



**National Association of Residential Property Managers**  
**N A S H V I L L E C H A P T E R**

Meeting Minutes for the Board of Directors of NARPM was held at Nero's Grille on January, 10, 2012. Those present were Larry Bryant, Amy Newell, Dan Scott, Scott Abernathy, Ron Wills, Jerry Jennings, Marvin Neely, Alicia Brim, Jim Hodge, and Ethan Hodge.

**The meeting was called to order at 11:03.**

**MINUTES**

The minutes of the November 9, 2011 meeting were reviewed & approved.

**President Report**

Larry Bryant called the first meeting of 2012 to order.

**VP and Program Report**

Amy Newell reported that Scott Abernathy will be our speaker at the member's luncheon on Tuesday. Amy also reported that the February luncheon will be a round table discussion and that form sharing is also wanted. Begin collecting your ideas and useful forms in preparation for this meeting.

**Treasurer Report**

Ron Wills presented old & new formats. New format will be used to present monthly report for BOD review. Motion made by Scott Abernathy & seconded by Ron Wills & approved to make adjusting entry correction of \$212.11 bringing EOY balance to \$6,875.70. Ron recently received our new stamp and deposit slips and will deposit all 2012 membership dues received before our member's luncheon on Tuesday.

**Vendor Report**

Jerry Jennings had nothing new to report. We did have a couple of new vendors sign on at the end of 2011.

**Membership Report**

Talked about new ideas to grow membership. Voted approval for 50/50 at chapter meetings for \$5 raffle ticket drawings; with proceeds going to fund convention attendance by members.

**Charity Report**

Marvin Neely reported that we will donate to Nashville Rescue mission again this year! We will take our first donation collection at the March 2012 member luncheon.

**Education Report**

Alicia Brim reported that we must think of new ways to increase attendance at our annual CE courses, especially if we entertain the idea of holding it in Chatanooga. We are also waiting to see how IREM sets up new class??

**Communication Report**

**Legislative Report**

PM committee with GNAR, Rental Rehab Program handout, & Redistricting discussed.

**OLD BUSINESS**

Politicians speaking at meetings & system to promote membership discussed.

**NEW BUSINESS**

Early & final Chapter deadlines for dues, & tax fees discussed.

**Meeting adjourned at 12:04**



## National Association of Residential Property Managers

### N A S H V I L L E C H A P T E R

Meeting Minutes for the Board of Directors of NARPM was held at Nero's Grille on February, 14, 2012. Those present were Larry Bryant, Amy Newell, Dan Scott, Scott Abernathy, Ron Wills, Mark Hill, Marvin Neely, Alicia Brim, Jim Hodge, and Ethan Hodge.

**The meeting was called to order at 11:05.**

#### **MINUTES**

The minutes of the January 10, 2012 meeting were reviewed & approved.

#### **President Report**

Larry Bryant called the meeting to order.

#### **Past President**

Dan Scott – none.

#### **Treasurer Report**

Ron Wills presented YTD balance of \$9,073.04. Ron confirmed with Larry the possession of check for Carraba's.

#### **Secretary Report**

Ethan Hodge – none.

#### **Membership Report**

Scott Abernathy reported to expect new member Nina McIver with Coldwell Banker at next meeting. Alicia Brimm will fill in for Scott at next meeting.

#### **Charity Report**

Marvin Neely reported that we will remind members to make payable checks for March meeting. Marvin will contact Ethan to send out reminder.

#### **Legislative Report**

Jim Hodge reported Ad Hoc committee to establish PM/GNAR committee met. Lee Blackburn chaired. They are gathering info on other Realtor associations which have PM committees. Discussed Jim Gotto bill at State House requiring disclosure if a property is within 300 ft of a wildlife area; it has been delayed.

#### **VP and Program Report**

Amy Newell reported reaching out thru Wes Hall to Leann Corbett, lobbyist Jackson Downing, & Judge Dalton as potential guest speakers.

#### **Education Report**

Alicia Brim reported the check for class held in 2011 from national has not been received but she will check into it. Discussed class ideas such as Maintenance & Ethics and getting TREC approval for credit. Online classes are difficult to get approved. Discussed possibility of combining class with managers from Chattanooga and helping them start a chapter.

### **Communication Report**

Mark Hill reported difficulty in data entry into new website. Discussed ideas for website and for Mark to teach a class. Discussed alternative member contact software such as Constant Contact for meetings & to ease the transition between Boards.

