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National Association of Residential Property Managers

Chapter Certificate of Compliance

Due December 1, 2007

PURPOSE: NARPM must ensure that chapters are viable entities, capable of delivering the services expected by members of the Association. Chapter leadership must be accountable for their fiduciary and legal duties.

The undersigned officers of the NARPM *California* Chapter certify that the chapter has completed this Certificate of Compliance and have submitted the required documents as noted on this certificate.

	Completed
1. A list of the 2008 Chapter Board of Directors and committee chairs was sent to the national office by December 1, 2007. <i>Please submit list.</i>	✓
2. Were there any changes in your chapter bylaws this year? Ensure that current chapter bylaws are at HQ and submit any changes made to the bylaws during the calendar year are highlighted. If your bylaws are current with national you do not need to resubmit.	☐ Y ☒ N
3. The Chapter Board of Directors has had at least four meetings in 2007, one per quarter, and has maintained corporate minutes and other records as required by state law and the chapter bylaws. <i>Send national a copy of your minutes.</i> Dates Met:	☒ Y ☐ N
4. The chapter is incorporated and a copy of the current articles of incorporation are on file in the national office. If your chapter has amended the articles of incorporation during the year, please submit the amendments. Are your current articles of incorporation on file at National? If no, please submit.	☒ Y ☐ N
5. An annual financial statement for calendar year has been submitted. (Copy enclosed)	☒ Y ☐ N
6. A copy of the chapter's current federal tax return or a letter stating that the chapter was not required to file a return has been submitted with this certificate. A copy of the tax return or the letter must be sent to the national office within 30 days of the chapter submitting the same to the IRS. <i>State Treasurer working on it</i>	☐ Y ☒ N

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7.	Has your chapter has developed and implemented a twelve-month plan for January 1 - December 31 that includes a proposed annual budget and calendar of events for the year. These documents must be attached and sent to national office with this certificate.	☐ Y ☒ N
8.	The Chapter President-Elect attended the training sessions at the national leadership symposium or made other arrangements for training prior to taking office. If other arrangement, please explain:	☒ Y ☐ N
9.	The chapter has produced and distributed effective communications (4 per year) to chapter members. <i>Please submit one copy of the newsletter or magazine with this certificate. Can be electronic or printed. in progress (only!)</i>	☐ Y ☒ N
10.	The chapter has sponsored/participated in effective educational programs (4 per year for local chapters) for NARPM members affiliated with the chapter in 2006. For state chapters, education can be part of their state/region convention. <i>Please submit a copy of the brochure or flier with this certificate. State Conference</i>	☒ Y ☐ N
11.	What is the date your chapter officers assume their respective offices?	April 1
12.	Submit the dates of your chapter's fiscal year:	
13.	The chapter has maintained a minimum membership of 7 NARPM members.	☒ Y ☐ N
14.	Is your chapter using the Chapter Leader section of www.NARPM.org ? If no, why not:	☒ Y ☐ N
15.	Do you have a chapter website? What is the URL?	☒ Y / ☐ N
16.	Is your chapter interested in looking at a website supported by NARPM?	☐ Y / ☒ N
17.	Is your chapter website kept up to date? If yes, when was your last update? <i>Designing - current to a point -</i>	50 50 ☒ Y ☐ N
18.	Has your chapter ever filed for the \$500 membership grant? If you would like more information on this grant check here: ☐	☒ Y ☐ N
19.	Does your chapter have a bank account in the chapter's corporation name? Name of Banking Institution: <i>Wells Fargo</i>	☒ Y ☐ N
20.	Did your chapter file the State Corporation Commission Annual Report for this calendar year? If no, why not <i>Treasurer duty</i>	☒ Y ☒ N

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21.	Does your chapter charge dues? If yes, please state amount:	No
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Other items:

22. How do you rate the health of your chapter (1 – 10, 10 being highest)

a. If answer is 7 or less, what barriers does your leadership face in getting the chapter going?

lack of members willing to give up valuable
"business" time

b. If answer is 7 or less, what resources would be helpful from national (i.e.: Speakers, mentoring, etc.)

#

c. If answer is 8 or above, are there any cool things your chapter is doing that other chapters might like to hear about?

