vickie Gaskill, MPM RMP
- Flyer from National (We must create?)

Time: 9 am – 4 pm How to address expansion of people, and when to hire and fire.

Website: (Chris Cossitor-absent)

President's Notes:

- Discussed various Sunday Friends events and how to donate our time in July
- Chapter Compliance/Excellence Discussion – Brad B to complete by deadline
- Discussed NARPM Accounting Standards

Key-Speaker Schedule:

- March 21st: Chrysztyna Rowek
- April 18th: Charlene Minor, MPM® RMP® (Pacific/ PI RVP)
- May 16th: Tom Sedlack (Tent.)
- June 20th: TBD
- July 18th: TBD
- August 13th: DESIGNATION CLASS: Personnel Procedures Essentials – Hiring and Firing
- August 15th: Vickie Gaskill, MPM® RMP®, (Past President)
- September 19th: Ray Scarbosio (Tent.)
- October 24th: Brian Chong ~ Avoid Paying Taxes When Selling a Rental Property
- November 21th: TBD
- December 11th: Christmas Party

Meeting Adjourned 1:35 PM.

Respectfully submitted,

Brad Bonnifield, Past President for Joi Walker, Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday January 3, 2019 – 12:00pm-1:30pm

MINUTES

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

Board Members Absent: none

Executive Committee / Leadership Team Members present:

Andrea Caldwell, Maria Neumann, Marc Wood, Chris Cossitor, Lisa Goodman, Nancy Penaloza

Guests Present: Rob Buffington

Executive Committee /Leadership Team Members Absent: Bob Basso (Affiliate Co-Chair), Sean McCarthy, Sandy Adams, Greg Goodman, Robert Collins

Meeting called to order at: 12:11 PM, by President Sarah Riqueros

Approval of Minutes: December 2018 Minutes. Motion to Approve as Written, Seconded, Motion Carried

Treasurer's Report (Brad Abbott):

- Paid members: 26 Free Members: 2 Staff Members: 2
- New Members: 1 New Affiliates: 0
- Paid Affiliates: 20 Free non-profit Affiliates: 4
- Bank balance: 12,592.85
 - MOTION: Donate \$500 to Sunday Friends – Made, Seconded, Carried

Affiliate Report: (Greg Goodman & Marc Wood)

- Affiliate meeting will be in February, Shredding company engaged?
- Table Sponsors Booked

Membership (Lisa Goodman & Chris Cossitor)

- How can we increase engagement?

President's Notes:

- Shred Day at Affiliate Meeting
- Website update
 - Board and Chapter meetings to be on calendar
 - Chris and Lisa to work on new photos for website
- Discuss updating of Bylaws to allow electronic meetings – Joi to check bylaws
 - Send-out Cards - Continue with grant?

Education: (Andrea Caldwell)

Designation Course: Personnel Procedures Essentials – Hiring and Firing

- May 14th, 2019, 9:00 AM to 4:00 PM
- Flyers from National – Andrea to coordinate

Key-Speaker Schedule:

- January 17th: John Bradford
- February 21st: Affiliate Meeting – Shred Day
- March 21st: Chrysztyna Rowek
- April 18th: Charlene Minor, MPM® RMP® (Pacific/ PI RVP)
- May 14th: DESIGNATION CLASS: Personnel Procedures Essentials – Hiring and Firing
- May 16th: Tom Sedback (Tent.)
- June 20th: TBD
- July 18th: TBD
- August 16th: Expert Panel (Tent.)
- September 20th: Ray Scarbosio (Tent.)
- October 25th: Brian Chong ~ Avoid Paying Taxes When Selling a Rental Property
- November 15th: TBD
- December 11th: Christmas Party

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday February 7, 2019 – 12:00pm-1:30pm

MINUTES

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

Board Members Absent: David Hunt (Director at Large)

Executive Committee / Leadership Team Members present:

Maria Neumann (Communications Co-Chair / Social Media), Greg Goodman & Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair), Sean McCarthy (Grant Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Andrea Caldwell, David Hunt, Bob Basso
Sandy Adams, Robert Collins

Meeting called to order at: 12:15 PM by President Sarah Riqueros.

Approval of Minutes – January 2019 Minutes. Motion to approve as written, Seconded, Motion Carried

Treasurer's Report (Brad Abbott):

- Paid members: 38 Free Members: 2 Staff Members: 2
- New Members: 2 New Affiliates: 0
- Paid Affiliates: 26 Free non-profit Affiliates: 4
- Bank balance: \$20,235.84
- Shred Day at Affiliate Meeting

Affiliate Report: (Marc Wood & Greg Goodman)

- Affiliate meeting: 2/21/19
- Further discussion on Affiliate Meeting?
- Gift cards for PM raffle (Brad B.)
- Table Sponsors Booked – except for April & June

Membership (Lisa & Chris)

- New Members – Lisa will check on National At Large members
- New Affiliates – Lisa will update at next meeting

Education: (Andrea Caldwell)

- *Designation Course:* Personnel Procedures Essentials – Hiring and Firing
- Scheduled for August 13, 2019, Presenter: Vickie Gaskill, MPM RMP
- Flyer from National (We must create?)
Time: 9 am – 4 pm How to address expansion of people, and when to hire and fire.

Website: (Chris Cossitor)

- Updates
- Website update – website is up to date
 - Joi to post Board meetings posted on calendar

- Lisa and Nancy to post event photos

Grants: (Sean)

- Post Cards
- Membership Mixer
- Affiliate Pamphlets
- Designation Course

President's Notes:

- Presentation of check to Sunday Friends \$500 (Chris to call SF to attend February Meeting)
- Chapter Compliance/Excellence Discussion
- Possible Speaker Topic: Stacy Weber – Empowerment Coach?

Key-Speaker Schedule:

- February 21st: Affiliate Meeting – Shred Day
- March 21st: Chrysztyna Rowek
- April 18th: Charlene Minor, MPM® RMP® (Pacific/ PI RVP)
- May 16th: Tom Sedlack (Tent.)
- June 20th: TBD
- July 18th: TBD
- August 13th: DESIGNATION CLASS: Personnel Procedures Essentials – Hiring and Firing
- August 15th: Vickie Gaskill, MPM® RMP®, (Past President)
- September 19th: Ray Scarbosio (Tent.)
- October 24th: Brian Chong ~ Avoid Paying Taxes When Selling a Rental Property
- November 21th: TBD
- December 11th: Christmas Party

Respectfully submitted,

Joi Walker
Secretary

**NARPM - SANTA CLARA COUNTY
CHAPTER BOARD of DIRECTORS MEETING**
Thursday August 1, 2019 – 12:00pm-1:30pm

MINUTES

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

Board Members Absent: Chris Cossitor (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), Lisa Goodman (Co-Membership & Social Media Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso, Greg Goodman, Sandy Adams, Robert Collins, Chris Cossitor, Sean McCarthy, Nancy Penaloza

Meeting called to order at: 12:19 PM by President Sarah Riqueros.

Approval of Minutes – July 2019

Motion for approval as written, Seconded, Motion Carried

Treasurer's Report (Brad Abbott):

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 1
- Paid Affiliates: 41 Free non-profit Affiliates: 4
- Bank balance: \$25,322.20

Affiliate Report: (Marc Wood & Greg Goodman & Andrea)

- Sponsors:
 - Table
 - Membership Drive – Mixer at Mexico Lindo, September 18, \$200 sponsorships, cost to chapter \$25 per person
 - Holiday Party – Joi Walker to Chair

Membership (Lisa & Chris)

- New Members - National At Large members
- New Affiliates
- Newsletter – August meeting will have raffle prizes for diapers and backbacks

Education: (Andrea Caldwell)

- *Designation Course:* Personnel Procedures Essentials – Hiring and Firing
- Scheduled for August 13, 2019, Presenter: Vickie Gaskill, MPM RMP
- Flyer from National
- Currently 7 sign ups

Website: (Chris Cossitor) Absent

- Updates
- Website update
 - Board meetings posted on calendar? (Joi)
 - Event photos posted? (Lisa)

Grants: (Sean) Absent

- Post Cards
- Membership Mixer – Sept. 18th 5:00-7:00PM – discussion of raffling off local & national dues
- Affiliate Pamphlets
- Designation Course

President's Notes:

- 25th Anniversary for SCC NARPM – Meeting / Discussion

Key-Speaker & Event Schedule:

- August 13th: DESIGNATION CLASS: Personnel Procedures Essentials – Hiring and Firing
- August 15th: Vickie Gaskill, MPM® RMP®, (Past President)
- September 19th: Ray Scarbosio
- October 24th: 25th Anniversary Past President's Event
- November 21th Jason Hull, (Door Grow) Management Can Change the World.
- December 11th: Holiday Party

Meeting Adjourned 1:15 PM

Respectfully submitted,

Joi Walker
Secretary

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday June 6, 2019 – 12:00pm-1:30pm

MINUTES

Board Members present: Sarah Riqueros (President), David Hunt (President Elect), Joi Walker (Secretary), Brad Abbott (Treasurer)

Board Members absent: Brad Bonnifield, Lisa Goodman, Chris Cossitor

Executive Committee / Leadership Team Members present:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Greg Goodman (Affiliate Co-Chair), Sean McCarthy (Grant Chair),

Executive Committee /Leadership Team Members absent: Bob Basso, Brad Bonnifield, Nancy Penaloza, Marc Wood, Chris Cossitor, Lisa Goodman, Sandy Adams, Robert Collins

Meeting called to order at: 12:19 PM by President Sarah Riqueros.