### **Vendor Report**

None

Scott Abernathy brought Dave Patton, RealTracs director.

### **OLD BUSINESS**

Discussed round table topics for next meeting & forms.

### **NEW BUSINESS**

Tony Drost, past national president, will be speaking at March meeting. Larry will be putting an announcement in the paper and Scott will send out an email blast. Scott Abernathy motioned to charge \$35.00 for nonmembers attending for March meeting and motion approved.

**Meeting adjourned at 12:05**



**National Association of Residential Property Managers**  
**N A S H V I L L E C H A P T E R**

Meeting Minutes for the Board of Directors of NARPM was held at Nero's Grille on March 13, 2012. Those present were Larry Bryant, Amy Newell, Dan Scott, Scott Abernathy, Ron Wills, Marvin Neely, Alicia Brim, Jim Hodge, and Ethan Hodge.

**The meeting was called to order at 11:04.**

**MINUTES**

The minutes of the February 14, 2012 meeting were reviewed & approved.

**President Report**

Larry Bryant called the meeting to order.

**Past President**

Dan Scott – discussed \$50 gift card to send to Regional & National Conventions. Both approved.

**Treasurer Report**

Ron Wills presented YTD balance of \$9,919.59. All members dues paid, weak on vendor payments.

**Secretary Report**

Ethan Hodge reported meeting RSVP's are great & he will merge our chapter email into his email program to manage RSVP's. Ethan will send out email reminder for checks to Mission & cash for the raffle.

**Membership Report**

Scott Abernathy reported on new Constant Contact software. Motion to reimburse Scott \$30 approved. Need to train members to use & send new prospects to Constant contact. Scott will make sure no emails are duplicated in mass email campaign. Additional cost for multiple events per month for \$255 for year approved.

**Charity Report**

Marvin Neely reported that we will remind members to make payable checks for March meeting. Marvin passed out flyer.

**Legislative Report**

Jim Hodge reported legislature is quiet. Larry asked about day on the hill, Jim does not think it would be beneficial, Scott disagrees he goes every year with MTAR. Jim handed out draft letter for GNAR committee to go out next Monday. Dan recommends we take a position on government interference in our business, Scott disagrees due to lack of larger majority support. Discussed Landlord registration fee and whether to pay or have owner's pay it.

**VP Report**

Amy Newell reported no hits on Craig's List for next meeting.

**Education Report**

Alicia Brim reported the check for class held in 2011 from national has not been received & this is a major problem. Ron Wills recommendation to contact National Treasurer Steve Foster to address problem of payment.

**Communication Report**

Mark Hill was absent.

**Vendor Report**

None

**OLD BUSINESS**

Discussed round table topics for next meeting & forms.

**NEW BUSINESS**

Tony Drost, past national president, will be speaking at March meeting. Larry asked for volunteers to go out to dinner with Tony Mon & Tues night, & for persons to let him visit their office. Dinner volunteers are Ron, Scott, Dan, Jerry, & Ethan. Office visit volunteers are Dan & Ethan.

Larry discussed taxes & Ron volunteered to address the issue.

Amy will cover for Scott immediately after next meeting.

**Meeting adjourned at 12:07**



**National Association of Residential Property Managers**  
**N A S H V I L L E   C H A P T E R**

Meeting Minutes for the Board of Directors of NARPM was held at Nero's Grille on April 10, 2012. Those present were Larry Bryant, Amy Newell, Dan Scott, Scott Abernathy, Ron Wills, Jerry Jennings, Alicia Brim, Jim Hodge, and Ethan Hodge.

**The meeting was called to order at 11:02.**

**MINUTES**

The minutes of the March 13, 2012 meeting were reviewed & approved.

**President Report**

Larry Bryant called the meeting to order.

**VP Report**

Amy Newell reported moving Mark Hill's presentation to September due to judge Dalton coming to speak about court room etiquette & decorum. Amy will begin work for chapter of excellence.

**Past President Report**

Dan Scott

**Treasurer Report**

Ron Wills presented YTD balance of \$8,950.09. Ron with help from Larry has completed IRS tax exempt status for chapter. Ron will update member list and send to Ethan. Ron motioned for check from Ron Chenault to be marked for education and Scott seconded; motion approved. Jerry motioned and Scott seconded to approve financials; motion approved.

