

TRIANGLE AREA CHAPTER NARPM

**JUNE 28, 2012
1001 WADE AVE.
RALEIGH, NC**

Next Meeting---August 23, 2012---10am --- 1001 Wade Ave. Raleigh, NC

MINUTES

Attending: Hensley Scott, Residential Rentals; Ashley Gay, Trademark Properties; Nathan Scott, Wake Residential Rentals; Larry Paisley, Residential Rentals, Phyllis Portie-Ascott, PPA Properties,, Tom Neal, Townsend Real Estate; Debbie Henry, Henry Property Management; Michelle Fox, Fox Rental Management; and Ed Batchelor, Trademark Residential.

1. Officer Selection- The meeting began with election of officers. They are as follows: President-Hensley Scott, Secretary-Phyllis Portie-Ascott, and Treasurer-Debbie Henry.
2. Mission or Purpose-It was decided that our chapter's purpose will mirror that of our national organization which is designed to offer an effective, professional learning environment for owners of property management or real estate professionals who know first-hand the unique challenges of managing single-family and small residential properties.
3. Fees or Membership-We decided that members must be Realtors who have paid their National dues. We will not require any additional fees, at this time. There was discussion about allowing Affiliate Members who will be responsible for paying dues. It was decided that we will only have Realtor members for the first six months of our existence. This topic will be revisited at a later time.
4. Interested in NARPM- The following individuals have expressed an interest in joining NARPM. Jason Pittman, Ammons Pittman; John B. Winn, Capital Investments Realty; Rosemarie Turco, Just In Time; Sandra Weatherford, SGW Real Estate and Debra Schmitt, Park Avenue Properties.
5. Meetings- We will meet every other month on the fourth (4th) Thursday at 10am. The meeting will be held at a member location in the Raleigh area. It was decided that

individuals can visit as a guest of a current member at least two times in a calendar year without being required to become a member.

6. Topics for Next Meeting-It were suggested that we invite John Bradford, VP of our Region, to speak with us about our responsibilities as a new Board.
7. Next Meeting Date-August 23, 2012 at 10:00 am at Trademark Properties.

Minutes submitted by: Phyllis Portie-Ascott

TRIANGLE AREA CHAPTER

NARPM

August 23, 2012

1001 WADE AVE.

RALEIGH, NC

MINUTES

Attending: Hensley Scott, Residential Rentals; Debbie Henry, Henry Property Management; Ed Batchelor, Trademark Residential ; Nancy Marks, Henry Property Management; Thomas Neal, Townsend Real Estate; Larry Paisley, Residential Rentals; Jean Fillhart for Kay Scott, Residential Rentals; Nathan Scott, Wake Residential Rentals; Phyllis Portie-Ascott, PPA Properties; Michelle Shyta, Part Ave. Properties; Debbie Schmitt, Park Ave. Properties, and John Bradford, Park Ave. Properties.

1. Welcome and Introduction- The meeting began with an introduction of our Regional Vice President, John Bradford, David Plank with Resident Research, a background screening service, and each of the members present.
2. Minutes were reviewed and approved as written.
3. David Plank, Resident Research, passed around folders for everyone to review during his presentation. It was noted that 70% of his clients are NARPM members. David stressed that background screening results can be expected within 15 minutes of submission. He is very proud of the company's reputation for providing accurate information. Someone is available 24 hours per day to provide information to us. There is one price. There aren't any additional hidden fees. Several members in the room are currently using Resident Research and expressed that they are pleased with the services.
4. John Bradford, VP of Southeast Region-Provided us with a NARPM update. He serves 9 states and 17 chapters. NARPM currently has 3800 members and have seen a 15-18 % growth year-over-year. He stressed that we need to put a plan in place to get this organization as a formal chapter of NARPM i.e. bylaws and a constitution. Once these things are in place, he can present to the board so that we can be an official chapter of NARPM. He mentioned that a lot of chapters do not have local dues, but they do have local affiliate vendors. He reminded us of the National Convention which is scheduled for October 15-19, 2012 in Crystal City, Virginia. The Speaker is going to be Ivy Zellman.

He encouraged us to be on the lookout for the Broker/Owner Conference which will be held in Las Vegas early next year.

5. Next meeting is scheduled for October 25, 2012 at 10am at Trademark Properties.
6. The meeting adjourned at 11:15am after brief discussions about the market.

Submitted by,

Phyllis Portie-Ascott, Secretary
PPA Properties, LLC

TRIANGLE AREA CHAPTER

NARPM

OCTOBER 25, 2012

Members attending: Hensley Scott, Residential Rentals; Lisa Holmes, HRW Realty Corp; Ashley Gay, Trademark Residential; Larry Paisley, Residential Rentals; Richard Millinder, Wilson West Agency Realty; and Phyllis Portie-Ascott, PPA Properties.

- 1. Welcome and Introduction-The meeting began at 11 am with introduction of the members that were present.**
- 2. Approval of the minutes-The minutes were approved as written.**
- 3. Old Business- Chartering The Triangle NARPM Chapter-There was discussion around where do we go from here now that we have had regular meetings for approximately 6 months with minutes and consistent attendance. There has been discussion with John Bradford, our Regional VP, about what documents need to be submitted so that we can change our status from Chapter In Formation to an official chapter. We need to create chapter bylaws, constitution as well as some other documents required by NARPM. However, NARPM has a template that we can use to create these documents. Once we received the template, personalize them to our chapter, we will submit them back to John Bradford in hopes of receiving approval.**
- 4. New Business- Officers for 2013, Holiday Social—There was discussion about electing Officers for the new year. We know that two of the three Officers currently serving are willing to remain in office for another year and believe that the other officer will as well, but we need to confirm this with them.**

We discussed establishing two need committees for next year, Education and possibly Legislative.

Holiday Social was discussed. We have tentatively looking at December 6th from 5:30-7pm. The venue needs to be secured. More information will be provided as the details of the social are worked out. We are inviting anyone who is a NARPM within 100 miles.

5. Discussion of the 24th Annual Convention and Trade Show NARPM –Members discussed the various sessions that they attend and the value that they received from the sessions. Some helpful information including: the value of videotaping properties instead of taking pictures, the use of Inspections Software, the use of Social Media in our businesses, and the market changes of Investors dominating our client base. There were three handouts that are attached that members thought as valuable information to share.

The meeting was adjourned at 11am.

Submitted by,

Phyllis Portie-Ascott, Secretary