Approval of Minutes – May 2019 Minutes – Motion to approve as written, Made, Seconded, Approved

Treasurer's Report (Brad Abbott):

- Paid members 50 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 1
- Paid Affiliates: 40 Free non-profit Affiliates: 4
- Bank balance: \$19289.85 (bank) + \$5880 (paypal) = \$ \$25,170.00

Affiliate Report: (Marc Wood & Greg Goodman)

- Table Sponsors Booked
- Sponsors for Charity Event & Mixer - Discussion

Membership (Lisa & Chris) – Absent, no report

Education: (Andrea Caldwell)

- *Designation Course:* Personnel Procedures Essentials – Hiring and Firing
- Scheduled for August 13, 2019, Vickie Gaskill, MPM RMP, at C21 Alpha
- Andrea to get flyer from National
- Time: 9 am – 4 pm How to address expansion of people, and when to hire and fire.

Website: (Chris Cossitor) - Absent

- Updates
- Website update
 - Board and Chapter meetings are posted on calendar
 - Event photos posted? (Lisa)

Grants: (Sean)

- Post Cards
- Membership Mixer – September
 - Affiliate sponsors – up to 5 at \$100
 - Additional affiliates welcome with 2 property managers
- Affiliate Pamphlets – requested from National
- Designation Course
- Charity event could be followed by get together at Andrea's house, offered by Andrea

President's Notes:

- 25th Anniversary for SCC NARPM – Meeting / Discussion

Key-Speaker Schedule:

- June 20th: Anil Babbar, VP Public Affairs of CAA
- July 18th: Charity Event (Dave)
- August 13th: DESIGNATION CLASS: Personnel Procedures Essentials – Hiring and Firing
- August 15th: Vickie Gaskill, MPM® RMP®, (Past President)
- September 19th: Ray Scarbosio (Tent.)
- October 24th: 25th Anniversary Past President's Event
- November 21th: TBA (Poss. Propertyware)
- December 11th: Holiday Party

Adjourned: 1:15 PM

Respectfully submitted,

Joi Walker
Secretary

NARPM - SANTA CLARA COUNTY
CHAPTER BOARD of DIRECTORS MEETING
Thursday September 5, 2019 – 6:15pm - 7:00pm

MINUTES

Board Members present: Sarah Riqueros (President), David Hunt (President Elect), Brad Bonnifield (Past President), 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), Maria Neumann (Communications Co-Chair / Social Media), Greg Goodman (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair), Nancy Penaloza (Communication Co-Chair)

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

Meeting called to order at: 6:20 PM by President Sarah Riqueros.

Approval of Minutes – August 2019 Minutes – Correction: Chris Cossitor as absent (now corrected) MOTION to Approve with Correction above, Seconded, Motion Carried

Treasurer's Report (Brad Abbott):

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 1
- Paid Affiliates: 41 Free non-profit Affiliates: 4
- Bank balance: \$22,356.39+\$815.29=\$23171.68

Affiliate Report: (Discussion)

- Sponsors:
 - Table – all Months have sponsors through the end of the year
 - Membership Drive – September 18, Greg to talk to affiliates, FB invite, Gift Cards to auction off from the chapter, reach out to at-large members, MOTION \$250 for 5 \$50 cards, Free entry for music provider: Al at Carpetworks
 - Holiday Party – Dec. 11 Joi Walker Chair, will ask for committee volunteers
 - Lions to Provide Casino night
 - Photo booth – Maria Water Damage volunteered as a sponsor
 - 2 tickets for Music Provider

Membership (Lisa & Chris)

- New Members - National At Large members - outreach
- Newsletter – will advertise October speaker

Website: (Chris Cossitor)

- Website update
 - Board meetings are posted on calendar
 - Event photos are posted

Grants:

- Post Cards
- Membership Mixer – September 18th – Received \$500 grant
- Affiliate Pamphlets
- Designation Course

President's Notes:

- 25th Anniversary for SCC NARPM – Meeting / Discussion
- Diaper / Backpack Drives – Sunday Friends donation
 - MOTION: Donation of \$500 to Sunday Friends, Seconded, Motion Carried

Key-Speaker & Event Schedule:

- September 19th: Ray Scarbosio
- October 24th: 25th Anniversary Past President's Event
- November 21th Jason Hull, (Door Grow) Management Can Change the World.
- December 11th: Holiday Party

Adjourned at 7:45 PM

Respectfully submitted,
Joi Walker
Secretary

**NARPM - SANTA CLARA COUNTY
CHAPTER BOARD of DIRECTORS MEETING**
Thursday November 7, 2019 – 12:00pm – 1:30pm

MINUTES

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

Board Members Absent: Lisa Goodman

Executive Committee / Leadership Team Members present:

& Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Sean McCarthy (Grant Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso, Lisa Goodman, Andrea Caldwell, Maria Neumann, Sandy Adams, Robert Collins, Greg Goodman, Nancy Penaloza

Meeting called to order at: 12:31 PM by President Sarah Riqueros.

Approval of Minutes – October 2019

MOTION to approve as written, Seconded, motion carried.

Treasurer's Report (Brad Abbott):

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 1
- Paid Affiliates: 43 Free non-profit Affiliates: 4
- Bank balance: \$22,283.55

2019 Budget Review – Convention / Discussion

MOTION: Current budget reimburses President & President elect each \$1000 of National Conference costs from Chapter. Proposal that if either President or President Elect do not attend convention, to split funds remaining to any Board Member or Leadership Chair who does attend the National Convention

Motion: Made, Seconded, Carried

Affiliate Report: (Discussion)

- 2019/20 Sponsors:
 - Table - \$250
 - Photo booth – 2 sponsors for \$350 each
 - Holiday Party – December 11 - \$50 first person, \$25, all others

Communication: (Nancy)

Holiday Party – flyers will be sent out

Membership (Lisa & Chris)

- New Members - National At Large members – no report

Website: (Chris Cossitor)

- Updates – Brad will take over in 2020
- Website update
 - Board meetings posted on calendar

Grants:

- Leadership Training – David & Sean
- Post Cards - Discussion
- Affiliate Pamphlets

President's Notes:

- 25th Anniversary for SCC NARPM – Discussion
- Diaper / Backpack Drives – Sunday Friends ~ Thank you note

Key-Speaker & Event Schedule:

- November 21th Jason Hull, (Door Grow) Management Can Change the World.
- December 11th: Holiday Party

Adjourned 12:59 PM

Respectfully submitted,

Joi Walker

Aborn Properties

NARPM - SANTA CLARA COUNTY CHAPTER
BOARD of DIRECTORS MEETING
Thursday May 2, 2019 – 12:00pm-1:30pm

MINUTES

Board Members present: Sarah Riqueros (President), Brad Bonnifield (Past President), Lisa Goodman (Director at Large), Joi Walker (Secretary), Chris Cossitor (Director at Large)
David Hunt (Director at Large)

Board Members Absent: Brad Abbott (Treasurer)

Executive Committee / Leadership Team Members present:

Andrea Caldwell (Certification/Education), Maria Neumann (Communications Co-Chair / Social Media), Marc Wood (Affiliate Co-Chair / Fundraiser Chair), Chris Cossitor (Co-Membership Chair), Lisa Goodman (Co-Membership & Social Media Chair), Nancy Penaloza (Communication Co-Chair)

Executive Committee /Leadership Team Members Absent: Bob Basso, Greg Goodman, Robert Collins, Sean McCarthy

Meeting called to order at: _____ PM by President Sarah Riqueros.

Approval of Minutes – March 2019 Minutes – Motion to approve as written, Seconded, carried.

Treasurer's Report (Brad Abbott) Absent:

- Paid members: 51 Free Members: 2 Staff Members: 2
- New Members: 0 New Affiliates: 0
- Paid Affiliates: 39 Non-profit Affiliates: 4
- Bank balance: 20,085.75+5611.01= \$25,696.73
 - PO Box rented – president and treasurer to keep keys

Affiliate Report: (Marc Wood & Greg Goodman)

- Table Sponsors Booked

Membership (Lisa & Chris)

- Lisa will reach out to National At Large members

Education: (Andrea Caldwell)

- *Designation Course:* Personnel Procedures Essentials – Hiring and Firing
- Scheduled for August 13, 2019, Presenter: Vickie Gaskill, MPM RMP
- Flyer from National
- Time: 9 am – 4 pm How to address expansion of people, and when to hire and fire.