**Secretary Report**

Ethan Hodge reported meeting RSVP's with Constant Contact are working great.

**Membership Report**

Scott Abernathy

**Charity Report**

Marvin Neely was absent.

**Legislative Report**

Jim Hodge reported day on the hill went well. Jim handed out TAR day on the hill flyer. Larry motioned to appoint local government affairs committee. Scott asked define objectives, number of people, & guidelines for committee. Jim will get info & present at next board meeting

**Education Report**

Alicia Brim reported the check for class held in 2011 from national has been received. Classes for "In house maintenance Company" & "maintenance basic & beyond" will be held.

### **Communication Report**

Mark Hill was absent.

### **Vendor Report**

Jerry Jennings reported he is able to update info on website.

### **OLD BUSINESS**

- Taxes are complete.
- Membership drive for March meeting was successful.
- New prospective members will return to previous pay structure.
- Ron will compare national member list to our list.
- Dan reported on regional meeting and Jon Bradford's interest in holding next regional in Nashville!!

### **NEW BUSINESS**

- Property management committee meeting will be this week before GNAR. Jim is waiting to hear from Don Klien. No other committees of this type in TN are known of. There are six members on the committee trying to get this set up.
- Ron has written a 400 series GRI class for property management and this will go before GNAR on 12<sup>th</sup> – 13<sup>th</sup> when they meet.
- Amy will check with Mark about website and his presentation.
- The April member meeting speaker will be Tonya o'Dell with Rentbits. Grant Wolfe with Appfolio will also attend.

**Meeting adjourned at 12:01**





## National Association of Residential Property Managers

### N A S H V I L L E C H A P T E R

Meeting Minutes for the Board of Directors of NARPM that was held at Nero's Grille on May 8, 2012. Those present were Larry Bryant, Amy Newell, Dan Scott, Ron Wills, Marvin Neely, Jerry Jennings, Alicia Brim, Jim Hodge,

**The meeting was called to order at 11:08 a.m.**

#### **MINUTES**

The minutes of the April 10, 2012 meeting were reviewed & approved.

#### **President Report**

Larry Bryant called the meeting to order.

#### **Vice President Report**

Amy Newell made a motion to hold an August Luncheon on August 15, 2012 so that we can have RealTracs as a speaker. This will work since we're having CE Courses during the fourth week of the month instead of the third. Ron Wills seconded the motion. Vote taken; motion passed. We will also work with GNAR to host a board meeting and possibly a meeting with RealTracs a week or two before the August luncheon.

#### **Past President**

Dan Scott reported that we need to consider a place to host the 2013 Regional Convention. He also asked the board members if they're willing to put in time and work to make this happen—everyone is willing to help make it happen. We'll have to figure out a good venue for this event. Dan also proposed that we take a stand against the upcoming property tax increase. Dan made a motion that we take a stance against it. Jim Hodge seconded the motion. Vote taken; motion passed. We will take a poll with the members also. Jim plans to send all of his owners and tenant a letter to explain the increase and what the additional cost could mean for them. Jim will share this letter with the board members so they can also send it out. Amy Newell asked Jim to do this before our June 30 deadline so that we can apply the points to our "Chapter of Excellence" application.

#### **Treasurer Report**

Ron Wills presented YTD balance of \$8,730.48. He is still in line with the IRS deadline to file for our chapter. He will go ahead and file. We have been listed as a tax-exempt organization with them already. He will now file the E-postcard.

#### **Legislative Report**

Jim Hodge reported that we are continuing to break ground with GNAR. We will give them through the summer and if we don't accomplish anything, we'll consider other options such as a different county or approaching other groups like TAR. RealTracs involvement would further open our door with GNAR.

Dan Scott said that he's heard of a way to be involved for just \$75 a year but doesn't have all of the details just yet. He plans to pursue this information for our chapter to consider paying the

lower cost vs. the \$600 a year they pay now if they're unwilling to work with us. This could be good grounds for negotiations.

Ron Wills suggested that we continue to pursue being involved with GNAR, they offer validation for our group. Credibility alone offers a lot of value for our membership.

Jim is still working on the Governmental Affairs Committee details; he had a handout setting forth possible guidelines for everyone. Marvin Neely made a motion that Jim Hodge be the Chair of the Committee. Jerry Jennings seconded this motion. A vote was taken; motion passed. We will present the possibility of electing the Vice Chair to the chapter. If any are interested in serving on the committee, the board will make the final vote for who is the Vice Chair. Jim stated that it's very important that we get involved—know your state representatives! We'll present this to the chapter members at the May 15 luncheon and revisit this at the next board meeting.