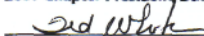
Not sure what other state chapters are doing

Chapter Officers' Signatures Certifying Review and Approval of 2007 Chapter Board:

2006 Chapter President/Date



2007 Chapter President/Date

 1-11-2008

2007 Other Board of Director/Date

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STATE CHAPTER OFFICERS

2007-2008

Candice Swanson

State President

csd@estayrealestate.com

Robert Winger

President-elect

rob@win@pacrimanet.com

Michelle Horneff-Cohen

Vice-President

michelle@michelle.net

Christine Goodin

Secretary

brad@goodin@aol.com

Ted White

Treasurer

ted@whiteinc.net

BOARD OF DIRECTORS

Jirk Schulz

Alameda/Contra Costa

jirk@comcast.net

Kath Becker, Marin/Sonoma

kath@kathbecker.com

Gail Valdez, Monterey Bay

gvaldez@earthlink.net

Gary Walker, Santa Clara

garywalker@aol.com

Janet Regan, Sacramento

jregan@earthlink.net

Ron Hammond, Los Angeles

RONHAMMOND@aol.com

CHAPTER PRESIDENTS

Alameda/Contra Costa

3rd Thursday of the month

Deanna Hansen

deanna@pacrimanet.com

Los Angeles

TBA, no regular meetings

Steve Glasman

steve.glasman@comcast.netMarin/Sonoma, 3rd Thursday

Christine Goodin

brad@goodin@aol.comMonterey Bay, 3rd Thursday

Carrie Apple-Lake

carrieapplelake@aol.comSacramento, 2nd Tuesday

Lambert Munt

lmunt@comcast.net

Chapter 915.873.0909

Santa Clara, 3rd Thursday

Kathryn Pelling

kathryn@thursdays.com

San Diego TBA

San Joaquin County, 3rd Tues.

Trudy Miller

trudy@comcast.net

OFFICE: 910 FLORIN ROAD ** SACRAMENTO, CA 95831 ** 1.707.853.3883 ** MAY 2007

Hello CALNARPM Managers!

CALNARPM NEWS!

**** Beautiful Monterey was a wonderful location for the CALNARPM conference and it was huge success, over 125 attended. Clay Selland and Christine Goodin co-chaired the vendor committee and did an outstanding job! They organized the great attendance of affiliate vendors, who offered services unique to our business. Also, a BIG thank you to National President, Sylvia Hill for swearing in the new board and to James Tungsval, our Region 6 Director, thank you for coming and speaking to our conference. It was nice getting to know you!**

**** CALNARPM members should thank the volunteers that organized the conference. These busy property managers are involved with their communities, charities, churches, families and CALNARPM, said "yes" when asked to help. Remember, if you want to get something done, "Ask a busy person", they know how to manage time. The Monterey chapter, with Carrie Apple-Lake and Gail Valdez leading, worked diligently to make the conference a success. Our true volunteer, Melissa Prandi, with her unending energy level, guided and directed all of us to a successful closing. A sincere, THANK YOU to all!!**

**** The new board of CALNARPM wants to provide a new level of support to our members. Let your state officers know what you think is needed, all our emails are listed. And if you'd like to get involved, let us know!!! You will meet so many great members of other chapters, you join a unique team.**

**** NARPM designation classes, RMP and MP, plus CRMC, add to your credibility. The designation classes are designed to help you work more knowledgeably and efficiently. Next year, we will be offering RMP classes and hope to offer MP classes. Remember, "The more we know, the more we know....we don't know" and the good thing about NARPM is everyone is here to help you to know more!**

**** The conference classes were outstanding! Thank you to Deanna Hansen and Mike Carlson for creating such valuable classes. My office has implemented several of these programs and added services that will benefit the company. We need to offer services that "traditional" (non-NARPM property managers) don't offer. It is an easy sell.**

****NEW NEWS: On June 6 & 7th, California Association of Realtors is having its Legislative Day in Sacramento. A group of NARPM members will be attending...if you want to join us, we'll meet you there...let me know!**

**** This year you will see changes in CALNARPM. The first is CALNARPM NEWS... you can help "Leap CALNARPM to New Heights"! Please say "YES" when asked. Give a little time to make a difference in CALNARPM and your profession. The committees: website; redesigning the web site; membership; working to meet your needs and to encourage new members; teleconference committee for members in outlining areas (in the plans); marketing/publications; working on templates and marketing ideas; legislative; to broadcast changes in legislation or areas that need to get to our CALNARPM members. Changing a conference planning association to a working, informative organization will take time and you can help! Join a committee, help make a difference...**

CALNARPM

Candil Swanson, President, CALNARPM

"Leaping to New Heights".