Website: (Chris Cossitor)

- Updates
- Website update
 - Board meetings posted on calendar (Joi)
 - Event photos posted? (Lisa & Nancy)

Grants: (Sean) (Absent, no report)

President's Notes:

- 25th Anniversary for SCC NARPM – Discussion
- Seeking volunteer event for summer
- Christmas party to be December 11
- Consider a table at the trade show

Key-Speaker Schedule:

- May 16th Scott Varney, Capital Gains Tax Exclusion on a Sale
- June 20th: Keith Becker (to be confirmed)
- July 18th: Charity Event – Discussion
- August 13th: DESIGNATION CLASS: Personnel Procedures Essentials – Hiring and Firing
- August 15th: Vickie Gaskill, MPM® RMP®, (Past President)
- September 19th: Ray Scarbosio (Tent.)
- October 24th: TBA
- November 21th: TBA
- December 11th: Holiday Party



National Association of Residential Property Managers

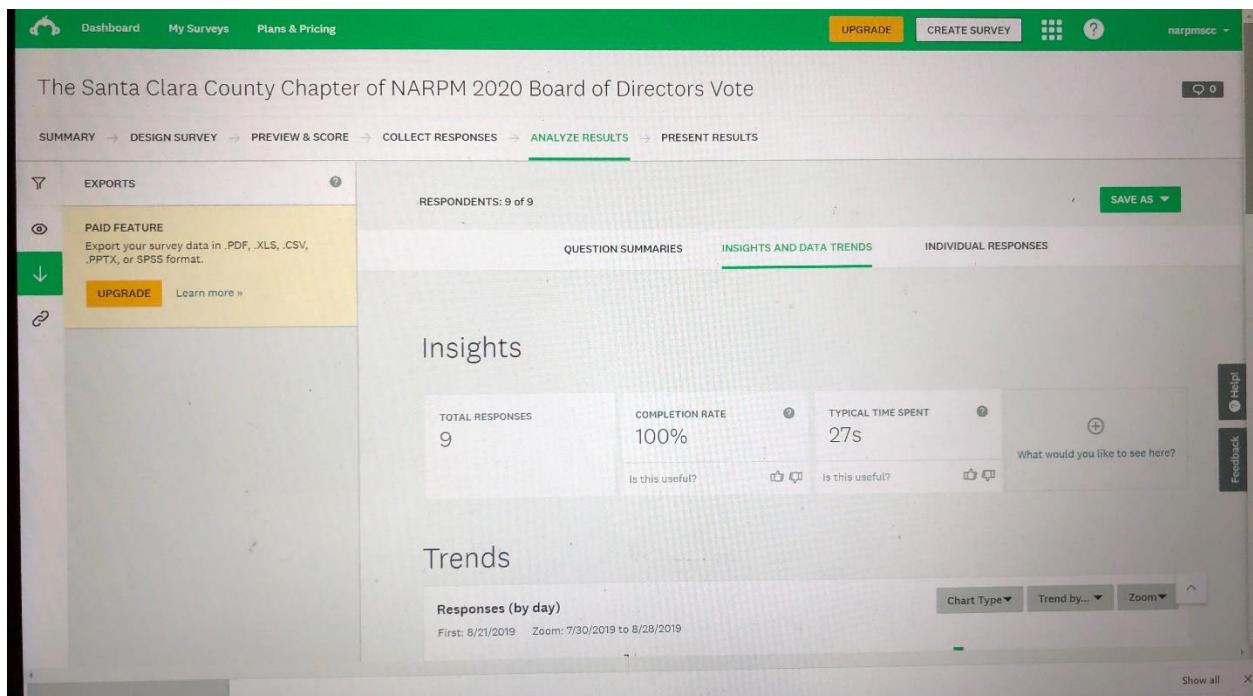
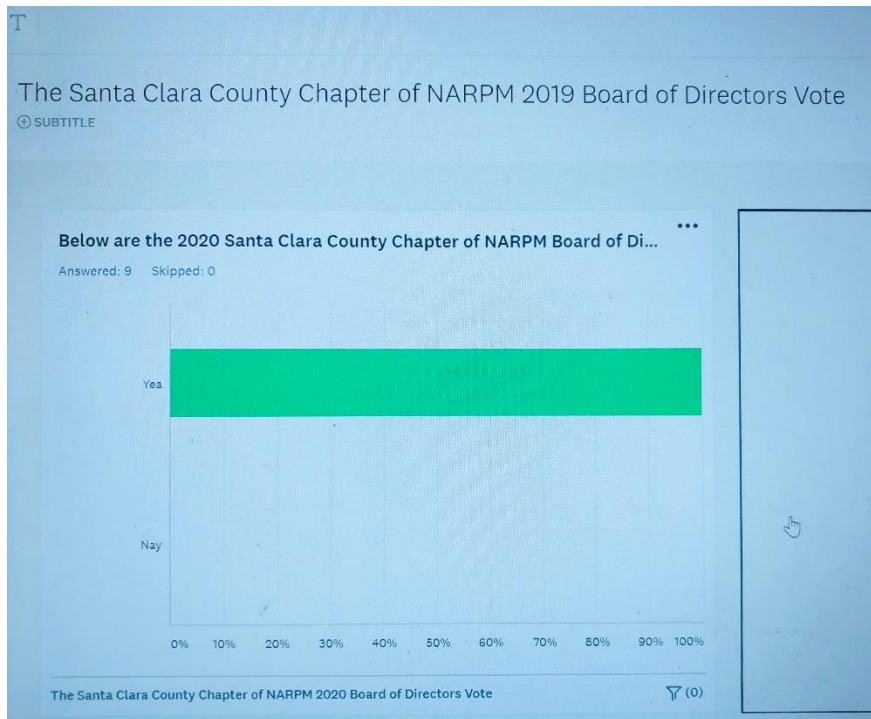
Santa Clara County Chapter

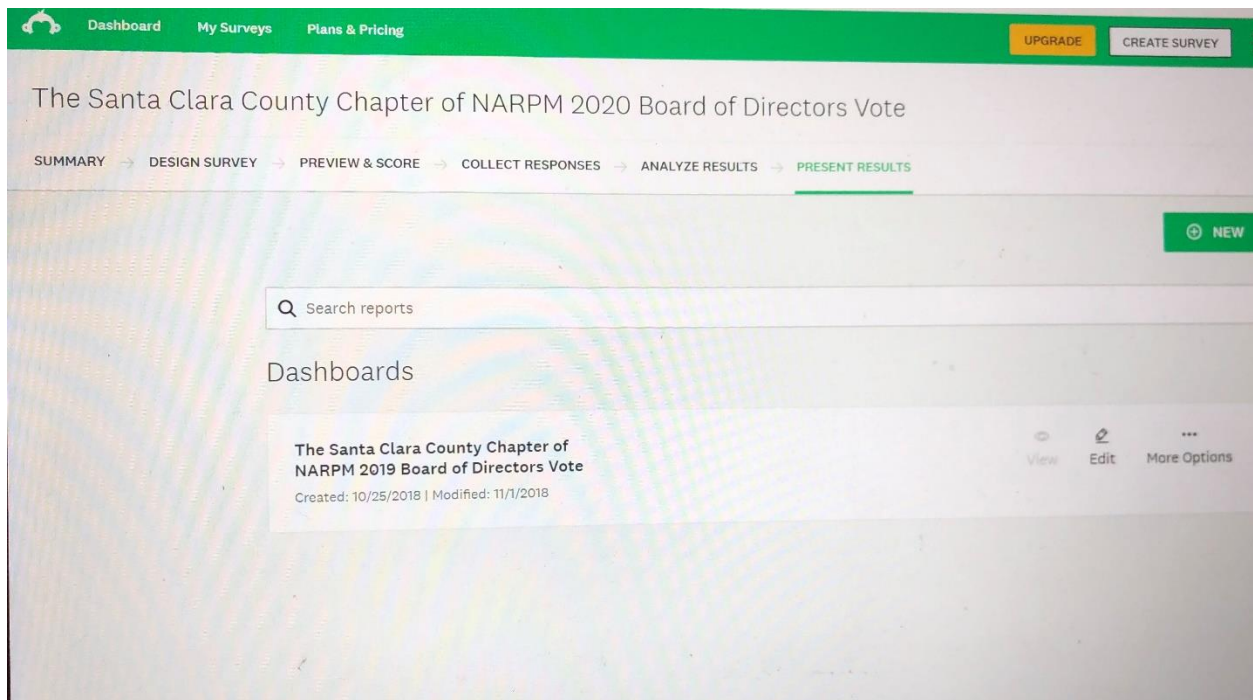
Board of Directors

Wednesday, September 26, 2018

New Board & Leadership Team

President:	Sarah Riqueros	Sarah@almaden4rent.com
President-Elect:	David Hunt	
Secretary:	Joi Walker	Joi@abornproperties.com
Treasurer:	Brad Abbott	Brad@presidentialpm.com
Director at Large:	Sean McCarthy	
	Sean@goldenstatepropertymanagement.com	
Past President:	Brad Bonnifield	Brad@cornerstonepm.net
Educational Coordinator:	Andrea Caldwell	Agetto@aol.com
Membership Coordinator:	Lisa Goodman	
	Chris Cossitor	flapsup@cossitorgroup.com
Legislative Coordinator:	Sandy Adams	Sandy@rentalhousingnetwork.com
Marketing / Publications:	Nancy Penaloza	Nancy.servpro@gmail.com
	Maria Newman	
Affiliate Chair / Program Coordinator:	Greg Goodman	ggoodman1@farmersagent.com
	Marc Wood	Servpro9732@gmail.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
	Chris Cossitor	flapsup@cossitorgroup.com





CC.