### **Vendor Report**

Jerry Jennings reported that we have two or three prospects at this time but otherwise, no changes.

### **Education Report**

Alicia Brim reported that our CE classes on August 28 & 29 have been approved by TREC. When Alicia first spoke with the Williamson County board, the price for the room was a bit less. Now it's \$250 per day but that still works out. She received a check from Ron Wills to reserve the room. Dan Scott suggested that we "label" the vendor sponsorships: Gold for \$100 to cover beverages; Platinum for \$200 to cover the room expense. The first day our food should be covered by a buffet they're having. We will check with Williamson County to see if they can help us publicize the classes. The class will appeal to a lot of companies that are in the market for a second source of revenue by opening maintenance companies in house.

### **Charity & Communications Report**

Marvin Neely reported that we will remind members about the upcoming donation in June and will make handouts. He also asked about the newsletter. He will begin working on this. Amy & Larry will make sure that he has a copy of a past newsletter.

### **Secretary Report**

Ethan Hodge was not present.

### **Membership Report**

Scott Abernathy was not present.

### **Web Communications Report**

Mark Hill was not present.

### **OLD BUSINESS**

- We'll continue to pursue a relationship with GNAR

### **NEW BUSINESS**

- Larry Bryant would like to have a surprise drawing at the luncheon for free early bird registration at the National Convention in October. Ron Wills made a motion. Dan Scott seconded. A vote was taken; motion passed. We'll hold a surprise drawing for registration to the National Convention at the luncheon on Tuesday after the 50/50 raffle drawing.

**Meeting adjourned at 12:19 p.m.**



## National Association of Residential Property Managers

### N A S H V I L L E C H A P T E R

Meeting Minutes for the Board of Directors of NARPM was held at GNAR building on June 12, 2012. Those present were Larry Bryant, Amy Newell, Dan Scott, Scott Abernathy, Ron Wills, Jerry Jennings, Alicia Brim, Marvin Neely, Mark Hill, Jim Hodge, and Ethan Hodge.

**The meeting was called to order at 10:59.**

#### **MINUTES**

The minutes of the May 8, 2012 meeting were reviewed & approved.

#### **President Report**

Larry Bryant called the meeting to order.

#### **VP Report**

Amy Newell reported Scott has not heard from Realtracs speaker, but he will follow up about the August meeting.

Amy reported that Megan may assists Marvin with newsletters so the chapter can achieve more Chapter of Excellence award points. Discussed using Jim's tax increase letter and Scott's education articles as news letter items.

Recommendation made to have only treasurer & secretary sit at round table so other board members can interact with guests at chapter meetings.

#### **Past President Report**

Dan Scott reported no update on possibility of the regional conference being held in Nashville in 2013.

#### **Treasurer Report**

Ron Wills presented YTD cash flow of \$1,628.29 ahead. Banking summary for May has a net loss of -\$980.32 due to education & convention costs, and Net Worth report balance of \$8,503.99. Ron will get 2011 proof of checks paid for the education costs.

#### **Secretary Report**

Ethan Hodge motioned to have next 50/50 raffle go towards a member willing but not planning to attend national convention. Motion tabled for later review.

#### **Membership Report**

Scott Abernathy reported a new member David Hoke has inquired about paying local dues.

#### **Charity Report**

Marvin Neely reported he will get Ethan to send out reminder email for charitable giving for next chapter meeting.

### **Legislative Report**

Jim Hodge reported David Hoke has volunteered to be on the government affairs committee. Jim has had a good response from the tax increase letter sent out, the issue has passed 2<sup>nd</sup> reading and will likely be approved.

### **Education Report**

Alicia Brim reported printing the education flyer and asked for feedback. She requested we get 2 platinum sponsors and 4 gold sponsors for the class. Ethan will email the flyer out to all contacts. Appfolio was discussed as a sponsor. Discussed benefits to vendors for being a sponsor, i.e. face time with members. Decision made for the board not to provide a banner, but to let vendors provide their own banner.

### **Communication Report**

Mark Hill reported members page errors must be corrected by contacting national office. Mark will be presenting a technology presentation in November.

### **Vendor Report**

Jerry Jennings reported getting 2 new vendors.