This message is associated with NARPM membership benefits, please email CALNARPM: info@narpm.org or candil@estayrealestate.com to opt out.

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Candi Swanson

From: Candi [candi@esteyrealestate.com]
 Sent: Monday, April 06, 2007 3:25 PM
 To: Howard Boehm (howard@edppm.com); 'nancy@abpropertymanagement.com'; James Burrell (jbb@prop.com); 'info@danies.com/jenies.com'; Joseph DeCarlo (jose@abproperty.com); Jack Hawkins (jackhawkins@realtor.com); Larry Marinello (larry@edppm.com); Ernest Pers (npgenes@sbglobal.net); Steve Pollack (spollack@ppm.net); Paul Vadrakis (pvadrakis@cs.com); Gaby Wolff (gmwolff@yahoo.com)
 Subject: CALNARPM - HOTEL GAVE US ONE MORE DAY -COME -REGISTER TODAY!!!!
 Attachments: Image001.jpg



Member List

Calendar

Contact Us

Member Login

NARPM
California

The California Association of Realtors and the National Association of Realtors Providing Property Management

WE WERE ABLE TO EXTEND ONE MORE DAY!!!

With Spring breaks and Easter, some members needed more time!!!
WE GOT IT BUT NOT FOR LONG!!

You "Otter" Get your registration form TODAY at: www.narpm.org

YOU can't beat the company of NARPM friends at the 2007 NARPM California Conference in fabulous Monterey. We had calls today regarding being late and wanting one more day- ---we were able to get the hotel to give it to us!!! So don't delaypack your bags (golf or luggage or both), bring your questions and experiences....CALNARPM was organized for YOU

AND WE WANT YOU TO COME!!!

April 24-27th

RMP Classes in MARKETING and TENANCY plus ETHICS... towards RMP designation...check www.narpm.org for details. These classes place you very close to the completing your RMP. NARPM offers Management knowledge that is unsurpassed in the property management field. Or take our wonderful CALNARPM classes and get ideas to make more money.....\$\$\$\$\$\$\$\$\$\$

Be more confident, knowledgeable, you have a great organization marching with you, don't stand along.... Come and share with us. Conferences are one of the greatest experiences with CALNARPM you can have as a CALIFORNIA property manager.

YOU return with new ideas for marketing, office policies, risk management, are more efficient, increase profits and HAPPIER. NARPM members are not traditional real estate property managers, we set the standards. **COME!!!!!!!** Join the "OTTERS" with CALNARPM!

See you there!!!

Candice Swanson (Candi)
candi@esteyrealestate.com
www.esteyrealestate.com

707.745.0924

This email is for NARPM members. If you do not wish to receive any emails from NARPM, please email to take you name off the list. www.narpm.org

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CALNARPM Profit & Loss

January 1 through October 20, 2007

Jan 1 - Oct 20, 07

Ordinary Income/Expense	
Income	
Conference Income	
50/50	800.00
Auction Income	2,022.00
Chapter Contributions	1,000.00
Class Income	1,388.87
Member Registration	13,517.00
Vendor Meals	785.00
Vendor Registration	12,088.00
Vendor Sponsorships, Additional	500.00
Total Conference Income	32,168.87
NARPM 2006 registration fees	4,200.89
NARPM Grant, 2006	2,900.00
NARPM Grant, 2007	1,400.00
Total Income	40,267.36
Expense	
Bank Service Charges	711.21
Board of Directors Expenses	
Conference Calls	83.39
Meals	55.28
Misc	64.85
Travel	44.55
Total Board of Directors Expenses	247.55
Conference	
Deposit/Settle Bankcard	0.00
Gifts & Plaques	425.95
Hotel Expense	24,864.93
Postage	312.00
Promotion	2,611.01
Speaker	3,010.95
Supplies	1,041.74
Total Conference	32,266.58
Contributions	
Habitat for Humanity	1,010.00
Total Contributions	1,010.00
Total Expense	34,235.84
Net Ordinary Income	6,031.72
Net Income	6,031.72