NARPM Santa Clara County
Balance Sheet Prev Year Comparison
As of December 31, 2019

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
New Narpm Account	17,166.91	12,253.95	4,912.96	40.1%
Paypal	0.00	3,991.89	-3,991.89	-100.0%
Total Checking/Savings	<u>17,166.91</u>	<u>16,245.84</u>	<u>921.07</u>	<u>5.7%</u>
Accounts Receivable				
Accounts Receivable	32,194.54	33,534.53	-1,339.99	-4.0%
Total Accounts Receivable	<u>32,194.54</u>	<u>33,534.53</u>	<u>-1,339.99</u>	<u>-4.0%</u>
Other Current Assets				
Petty Cash	50.00	50.00	0.00	0.0%
Undeposited Funds	0.00	1,465.00	-1,465.00	-100.0%
Total Other Current Assets	<u>50.00</u>	<u>1,515.00</u>	<u>-1,465.00</u>	<u>-96.7%</u>
Total Current Assets	<u>49,411.45</u>	<u>51,295.37</u>	<u>-1,883.92</u>	<u>-3.7%</u>
TOTAL ASSETS	<u>49,411.45</u>	<u>51,295.37</u>	<u>-1,883.92</u>	<u>-3.7%</u>
LIABILITIES & EQUITY				
Equity				
Opening Bal Equity	100.00	100.00	0.00	0.0%
Retained Earnings	51,195.37	60,849.54	-9,654.17	-15.9%
Net Income	-1,883.92	-9,654.17	7,770.25	80.5%
Total Equity	<u>49,411.45</u>	<u>51,295.37</u>	<u>-1,883.92</u>	<u>-3.7%</u>
TOTAL LIABILITIES & EQUITY	<u>49,411.45</u>	<u>51,295.37</u>	<u>-1,883.92</u>	<u>-3.7%</u>

From: NARPM Santa Clara County <info@narpmccc.com>
Sent time: 10/21/2019 02:39:45 PM
To: almadenpm1@gmail.com
Subject: SCC NARPM ~ Happy 25th Anniversary! See you Thursday!!

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, October 24, 8:15am-10am,
Three Flames Restaurant in San Jose**

25th Anniversary and Past President's Event



**We will be Celebrating
the History of our
Chapter and Honoring
our Past Presidents**

OUR AFFILIATE MEMBERS

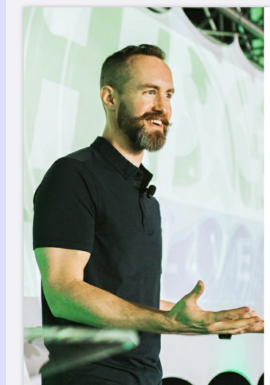
Interested in becoming an Affiliate?
Click [HERE](#) to learn more!

AFFILIATE SPONSOR



Anne-Michelle Frances

November Guest Speaker



Jason Hull

President & CEO

DoorGrow/GatherKudos/

ThunderLocal

**Speaking Topic: Getting Unstuck &
Moving Towards Growth**

- Learn how you are the biggest bottleneck in your business
- How to stop worrying about your Google rankings & start getting clients
- Focus on the right thing next & stop getting distracted

JOIN

LIKE US ON FACEBOOK

Eviction Service Center
3220 Stevens Creek Blvd, Suite A
San Jose, CA 95117
Phone: (408) 288-6074
Fax: (408) 288-7848

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 2019 President,
Sarah Riqueros, with
[Almaden Property
Management](#)



LEGISLATIVE UPDATE

**New Legislation signed by the
Governor - All are effective
January 1, 2020**

AB 1482

Cap of 5% + cost of living or 10%,
whichever is the lower of the gross
rental rate, over the course of any



**Congratulations to the SERVPRO
of SW San Jose
Affiliate of 2018!**



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).*

12-month period.

Includes Just Cause and No Fault
Evictions with relocation fees.
Includes all multi-units except newer
developments built within the last 15
years. Does not include single-
family homes owned by individuals
or duplexes that are owner
occupied on one side.

SB 329

would clarify source of income
discrimination to include verifiable
income paid directly to tenant, or
paid to a housing owner or landlord
on behalf of a tenant. Verifiable
income would include, but not
limited to, federal housing
assistance vouchers issued under
Section 8.

AB 1188

This bill would authorize a tenant to
temporarily permit the occupancy of
their dwelling unit by a person who
is at risk of homelessness,
regardless of the terms of the lease
or rental agreement, with the written
approval of the owner or landlord of
the property, and subject to
extension under certain
circumstances.

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 members!

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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Our email address is: Info@NARPMSCC.com

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From: NARPM Santa Clara Chapter <info@narpmssc.com>
Sent time: 03/11/2019 12:04:05 PM
To: melissa@almaden4rent.com
Subject: We have an AWESOME guest speaker this Month!!!!

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, March 21th, 8:15am-10am,
Three Flames Restaurant in San Jose

ADD THIS EVENT TO YOUR CALENDAR!

Guest Speaker

OUR AFFILIATE MEMBERS



Chrysztyna Rowek
Lighthouse Cove Property
Management Owner/Broker
Silverdale, WA

Chrysztyna Rowek MPM ® RMP ® started in the property management business literally at the bottom, cleaning the rentals for Lighthouse Cove Property Management, starting in 2002.

In 2006, she started working in the front office, as a receptionist/assistant property manager while she studied for her real estate exam.

She proceeded to buy Lighthouse Cove in July of 2007 and Two years to the date that she purchased that company, she bought the property management book of business from Strategy Real Estate, Inc, adding approximately 150 single family and small multi plex units to her portfolio.

In 2015 she started an in-house maintenance company named Athena Property Services.

In 2017 she purchased a third property management company. How that went...well...that's a class all by itself...

Today, almost 11 years later Lighthouse Cove manages over 450 properties, throughout Kitsap, Mason and Pierce Counties in Western Washington State. Her office is set up as a portfolio/departamental hybrid and she employs 6 full time employees

Interested in becoming an Affiliate?

Click [HERE](#) to learn more!

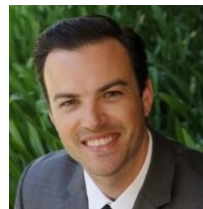
**Burch Boehner,
State Farm Insurance
Agent for sponsoring this
month's meeting!**



[\(408\) 287-8190](tel:(408)287-8190)

352 E Taylor St, San Jose, CA
95112

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



Your
2018 President,
Brad Bonnifield,
with
[Cornerstone Property
Management!](#)

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.

Chrysztyna achieved the RMP designation in 2010 and her MPM designation in 2012. She was also the recipient of the 2010 Kitsap Peninsula Business Journals 40 Under 40 award, has received the key to the City of Bremerton from Mayor Patty Lent, has been president of her local chapter twice, and was the National Professional Development Committee chair in 2014.

She chaired the 2015 Owner/Broker retreat in Las Vegas, was the chair of the 2015 NW regional conference, and served as the 2017 President of the WA State NARPM Chapter in Formation. She is currently serving at the National level as the 2018/2019NW Regional Vice President

She is also a Certified Real Estate Instructor in both Washington State and Arizona, she can also be found throughout the year travelling throughout the country to various chapters as a sought-after speaker.

In her spare time...yeah right....who has spare time in property management.

Communications - Tips and tricks to effectively communicate with owners/tenants/vendors

OUR NEW WEBSITE

JOIN

LIKE US ON FACEBOOK



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



LEGISLATIVE UPDATE

This year there are several proposed bills we are watching at the state level. Here are a few that we are keeping an eye on.

SB - 18 Skinner would provide a legal aide fund for tenants facing eviction or displacement.

SB 48 - Wiener would create a "right to shelter" for individuals living on the streets.

AB 53 - Jones-Sawyer and Bonta would prohibit an owner from inquiring about or requiring an applicant to disclose a criminal background prior to the completion of the initial application assessment.



**Congratulations to the
SERVPRO of SW San Jose
Affiliate of 2018!**



Marc Wood

EDUCATION COURSE

Designation Class : Personnel
Procedures Essentials -- Hiring and
Firing
August 13,2019

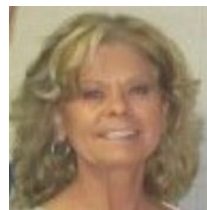
SB 329 - Mitchell would define public assistance and housing subsidies as a verifiable "source of income" for voucher holders under the Section 8 program.

In April, the City of San Jose will be considering whether or not to require property owners to be considered Section 8 voucher holders.

The Housing Authority has implemented new owner friendly policies and procedures! They will be giving a presentation on March 14th to owners and property managers on what they are doing to improve and better serve participant owners of the Section 8 program.

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

- Sandy Adams



Thank you to our
Legislative
Chair, Sandy
Adams with
Rental Housing
Network!

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Members Nationwide!***

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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!