### **OLD BUSINESS**

-Ron did get taxes filed.

### **NEW BUSINESS**

-Membership at 46, Larry makes a motion that if you get a new member you get regional registration paid for and if you get 5 new members you get your national registration paid for. Discussed bringing back the ambassador program thru national.

-Amy asked about looking into constant contact advertising

-Jim brought up the next available meeting times at the GNAR facility. Ron made a motion to hold September BOD & chapter meetings at GNAR, Ethan 2<sup>nd</sup> the motion and the motion passed.

-Lunch provided through GNAR staffer, Donna Wood. Motion by Mark Hill, to have chapter reimburse her costs, passed.

**Meeting adjourned at 12:00**



**National Association of Residential Property Managers**  
**N A S H V I L L E C H A P T E R**

Meeting Minutes for the Board of Directors of NARPM that was held at Nero's Grille on July 10, 2012. Those present were Larry Bryant, Amy Newell, Dan Scott, Jerry Jennings, Jim Hodge, Scott Abernathy, Ron Wills, Marvin Neely, and Alicia Brim.

**The meeting was called to order at 11:04 a.m.**

**MINUTES**

The minutes of the June 12, 2012 meeting were approved.

**President Report**

Larry Bryant called the meeting to order.

**Vice President Report**

Amy Newell reported that Megan Truskowski will begin handling our monthly newsletter. She will also supply us with newsletters for May and June! Amy is working on finalizing the Chapter of Excellence packet to submit it by the deadline on August 1.

**Past President Report**

Dan Scott reported that he will discuss in new business.

**Treasurer Report**

Ron Wills presented YTD balance of \$8,050.15.

**Membership Report**

Scott Abernathy reported that we will hopefully see two new members join from the last meeting. He did follow up with them.

**Vendor Report**

Jerry Jennings reported that we have two prospects that he thinks will join.

**Charity & Communications Report**

Marvin Neely reported that we have donated a grand total of \$1,290 for the year to the Union Mission. We need to get more participation on the number of people donating, not just the amount but how many are actually contributing. He also reported that the Mission would take us on a guided tour. We can also volunteer to work. We would want to volunteer when they have a greater need. We will decide a date at the August meeting and open the opportunity up to the membership.

**Legislative Report & Government Affairs Committee**

Jim Hodge reported that we are in the middle of an election cycle right now so it's the best time to speak with candidates. His office will be sending letters to all his tenants regarding rent

increases due to the recent Metro tax increases. July 1 is the date that the tax increase became effective. Once local government reappraises the tax values, an owner does have the right to appeal.

### **Education Report**

Alicia Brim reported that she has a news release typed up that she will have published in the Tennessean and in the Green Hills newspaper. She did call "Zip Your Flyer" but had to leave a voice message. She emailed Cher to get an update on attendance: We have four registered for "Basics & Beyond" and we have three registered for "Operating an In-House Maintenance Company". National will send out a mass email to all members in this region about the courses to help further promote higher attendance numbers so this is worth our while. We must have 10 or more registered to have the courses and earn anything for our chapter.

### **Web Communications Report**

Mark Hill was not present.

### **Secretary Report**


Ethan Hodge was not present.

## **OLD BUSINESS**

- Jim Hodge reported that we will have both our board meeting and membership meeting at GNAR in the month of September! The dates are September 11 & 17. GNAR has agreed to waive the \$300 room fee for the first membership meeting on the 17<sup>th</sup>! All in all, we will pay around \$10 a person for a lunch buffet and even if we must pay the \$300 room fee for future meetings, we should still come out ahead. We will try things out for the September meetings and then will poll the membership.

## **NEW BUSINESS**

- Larry Bryant suggested that we promote new membership by offering free dues if any member brings in a new member. Amy Newell made a motion that we waive the 2013 local dues for any member that brings in a new member. Ron Wills seconded the motion. A vote was taken; motion passed.
- Alicia Brim needs the information for any vendors that have paid for sponsorships for our continuing education courses in August. Two vendors have offered: Hermitage Flooring Gallery paid \$100; H & T Carpet is supposed to pay \$200 at the luncheon Tuesday.
- Scott Abernathy will push Real Tracs to confirm for our August luncheon.
- Dan Scott is the President Chair for the 2013 Regional Convention here in Nashville. We need ideas for hotels but some of the one's we've given thought to are: Renaissance, Hilton, Double Tree, Sheraton, and Marriott. Florida will likely come up and help us a lot. We will need vendors for booths, educational courses, and raffles. We'll also need a Program Chair. Jerry Jennings suggested that we have special clothing to indicate that we are the hosts.