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NARPM Santa Clara County
January 9, 2020

Treasurer's Report

Bank Balance as of 12/31/19	\$16,740.91
------------------------------------	--------------------

Members:

Number of Paid Members:	51
Number of Free Emeritus Members:	2
Number of Staff Members:	2
 Total Membership:	 55

Affiliates:

Number of Paid Affiliates:	43
Free Non-Profit Affiliates:	4
 Total Affiliates:	 47

Notes:

New Members –

New Affiliates –

10:31 AM

01/09/20

Accrual Basis

NARPM Santa Clara County

Profit & Loss Prev Year Comparison

December 2019

	Dec 19	Dec 18	\$ Change	% Change
Income				
50/50 Drawing Income	1,326.00	1,745.00	-419.00	-24.0%
Affiliate Dues - Annual	10,620.00	0.00	10,620.00	100.0%
Chapter Grant	500.00	661.10	-161.10	-24.4%
Golf Tournament - Annual	0.00	300.00	-300.00	-100.0%
Holiday Party	2,100.00	375.00	1,725.00	460.0%
Member Dues	0.00	140.00	-140.00	-100.0%
Other Income	0.00	3,238.75	-3,238.75	-100.0%
Raffle Income	560.00	0.00	560.00	100.0%
Total Income	15,106.00	6,459.85	8,646.15	133.8%
Gross Profit	15,106.00	6,459.85	8,646.15	133.8%
Expense				
50/50 Drawing Expense	775.00	660.00	115.00	17.4%
Advertising	21.24	0.00	21.24	100.0%
Awards/Scholarships	0.00	150.00	-150.00	-100.0%
Catering/Room Rental	0.00	4,577.70	-4,577.70	-100.0%
Donations	0.00	-300.00	300.00	100.0%
Holiday Party Expense	6,303.91	1,352.91	4,951.00	366.0%
Merchant Fees	94.07	135.18	-41.11	-30.4%
Other Expenses	0.00	512.64	-512.64	-100.0%
Postage/Printing	44.00	20.00	24.00	120.0%
President's Gifts	200.00	200.00	0.00	0.0%
Raffle Expense	400.00	0.00	400.00	100.0%
Sponsorship	-550.00	0.00	-550.00	-100.0%
Total Expense	7,288.22	7,308.43	-20.21	-0.3%
Net Income	7,817.78	-848.58	8,666.36	1,021.3%

10:32 AM

01/09/20

Accrual Basis

NARPM Santa Clara County
Balance Sheet Prev Year Comparison
As of December 31, 2019

	<u>Dec 31, 19</u>	<u>Dec 31, 18</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
New Narpn Account	17,166.91	12,253.95	4,912.96	40.1%
Paypal	0.00	3,991.89	-3,991.89	-100.0%
Total Checking/Savings	<u>17,166.91</u>	<u>16,245.84</u>	<u>921.07</u>	<u>5.7%</u>
Accounts Receivable				
Accounts Receivable	32,194.54	33,534.53	-1,339.99	-4.0%
Total Accounts Receivable	<u>32,194.54</u>	<u>33,534.53</u>	<u>-1,339.99</u>	<u>-4.0%</u>
Other Current Assets				
Petty Cash	50.00	50.00	0.00	0.0%
Undeposited Funds	0.00	1,465.00	-1,465.00	-100.0%
Total Other Current Assets	<u>50.00</u>	<u>1,515.00</u>	<u>-1,465.00</u>	<u>-96.7%</u>
Total Current Assets	<u>49,411.45</u>	<u>51,295.37</u>	<u>-1,883.92</u>	<u>-3.7%</u>
TOTAL ASSETS	<u>49,411.45</u>	<u>51,295.37</u>	<u>-1,883.92</u>	<u>-3.7%</u>
LIABILITIES & EQUITY				
Equity				
Opening Bal Equity	100.00	100.00	0.00	0.0%
Retained Earnings	51,195.37	60,849.54	-9,654.17	-15.9%
Net Income	-1,883.92	-9,654.17	7,770.25	80.5%
Total Equity	<u>49,411.45</u>	<u>51,295.37</u>	<u>-1,883.92</u>	<u>-3.7%</u>
TOTAL LIABILITIES & EQUITY	<u>49,411.45</u>	<u>51,295.37</u>	<u>-1,883.92</u>	<u>-3.7%</u>

10:31 AM

01/09/20

NARPM Santa Clara County Reconciliation Detail

New Narpn Account, Period Ending 12/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						22,796.63
Cleared Transactions						
Checks and Payments - 13 items						
Check	11/07/2019	1411	Almaden Super Lio...	X	-500.00	-500.00
Check	11/21/2019	1416	Three Flames	X	-675.00	-1,175.00
Check	11/21/2019	1413	Lisa Goodman	X	-250.00	-1,425.00
Check	11/21/2019	1415	Andrea Caldwell	X	-250.00	-1,675.00
Check	11/21/2019	1414	Andrea Caldwell	X	-62.50	-1,737.50
Check	12/09/2019	cc	Almaden Property ...	X	-200.00	-1,937.50
Check	12/11/2019	1418	Three Flames	X	-4,851.00	-6,788.50
Check	12/11/2019	1417	Almaden Super Lio...	X	-1,100.00	-7,888.50
Check	12/11/2019	1419	Jordan, Jeanette.	X	-775.00	-8,663.50
Check	12/13/2019	cc	Apple Inc.	X	-400.00	-9,063.50
Check	12/13/2019	cc	This is it Photography	X	-352.91	-9,416.41
Check	12/18/2019	cc	Safeway	X	-44.00	-9,460.41
Check	12/18/2019	cc	MailChimp	X	-21.24	-9,481.65
Total Checks and Payments					-9,481.65	-9,481.65
Deposits and Credits - 10 items						
Deposit	11/21/2019			X	145.00	145.00
Deposit	12/02/2019			X	290.39	435.39
Deposit	12/03/2019			X	198.45	633.84
Deposit	12/04/2019			X	475.18	1,109.02
Deposit	12/08/2019			X	169.62	1,278.64
Deposit	12/09/2019			X	300.00	1,578.64
Deposit	12/09/2019			X	532.54	2,111.18
Deposit	12/10/2019			X	731.90	2,843.08
Deposit	12/11/2019			X	48.25	2,891.33
Deposit	12/12/2019			X	534.60	3,425.93
Total Deposits and Credits					3,425.93	3,425.93
Total Cleared Transactions					-6,055.72	-6,055.72
Cleared Balance					-6,055.72	16,740.91
Uncleared Transactions						
Checks and Payments - 49 items						
Invoice	11/18/2019	995	Oak Meadow Prope...		-140.00	-140.00
Invoice	12/19/2019	1027	Jordan, Jeanette.		-140.00	-280.00
Invoice	12/23/2019	1056	Bonnifield, Brian.		-140.00	-420.00
Invoice	12/23/2019	1057	Bonnifield, Brad.		-140.00	-560.00
Invoice	12/23/2019	1058	Basso, Bob.		-140.00	-700.00
Invoice	12/23/2019	1059	Adams, John.		-140.00	-840.00
Invoice	12/23/2019	1060	Jeff Zell		-140.00	-980.00
Invoice	12/23/2019	1061	Sean McCarthy.		-140.00	-1,120.00
Invoice	12/23/2019	1062	Catalano, Mike		-140.00	-1,260.00
Invoice	12/23/2019	1064	Oak Meadow Prope...		-140.00	-1,400.00
Invoice	12/23/2019	1065	Veridan Realty Group		-140.00	-1,540.00
Invoice	12/23/2019	1066	Civitas Property Ma...		-140.00	-1,680.00
Invoice	12/23/2019	1067	Michelle Ford		-140.00	-1,820.00
Invoice	12/23/2019	1068	Mission Property M...		-140.00	-1,960.00
Invoice	12/23/2019	1069	The Real Estate Co...		-140.00	-2,100.00
Invoice	12/23/2019	1070	Hannah, Tanya		-140.00	-2,240.00
Invoice	12/23/2019	1071	PMI Silicon Valley		-140.00	-2,380.00
Invoice	12/23/2019	1072	Silicon Valley Prope...		-140.00	-2,520.00
Invoice	12/23/2019	1073	Wedgewood Proper...		-140.00	-2,660.00
Invoice	12/23/2019	1074	Great Western Realty		-140.00	-2,800.00
Invoice	12/23/2019	1063	Brad Abbott		-140.00	-2,940.00
Invoice	12/23/2019	1055	Bowen, John.		-140.00	-3,080.00
Invoice	12/23/2019	1054	Bowen, Susan		-140.00	-3,220.00
Invoice	12/23/2019	1053	Caldwell, Andrea.		-140.00	-3,360.00
Invoice	12/23/2019	1052	Riqueros, Sarah		-140.00	-3,500.00
Invoice	12/23/2019	1051	Catalano, Robert.		-140.00	-3,640.00
Invoice	12/23/2019	1050	Collins, Robert.		-140.00	-3,780.00
Invoice	12/23/2019	1049	Cossitor, Christopher		-140.00	-3,920.00
Invoice	12/23/2019	1048	Goodman, Lisa.		-140.00	-4,060.00
Invoice	12/23/2019	1047	Folden, Brian		-140.00	-4,200.00
Invoice	12/23/2019	1046	Folden, Kendra		-140.00	-4,340.00
Invoice	12/23/2019	1045	Francis, Peggy.		-140.00	-4,480.00

10:31 AM

01/09/20

NARPM Santa Clara County
Reconciliation Detail
New Narpm Account, Period Ending 12/31/2019

Type	Date	Num	Name	Clr	Amount	Balance
Invoice	12/23/2019	1044	Gosalvez, Jorge		-140.00	-4,620.00
Invoice	12/23/2019	1043	Grisalin, Lisa		-140.00	-4,760.00
Invoice	12/23/2019	1042	Han, Steve.		-140.00	-4,900.00
Invoice	12/23/2019	1041	Hunt, David.		-140.00	-5,040.00
Invoice	12/23/2019	1040	Katz, Mark.		-140.00	-5,180.00
Invoice	12/23/2019	1039	Kellet, Roy		-140.00	-5,320.00
Invoice	12/23/2019	1038	Noonan, Peter		-140.00	-5,460.00
Invoice	12/23/2019	1037	Raich, Rick.		-140.00	-5,600.00
Invoice	12/23/2019	1036	Sirk, Bonnye		-140.00	-5,740.00
Invoice	12/23/2019	1035	Sirk, Taunye		-140.00	-5,880.00
Invoice	12/23/2019	1034	Sirk, Heather		-140.00	-6,020.00
Invoice	12/23/2019	1033	Vail, Jennifer.		-140.00	-6,160.00
Invoice	12/23/2019	1032	Vail, Jeff		-140.00	-6,300.00
Invoice	12/23/2019	1031	Vasquez, Trinidad		-140.00	-6,440.00
Invoice	12/23/2019	1030	Vick, Michael		-140.00	-6,580.00
Invoice	12/23/2019	1029	Walker, Gary.		-140.00	-6,720.00
Invoice	12/23/2019	1028	Walker, Joi.		-140.00	-6,860.00
Total Checks and Payments					-6,860.00	-6,860.00
Deposits and Credits - 3 items						
Deposit	12/11/2019				936.00	936.00
Deposit	12/31/2019				725.00	1,661.00
Deposit	12/31/2019				5,625.00	7,286.00
Total Deposits and Credits					7,286.00	7,286.00
Total Uncleared Transactions					426.00	426.00
Register Balance as of 12/31/2019					-5,629.72	17,166.91
Ending Balance					-5,629.72	17,166.91

10:31 AM

01/09/20

NARPM Santa Clara County
Reconciliation Summary
New Narpn Account, Period Ending 12/31/2019

	Dec 31, 19
Beginning Balance	22,796.63
Cleared Transactions	
Checks and Payments - 13 items	-9,481.65
Deposits and Credits - 10 items	3,425.93
Total Cleared Transactions	-6,055.72
Cleared Balance	16,740.91
Uncleared Transactions	
Checks and Payments - 49 items	-6,860.00
Deposits and Credits - 3 items	7,286.00
Total Uncleared Transactions	426.00
Register Balance as of 12/31/2019	17,166.91
Ending Balance	17,166.91



STATEMENT OF ACCOUNTS

UNION BANK
STEVENS CREEK 0140
PO BOX 512380
LOS ANGELES CA 90051-0380

THE SANTA CLARA COUNTY CHAPTER
OF NARPM
PO BOX 5172
SAN JOSE CA 95150

Page 1 of 2
Statement Number: [REDACTED]
11/30/19 - 12/31/19

Telephone Banking
For 24-hour Automated Direct Service
800-238-4486
800-826-7345(TDD)
Representatives are available
Monday through Saturday

To open additional accounts,
or apply for loans, call your
banking office at 408-248-8820

You may also access your account online
at unionbank.com

Thank you for banking with us
since 2010

- Did you know Union Bank offers same-business-day merchant funding? Learn more by contacting a Business Advisor at 1-888-228-6637, Mon - Fri 9:00 am to 5:00 pm P.T.

Business Essentials Checking Summary

Account Number: [REDACTED]

Days in statement period: 32

Balance on 11/30	\$	22,796.63
Additions		3,435.93
Subtractions		-9,491.65
	Checks	-8,463.50
	Payments	-352.91
	Purchases	-665.24
	Other Withdrawals	-10.00
Balance on 12/31	\$	16,740.91

Statement Average Ledger Balance 19,902.38

We waived your service charge this statement period.

Additions

Date	Description/Location	Reference	Amount
12/3	Square Inc 191203P2 CCD L204290795288	52190396	\$ 290.39 ✓
12/4	Square Inc 191204P2 CCD L204290822612	53828230	198.45 ✓
12/5	Square Inc 191205P2 CCD L204290868719	55282502	475.18 ✓
12/6	OFFICE DEPOSIT	76530282	155.00 ✓
12/6	OFFICE DEPOSIT	76530276	300.00 ✓
12/9	Square Inc 191209P2 CCD L204291002195	58007593	169.62 ✓
12/10	Square Inc 191210P2 CCD L204291044800	59668733	532.54 ✓
12/11	Square Inc 191211P2 CCD L204291070416	51048973	731.90 ✓
12/12	Square Inc 191212P2 CCD L204291111957	52391709	48.25 ✓
12/13	Square Inc 191213P2 CCD L204291154964	53567036	534.60 ✓
Total			\$ 3,435.93

Checks

Number	Date	Reference	Amount	Number	Date	Reference	Amount
1411	12/2	06260076	500.00	1416	12/3	06896206	675.00
1413*	12/2	06153594	250.00	1417	12/16	06854402	1,100.00
1414	12/3	07569782	62.50	1418	12/16	06854602	4,851.00
1415	12/3	07569784	250.00	1419	12/23	76544880	775.00
Total							\$ 8,463.50

* Checks missing in sequence. Out of sequence check numbers may also be located in the Payments section of your statement.

Payments *online and electronic banking*

<i>Date</i>	<i>Description/Location</i>	<i>Reference</i>		<i>Amount</i>
12/13	PAYPAL INST XFER WEB THISISITPHO	52946803	\$	352.91

Purchases *ATM card and Debit card™ purchases*

<i>Date</i>	<i>Description/Location</i>	<i>Reference</i>		<i>Amount</i>
12/9	NOB HILL 1602 W C CAMPBELL CA 23914421	70962527	\$	200.00
12/13	APPLE.COM/ 800-676-2775 CA 800-676-2775 CA 23914421	73515934		400.00
12/18	MAILCHIMP MAILCHIMP.CO GA MAILCHIMP.CO GA 23914421	73461814		21.24
12/19	SAFEWAY #3 241 CAMPBELL CA 23914421	70599980		44.00
Total			\$	665.24

Other Withdrawals *including fees and adjustments*

<i>Date</i>	<i>Description/Location</i>	<i>Reference</i>		<i>Amount</i>
12/6	DEPOSIT CORRECTION	76530292	\$	10.00

MEMBERS



National Association of Residential Property Managers
SANTA CLARA COUNTY CHAPTER

	Initial	Name	Company	Phone #	e-mail
1	Paid	Adams, John RMP	Presidential Property Management	408-829-8155	john@presidentialpm.com
2	Paid	Abbott, Brad	Presidential Property Management	408-829-8155	brad@presidentialpm.com
3	Paid	Bangle, Ed	Oak Meadow Property Management	408-218-5795	ebangle@losgatosbroker.com
4	Paid	Basso, Bob	R.J. Properties	408-264-0871	bassorjp@aol.com
5	Paid	Bonnifield, Brad RMP	Cornerstone Property Management	377-3000	brad@cornerstonepm.net
6	Paid	Bonnifield, Brian RMP	Cornerstone Property Management	377-3000	brian@brianbonnifield.com
7	Paid	Bowen, John RMPC	Provident Property Management	995-5900	jbowen@providentrentals.com
8	Paid	Bowen, Susan	Provident Property Management	995-5900	sbowen@providentrentals.com
9	Paid	Braisel, CJ	Veridan Realty Group	(408) 406-6035	CJ@TalkToCJ.com
10	Paid	Buffington, Rob	Civitas Property Management	408-371-5969	rob@civitaspm.com
11	Paid	Caldwell, Andrea RMP, MPM	Aborn Property Management	978-8100	agetto@aol.com
12	Paid	Catalano, Robert	Real Estate Connections	873-2100	bob@rec-rentals.com
13	Paid	Catalano, Mike	Real Estate Connections	873-2100	mike@rec-rentals.com
17	Paid	Collins, Robert RMP	Cal West HMS	978-5466	robert@cw-hms.com
18	Paid	Cossitor, Christopher RMP	Rogers & Rogers Realtors, Property Management	247-1333	Flapsup@cossitorgroup.com
19	Paid	Folden, Brian	Fireside Property Management	267-5350	brian@firesiderealty.com
20	Paid	Folden, Kendra	Fireside Property Management	267-5350	kendra@firesiderealty.com
21	Paid	Ford, Michelle	Western Property Group, Inc.	408-423-8000	mford@westernproperty.com
22	Paid	Fox, Carl	Mission Property Management	(510) 792-9800 xt	carl@missionpm.com
23	Paid	Francis, Peggy	Property Management Plus, LLC	264-8028	pfrancisrealtor@aol.com
24	Paid	Gallegos, Willie	The Real Estate Connection	559-799-1073	treconline@gmail.com
25	Paid	Goodman, Lisa RMP	Silver Creek Valley Properties	771-8472	lisa@silvercreekvalleyproperties.com
26	Paid	Grisalin, Lisa	Grisalin Management Inc	408-536-0902	
27	Paid	Gosalvez, Jorge	Gosalvez Team Rentals	249-3718	jorge@brokersforlife.com
28	Paid	Han, Steve	Landmark Property Management	489-1412	Steve@landmark-pm.com
29	Paid	Hannah, Tanya	Cornerstone Property Management	377-3000	brian@brianbonnifield.com
31	Free	Hill, Sylvia RMP, MPM CP	Cal West HMS	997-7100 x103	Syliva@hmsdev.com
32	Paid	Hunt, David	W.A. Krauss & Co. Prop. Mgmt.	737-2300	dhunt@wakrauss.com
33	Paid	Jordan, Jeanette	Jordan Properties	554-9111	jjordan@brokersforlife.com
34	Paid	Katz, Mark	CM Property Management, Inc.	377-2676	markk@cmpmz.com
35	Paid	Kellet, Roy	Aborn Property Management	272-4100	roy@abornproperties.net
37	Free	Lopes, Arlene RMP, CRM	Cal West HMS	997-7100	arlene@hmsdev.com
38	Paid	Luna, Sandra	SRE Asset Management, Inc.	(408) 888-4700	sandra@srecompany.com
39	Paid	McCarthy, Sean	Golden State Property Management	408-884-3700	sean@goldenstatepropertymanagement.com
40	Paid	Mccoy, Steven	PMI Silicon Valley	(408) 703-5015	Steve@pmi-sv.com
41	Paid	Noonan, Peter	Cal Western Property Management	554-1818 x 235	peter@calwestern.com
44	Paid	Posada, Daniela	The Posada Group, Inc.	408-507-9244	daniela@posadarealty.com
45	Paid	Raich, Rick RMP	Matusich-Raich Prop Management	371-0705 X5	rick@matusichraich.net
47	Paid	Riqueros, Sarah	Almaden Property Management	408.268.0968	sarah.riqueros@yahoo.com
48	Staff	Rizzo, Stephanie	Cal West HMS	997-7100 x120	stephanie@cw-hms.com