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- Alicia Brim also said that we really need to push the promotion for the education courses in August. We need more participation! Amy Newell made a motion that we have a drawing on the second day of the CE courses for all that registered for both to be in a drawing for a free early bird convention registration. Scott Abernathy seconded the motion. A vote was taken; motion passed.

**Meeting adjourned at 12:02 p.m.**





**National Association of Residential Property Managers (NARPM)**  
**Nashville Chapter Board of Directors (BOD)**  
**Meeting Minutes from August 14, 2012**

Present: Larry Bryant, Ron Wills, Scott Abernathy, Amy Newell, Dan Scott, Jerry Jennings, Alicia Brim

Absent: Ethan Hodge, Jim Hodge, Mark Hill, Marvin Neely

President Bryant called the meeting to order at 11:08

The minutes from the BOD Meeting in July were voted on and approved.

Vice President Newell reported that the Nashville Chapter received 95 points for the NARPM Chapter of Excellence.

Treasurer Wills reported the Constant Contact bill was paid for the year to Scott Abernathy. President Bryant presented a check from NARPM National for \$968.39 to Treasurer Wills for the Nashville Chapters participation in the NARPM Southeast Conference. Treasurer Wills reported that the current Nashville Chapter checking account balance is \$8,150.57 (not including the check from NARPM National from the Southeast Conference). Scott Abernathy moved to approve the treasurers report it was seconded by Jerry Jennings and voted on. It was approved unanimously.

Vendor Chairman Jennings had nothing to report.

Education Chairperson Brim reported that we have fifteen people registered for one class and seventeen registered for another class. We only needed ten to hold the class so we will move forward with the class. Chairperson Brim volunteered to look at the classroom to ensure it has all the audio visual equipment needed for the instructor.

President Bryant reported that five people from Village Real Estate had joined NARPM National. Member Chairman Abernathy volunteered to invite them to our next meeting.

Scott Abernathy reported to Charity Chairman Neely for the Nashville Chapter to plan a day in September to serve lunch at the Nashville Rescue Mission. Past President Scott suggested for someone to find a couple of dates in September to present to the general meeting next week.

Vice President Newell reported that the BOD Meeting and the Membership Meeting will be held at The Greater Nashville Association of Realtors (GNAR) in September.

The BOD agreed to poll the membership after the meeting at GNAR to determine if the membership likes the idea of meeting there.

Past President Scott and Vice President Newell reported that the 2013 Southeast Conference will be held in Nashville. The tentative schedule is for March 21-22. Scott and Newell volunteered to look at hotels to offer some choices to NARPM National.

The meeting was adjourned at 11:31 by President Bryant.



National Association of Residential Property Managers  
N A S H V I L L E C H A P T E R

Meeting Minutes for the Board of Directors of NARPM was held at GNAR facility on September 11, 2012. Those present were Larry Bryant, Amy Newell, Dan Scott, Scott Abernathy, Jerry Jennings, Marvin Neely, Alicia Brim, Mark Hill, Jim Hodge, and Ethan Hodge.

**The meeting was called to order at 11:04.**

**MINUTES**

The minutes of the August 14, 2012 meeting were reviewed & approved.

**President Report**

Larry Bryant called the meeting to order.

**VP Report**

Amy Newell reported Grant Wolfe from Appfolio would speak at a meeting in 2013, she passed around topics he can speak on and each member initialled next to the two topics they most would like to hear.

**Past President Report**

Dan Scott

**Treasurer Report**

Ron Wills absent.

**Secretary Report**

Ethan Hodge no report.

**Membership Report**

Scott Abernathy reported a lead on new member Glaus Hill.

**Charity Report**

Marvin Neely reported the need to send out a reminder to take up money at the next meeting for our charity & hopefully surpass previous numbers. Dan Scott agreed to contact the City Paper & Scott Abernathy will write a press release.

**Legislative Report**

Jim Hodge reported slow time on the hill, elections upcoming in November.

**Education Report**

Alicia Brim reported a great turnout with 18 on day one, & 20 on day two of class. Two vendors brought money. Ron Wills needs to reimburse Alicia for out of pocket costs for class.