MEMBERS



National Association of Residential Property Managers
SANTA CLARA COUNTY CHAPTER

Initial		Name	Company	Phone #	e-mail	
49	Paid		Roberson, David	Silicon Valley Property Management Group	408-838-5113	david@syvmg.net
50		Staff	Robinson, Kimberly	Cal West HMS	997-7100 x106	kimberly@cw-hms.com
51	Paid		Sirk, Bonnye	Bay Area Property Management	650-260-1030	bonnye@bayareapm.com
52	Paid		Sirk, Taunye	Bay Area Property Management	650-260-1034	taunye@bayareapm.com
53	Paid		Sirk, Heather	Bay Area Property Management	650-260-1031	hsirk@bayareapm.com
54	Paid		Sullivan, Mike	SRE Asset Management, Inc.	(408) 888-4700	mike@srecompany.com
56	PAid		Vail, Jennifer	W.A. Krauss & Co. Prop. Mgmt.	737-2300	jennvail@hotmail.com
57	Paid		Vail, Jeff	W.A. Krauss & Co. Prop. Mgmt.	737-2300	
58	Paid		Vasquez, Trinidad	TC Properties	971-8900	trini@tc-properties.net
59	Paid		Vick, Michael	Paragon Properties	408.293.8288	mike@paragon-properties.com
60	Paid		Walker, Gary	Aborn Property Management	272-7298	garyofsj@aol.com
61	Paid		Walker, Joi RMP, MPM	Aborn Property Management	272-7298	JoiW@aol.com
62	Paid		Whitfield, Wendell	Great Western Realty	408-739-1300	wendellwhitfield1@gmail.com
63	Paid		White, Bill	Wedgewood Properties	408-393-8154	Bill@YourNext1031.com
64	Paid		Zell, Jeff	Zell Associates	408-978-1950	jeff@zell.com

Paid Members: 51
Free Emeritus Members: 2
Staff Members: 2

New Members:

New Staff:

AFFILIATES



National Association of Residential Property Managers
SANTA CLARA COUNTY CHAPTER

	Status	Initials	Name	Company	Phone #	e-mail
1	Paid		Robert Russell	A Clean Gutter	408-476-7100	acleanutter@gmail.com
2	Paid		Michael Aasen	Aasen's Household Services	813-2637	knmaasen@gmail.com
3	Paid		Richard K. Abdalah	Abdalah Law Offices	408-252-5211	rabdalah@abdalahlaw.com
4	Paid		Joe Morrone	Ameriblinds	629-3608	ameriblinds@sbcglobal.net
5	Paid		Peter Tea	Appliance Leaders	510-876-5626	peter.applianceleaders@gmail.com
6	Paid		Michelle McNamara	Association Maintenance Service	925-399-6867	mmcnamara@amsforservice.com
7	Paid		Rick Bresnahan	B&B Electric	408-656-3352	rick@bnbelectric.com
8	Paid		Lupe Ortiz	Blue Clean Janitorial Services	408-250-6028	lupe@lupeshouseclean.com
9	Paid		Al Arias	Empire Remodeling, Inc.	408-640-1912	al@empireremodelinginc.com
10	Paid		Carla Vargas	C&R Cleaning Services	408-807-7250	carlabrasil1@hotmail.com
11	Paid		Mike Amdal	Citra Pest Control	408-691-3444	mikeamdal@gmail.com
12	Paid		Chris Boucher	De Anza/Almaden Appliance	408-996-9111	customerservice@deanzaappliance.com
13	Paid		Anne-Michelle Francis	Eviction Service Center	408-288-6074	info@evictionservicecenter.com
14	Free		Jeanne Clabaugh	Family Giving Tree	946-3111 xt 225	jeanne@familygivingtree.com
15	Paid		Shannon Anfindsen	Filter Easy	(919) 637-0726	shannon@filtereasy.com
16	Paid		Bret Flanders	Flanders Heat and Air Systems	408-259-6090	flandersair@sbcglobal.net
17	Paid		Francesca Gallaher	Gallaher Construction	408-825-1362	francesca@gallaherco.com
18	Paid		Alicia Perez	Giuliani Construction and Restoration, Inc.	650-422-1685	aperez@giulianiconstruction.com
19	Paid		James Bailey	Gladiator Repipe Inc.	408-476-1760	gladiatorrepipe@gmail.com
20	Paid		Greg Goodman	Goodman Insurance Agency	408 267 5502	ggoodman1@farmersagent.com
21	Paid		Dan Lee/ Sarah Lee	Greenery Gardening	408-499-9369	greenerygardening@gmail.com
22	Paid		Bill Yi	Iconic Painting	408-530-8087	iconicpainting@gmail.com
23	Paid		Elyas Daud	Insight Screen Solutions	(925) 914-1991	elyas@insightscreeningsolutions.com
24	Paid		Kevin Zouzounis	Junk King	408-441-0556	kevinzouzounis@junk-king.com
26	Paid		Tim Hassler	Langenwalter Carpet Dyeing	408-238-1480	Thassler@gmail.com
28	Paid		Marcia Shea	Legal Shield	408-401-2862	
29	Paid		Dale Carstensen/Bob Kurtz	Los Gatos Roofing	408-358-1233	dale@losgatosroofing.com
31	Paid		Sam Costa	1-Hour Drain	888-603-6886	info@1hourdrain.com
32	Paid		Octavio Chavez	OC Plumbing	408-710-7840	callocplumbing@gmail.com
33	Paid		Rossi, Jim	Pest Pro Commercial & Residential	408-209-3083	jimrossi.presto@gmail.com

AFFILIATES



National Association of Residential Property Managers
SANTA CLARA COUNTY CHAPTER

	Status	Initials	Name	Company	Phone #	e-mail
34	Paid		Rebecca Shumard	P.W. Stephens Environmental, Inc.	510-335-5469	rebeccas@pwsei.com
35	Paid		Sandy Adams	Rental Housing Network	408-246-6114	Sandy@rentalhousingnetwork.com
37	Free		Tracey Lee	SCCAOR	408-445-8500	tracey@sccaor.com
38	Paid		Natalie Cabral	S&G Carpet	408-209-6891	Nataliecabral@sgcarpet.com
39	Paid		Marc Wood	Servpro of SW San Jose	408-288-9977	servpro9732@gmail.com
40	Paid		Nancy Penaloza	Servpro of SW San Jose	408-288-9977	nancy.servpro@gmail.com
41	Paid		Robert Escobar	Servpro	408-371-4001	rob@sp9219.com
43	Paid		Clay E Selland	Signet Mortgage	877-877-8420	clay@signetmortgage.com
44	Paid		Burch Boehner	State Farm Insurance	408-287-8190	burch.boehner.nt26@statefarm.com
45	Paid		Thomas Silvius	North American Van Lines	408-221-3760	thomas.silvius@beltmann.com
46	Paid		Tim Denner	Taps Termite	408-259-5900	tapsterm@gmail.com
47	Paid		Hany Louis	Tile and Grout King	408-930-8453	Hany@TileAndGroutKing.com
48	Free			Tri County Apartment Assn.	408-342-3500	
49	Paid		Scott Varney	Financial Tax Strategies	408-569-0778	scottvarney1@gmail.com
50	Paid		Nate Moran	Water Heaters Only, Inc	800-835-5946	bay@waterheateronly.com
51	Free		Jody Marshall	Westwood Properties	408-299-5174	jodymarshall@aol.com
52	Paid		Maria Neumann	Fire & Water Damage Recovery	510-483-1524	maria@waterdamagerecovery.net

Number of Paid Affiliates:

43

Number of Free Affiliate Members:

4

New Members:

NARPM Santa Clara County Budget for 2020

		Notes
Income:		
Member Dues - Annual	\$6,795	51 members @ \$140 each (Based on 2019 Roster) less \$765 in ethics class registration credits
Affiliate Dues - Annual	\$12,390	42 affiliates @ \$295 each (Based on 2019 Roster)
50/50 Drawing	\$3,500	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	\$31,440	
Expense:		
50/50 Drawing	\$1,750	1/2 of estimated income
Advertising	\$502	\$252 (\$21 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	\$4,300	\$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	\$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	\$750	2018 Education Expenses
Fundraiser Annual Expense	\$800	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	\$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
Website hosting	\$140	GoDaddy.com
New Member Referrals	\$300	6 gift cards @ \$50 ea.
Post office box rental	\$92	
Name tags	\$1,200	
Total Expense	\$31,449	
Net Income	-\$9	
Changes to budget:		BOD planning meeting dinner expense increased to \$1200
Discussion Topics:		

From: NARPM Santa Clara Chapter <info@narpmssc.com>
Sent time: 01/15/2019 10:28:08 AM
To: melissa@almaden4rent.com
Subject: "SCC NARPM ~ Join us for guest Speaker, John Bradford! See you Thursday!"

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

ADD THIS EVENT TO YOUR CALENDAR!

January Speaker



John Bradford

Bringing the New Year with a bang!
John will be providing tips on starting the New Year of right with best practices and education around HUD & ADA

John Bradford is the CEO & founder of two start-up companies...Park Avenue Properties is a residential management firm located in Charlotte, NC, and manages 1,500 rentals in 3 states and 5 cities. He started the company after working 14 years in corporate America for both ExxonMobil and IBM. He also founded PetScreening.com which is used by professional property managers for better due diligence and making more informed policy decisions when dealing with household pets and service/companion animals. John is serving his second term in the North Carolina House of Representatives and serves as the Majority Deputy Whip as well as Chairman of two House Committees. John's company, Park Avenue Properties, was recognized by Inc. magazine (for three consecutive years) as one of the fastest growing privately owned companies in America.



**Congratulations to the
SERVPRO of SW San Jose
Affiliate of 2018!**



Marc Wood

OUR AFFILIATE MEMBERS

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

Broker / Owner Conference & Expo



February 25-27, 2019

Register [HERE](#)

Learn, build and
enhance relationships.
Rub shoulders with
experienced
professionals.

Brokers/Owners
Sharing Top
Secrets.

January 2018 Sponsor



Water Damage Recovery



[Maria Neumann](#)

Water, Mold Restoration & Recovery

Phone: 510.351.7510

**Emergency Response 24 Hours
a Day, 7 Days a Week!!**

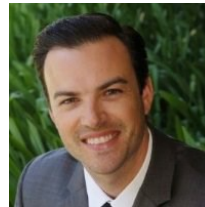
Shred Day!! February 21!



**Get ready for Shred
Day during our
February Meeting!**

Get Re-energized & Motivated!

Location: The Mirage Hotel and
Casino in fabulous Las Vegas,
Nevada is the site for the sixth
NARPM® Broker/Owner Conference
and Expo.



Your
2018 President,
Brad Bonnifield,
with
[Cornerstone Pr
operty
Management!](#)

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.



BREAKFAST MEETING COSTS:

[First Time Guests Are FREE!](#)

Members: FREE with membership

Bring up to 3 boxes for shredding & receive a Certificate of Destruction for FREE!!
Ask Brad for details at our next meeting!

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

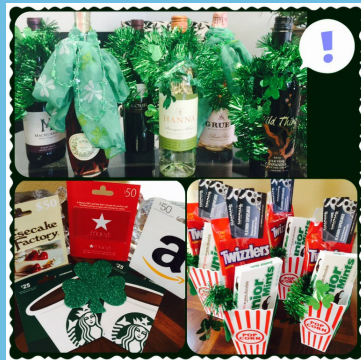
February
Affiliate
Meeting!



Panel Interview with our Affiliates that can help your business!

Invite your Team to increase their knowledge!

1st Visit & Breakfast is on us!!



Raffle Prizes !!

Property Managers, bring a business card and enter to win Fabulous Prizes!
No Purchase or Raffle Ticket Required!



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

Say "Thank You" to your favorite affiliates by adding a testimonial to the NARPM SCC webpage! 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
2018 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 2018 Holiday Event!!



Bob Russell
408.476.7100



of SW San Jose



Water Damage Recovery

measure for affordable housing and veteran housing.

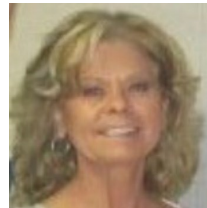
Proposition 2 was a bond measure for housing the mentally ill. Both measures passed.

- Sandy Adams

For more updates like this one, please visit

RentalHousingNetwork.com

- Sandy Adams



Thank you to our Legislative Chair, Sandy Adams with Rental Housing Network!

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 members!



Al of Carpet Works

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

Joi Walker RMP®
Sarah Riqueros
Christopher Cossitor
RMPC
Bradley Bonnifield
Andrea Caldwell MPM®,
RMP®
Lisa Goodman RMPC



OUR NEW WEBSITE

JOIN

LIKE US ON FACEBOOK



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Our email address is: Info@NARPMSCC.com

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#)

NARPM Santa Clara County

Budget for 2020

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Total Expense	\$31,449	

Net Income **-\$9**

Changes to budget: BOD planning meeting dinner expense increased to \$1200

From: NARPM Santa Clara Chapter <info@narpmssc.com>
Sent time: 02/11/2019 12:17:16 PM
To: melissa@almaden4rent.com
Subject: February meeting Affiliate Meeting/ Free Shred Day!!!

NARPM Santa Clara County - Meeting Reminder

[View this email in your browser](#)



HELPING YOUR PROPERTY MANAGEMENT BUSINESS GROW...

NARPM = National Association of Residential Property Managers

AGENDA



NETWORKING



EDUCATION



ADVOCACY
(LEGISLATION)



PROFESSIONALISM

**Thursday, February 21th, 8:15am-10am,
Three Flames Restaurant in San Jose**

ADD THIS EVENT TO YOUR CALENDAR!

**February
Affiliate
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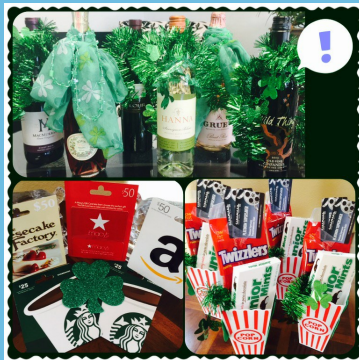
**Save The Date!
March 21st
Guest Speaker**



Panel Interview with our
Affiliates that can help your
business!

Invite your Team to
increase their knowledge!

1st Visit & Breakfast is on
us!!



Raffle Prizes !!

Property Managers, bring a
business card and enter to win
Fabulous Prizes!

No Purchase or Raffle Ticket
Required!

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



Chrystyna Rowek
Lighthouse Cove Property
Management Owner/Broker
Silverdale, WA

OUR AFFILIATE MEMBERS

Interested in becoming an Affiliate?

Click [HERE](#) to learn more!

Broker / Owner Conference & Expo



February 25-27, 2019

testimonial and we'll take care of the rest. Help them today, as they help you throughout the year.

Shred Day!! February 21!



Get ready for Shred Day during our February Meeting!

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OUR NEW WEBSITE

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LIKE US ON FACEBOOK



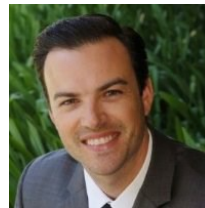
Register **HERE**

Learn, build and enhance relationships. Rub shoulders with experienced professionals.

Brokers/Owners Sharing Top Secrets.

Get Re-energized & Motivated!

Location: The Mirage Hotel and Casino in fabulous Las Vegas, Nevada is the site for the sixth NARPM® Broker/Owner Conference and Expo.



Your
2018 President,
Brad Bonnifield,
with
[Cornerstone Property Management!](#)

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.

**Congratulations to the
SERVPRO of SW San Jose
Affiliate of 2018!**



Marc Wood



BREAKFAST MEETING COSTS:

First Time Guests Are FREE!

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Affiliates: FREE with membership

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\$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



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.

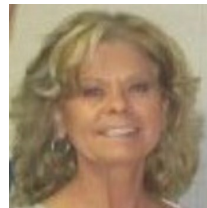
Proposition 1 was a bond measure for affordable housing and veteran housing.

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

- Sandy Adams



Thank you to our
Legislative
Chair, Sandy
Adams with
Rental Housing
Network!

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 members!



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Dyann M. Shepard, CPA
8125 Castenada Lane Atascadero, CA 93422
Phone/fax: (805) 466-0947 ✉ dyann@dshepardcpa.com

March 12, 2020

Brad Abbott
The Santa Clara Chapter of NARPM
PO Box 5172
San Jose, CA 95150

For services rendered in connection with the filing of your 2019 990-N and 199N (electronic postcards).

\$250



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 3/12/2020 3:29:00 PM.

Confirmation Number: 205933207208

Entity ID:

2059332

Entity Name:

THE SANTA CLARA COUNTY CHAPTER OF NARPM

Account Period Information

Account Period Beginning:

1/1/2019

Account Period Ending:

12/31/2019

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: \$29071

This is not an amended return.

An IRS Form 1023/1024 is not pending.

Entity Information

FEIN:

Department of the Treasury
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2019

Open to Public Inspection

A For the 2019 Calendar year, or tax year beginning 2019-01-01 and ending 2019-12-31

B Check if available

☐ Terminated for Business☒ Gross receipts are normally \$50,000 or lessC Name of Organization: THE SANTA CLARA CHAPTER OF
NARPMPO BOX 5172, SAN JOSE,
CA, US, 95150D Employee Identification
Number 77-0342116

E Website:

F Name of Principal Officer: BRAD ABBOTT
PO BOX 5172, SAN JOSE,
CA, US, 95150

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The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

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