**Communication Report**

Mark Hill will be giving a technology seminar at the November meeting.

## **Vendor Report**

Jerry Jennings no report.

## **OLD BUSINESS**

-Education classroom at GNAR for next meeting. Menu will be hobo chicken buffett style with dessert, we will need a head count by Friday of those attending. People may start eating when they arrive. The room & facility will be comped for this meeting. GNAR will know by Novemebr what there education dates will be and we cann compare to our schedule of meetings.

## **NEW BUSINESS**

-Larry motioned to have the BOD meeting in Oct at GNAR and the motion passed. At the next meeting members will vote to have November meeting at GNAR.

-Dan motioned for nominations, Ethan 2<sup>nd</sup> and motion passed.

-Scott noted the board might be heavy in numbers, he motioned to have board reduced to all but officer positions.

-Jerry feels education more important than vndor chair.

-Amy feels if it has to do mwith membership it is more important.

-Scott brought up having two positions on board ready to move into officer positions is important.

-Marvin stated to have two positions elected by the mebership would be of benefit, & he moved to table motion until next board meeting.

-Mark Hill stated that we can conduct all of our needed business more efficiently which would decrease the time of the board meetings (around 20 minutes), & make being on the board more attractive.

-Scott withdrew motion.

-Amy desires to keep board as is until after the 2013 regional.

-Larry brought up having xmas party for all memebrship in lieu of current board dinner, with no interest.

-Dan is getting help from national and we will kick off the committee at national convention. If we can't get a hotel close to 2<sup>nd</sup> at Broadway, then we should get next nicest facility. Dan & Amy will continue checking with hotels.

Larry motion to get a gift certificate for GooGoos candies to take to nationals as a gift with \$75.00 maximum, Marvin 2<sup>nd</sup> & motion passed.

**Meeting adjourned at 12:04**



## National Association of Residential Property Managers

### N A S H V I L L E C H A P T E R

Meeting Minutes for the Board of Directors of NARPM was held at GNAR on October 9, 2012. Those present were Larry Bryant, Dan Scott, Scott Abernathy, Jerry Jennings, Alicia Brim, Ron Wills, Jim Hodge, and Ethan Hodge.

**The meeting was called to order at 11:06 am.**

#### **MINUTES**

The minutes of the September 11, 2012 meeting were reviewed & approved.

#### **President Report**

Larry Bryant called the meeting to order.

#### **VP Report**

Amy Newell was absent.

#### **Past President Report**

Dan Scott reported the 2013 regional will be held at the Radisson hotel at Opry Mills. A Majority of the board was in opposition to this location. Dan suggested we contact Jon Bradford with concerns. Scott & Alicia volunteered to go by and check on the facilities and take photos. Alicia expressed desire to have the regional as close to downtown as possible.

#### **Treasurer Report**

Ron Wills reported a bank balance of \$8,200, with a YTD of \$1,350. Scott inquired about the YTD starting at \$6,800 and Ron clarified we have a YTD increase of \$1,350.

#### **Secretary Report**

Ethan Hodge no report.

#### **Membership Report**

Scott Abernathy reported a lead on new member..

#### **Charity Report**

Marvin Neely was absent

#### **Legislative Report**

Jim Hodge recognized Scott with MTAR for having met with 6 candidates running for state office. Jim is working with Robert Duvall to oust Sherry Jones. Jim explained we can give candidates monies as individuals but not as a chapter unless we created a PAC which would be very time consuming. Scott stated there is talk of a national PAC forming. Jim reported having a conference call about URLTA "Uniform Residential Landlord & Tenant Act". The call was about issues such as domestic violence, landlord entry, & retaliatory conduct and encouraging the

wording to put the burden of proof on the tenant in those situations. Larry inquired who was watching things of that nature for our group & Jim reported Wes Hall as our contact at TN legislature. Dan motioned to support Robert Duvall as a candidate, Ethan 2<sup>nd</sup>, & motion passed. Jim will write a press release announcing that support.

#### **Education Report**

Alicia Brim no report.

#### **Communication Report**

Mark Hill was absent

#### **Vendor Report**

Jerry Jennings reported one new member this month.

#### **OLD BUSINESS**

- Larry reported the Rescue Mission volunteer day as a huge success and recommended we continue volunteer days in the future.
- Board Nov meeting can be held at GNAR in tech room. Jerry motioned to use that room, Scott 2<sup>nd</sup>, & the motion passed.
- Jim reported the class room is available in Nov but beyond that GNAR education schedule is unknown.
- Ron felt the price is too high for the GNAR class room & we will discuss in the future. Scott will check on the price of the MTAR room to know how much we should offer GNAR.

#### **NEW BUSINESS**

- Larry reported new nominees will be sworn in at Nov meeting.
- Ron motioned to have \$25 outstanding check from Aug 2011 to be written off, Scott 2<sup>nd</sup>, & the motion passed.

**Meeting adjourned at 11:59 am**



## National Association of Residential Property Managers

### N A S H V I L L E C H A P T E R

Meeting Minutes for the Board of Directors of NARPM was held at GNAR on Nov 13, 2012. Those present were Larry Bryant, Dan Scott, Amy Newell, Scott Abernathy, Marvin Neely, Alicia Brim, Ron Wills, Jim Hodge, and Ethan Hodge.

**The meeting was called to order at 11:01 am.**

#### **MINUTES**

The minutes of the October 9, 2012 meeting were approved.

#### **President Report**

Larry Bryant called the meeting to order.

#### **VP Report**

Amy Newell wait to report on new business.

#### **Past President Report**

Dan Scott reported the 2013 regional will be held at the Union Station hotel downtown. Ron has been keeping a list of members who need name badges & he will order. Ron recommended chapter purchase Quicken software to have on thumb drive to pass between treasurers. Scott was concerned about download limits. Amy made the motion to support, Dan 2<sup>nd</sup> and motion passed.

#### **Treasurer Report**

Ron Wills reported a bank balance of \$8,052.71, and group is \$1,152.01 ahead in profits. Clarification made that local dues are due on Jan 1 and late after Mar 1. Local dues paid by December 31, 2012 get \$5 off and late dues make person not a member and not able to come to meetings. If you bring a new member in before Jan 1 your 2013 local dues are free. Ron will get a list to Ethan to email. Ron has been keeping a list of members who need name badges & he will order. Ron recommended chapter purchase Quicken software to have on thumb drive to pass between treasurers. Scott was concerned about download limits. Amy made the motion to support, Dan 2<sup>nd</sup> and motion passed.

#### **Secretary Report**

Ethan Hodge suggested a PO Box for all chapter mail to go to as a possible future consideration.

#### **Membership Report**

Scott Abernathy reported he taught a Property Management Basics & Beyond to a class of 50+ REALTORS and really pushed NARPM during it.

#### **Charity Report**

Marvin Neely reported Scott having pics of volunteer day at mission and Scott has done press release. Chapter will take up donations at December celebration party.

#### **Legislative Report**

Jim Hodge no report.

#### **Education Report**

Alicia Brim reported no check for class received.

#### **Communication Report**

Mark Hill stopped by on break from class. Part of his presentation at next meeting will be on Google business apps. He will bring his laptop & will use chapter projector.

#### **Vendor Report**

Jerry Jennings stopped by on break from class.

#### **OLD BUSINESS – chapter meeting location**

-Jim has not received finalized calander from GNAR for next year. Larry wants to discuss price. Dan motioned to offer GNAR \$150.00 for use of room and equipment. Ron 2<sup>nd</sup>. Motion passed. Amy reminded that Maggiano's is a possibility and Larry said Village Real Estate board room also possible for meeting locations.

#### **NEW BUSINESS**

-Dan will swear in 2013 board nominees at next meeting.

-Dan, Amy, and Alicia had a good meeting with Union Station hotel. Larry stated that if anyone knows vendors willing to participate that they contact Scott Corbridge with national. Amy is on off site party sub committee, which may possibly be at the Flying Saucer. Ron stated he is seeing emails but feeling left out in the cold as far as opportunities to volunteer. Amy covered list of sub committees and Dan explained about each southeast chapter needs to be represented. Volunteers will be accepted at next chapter meeting.

-Alicia needs help with finding a keynote speaker. Jim suggested Steve Diggs who is similar to Dave Ramsey.

-Chapter of the year celebration party in lieu of a board of directors christmas party will be on December 11 at 6:30 pm. Options for location were Union Station and Maggiano's and interest vote for each was taken by a show of hands. Ron motioned to have at Union Station and Amy 2<sup>nd</sup>. Motion passed

**Meeting adjourned at 12:11 pm**