



National Association of Residential Property Managers

M O N T E R E Y B A Y C H A P T E R

Board of Directors Meeting Minutes

MARCH 21, 2013

We discussed the excellent chapter turnout at the Broker Owner and Regional conference in February in Las Vegas. We had 13 members in attendance, which is almost 1/2 our chapter. President Mary Lynn delivered a raffle donation of a \$50 gift card to Pezzini Farms and cookbook, that was ratified and approved for reimbursement.

William Sterling (Secretary) will be reimbursed on an annual basis for the cost of the Constant Contact program used for meeting announcements.

We discussed the significant lack of affiliate membership this year and board members were encouraged to seek out new or return members.

There will be no meeting in April due to the Cal NarpM conference in Napa. There are numerous members attending, although not quite as many as the Broker/Owner and regional conference.

Mary Lynn is authorized to donate another raffle prize to the Cal NarpM raffle in the amount of \$50.

We are still looking for speakers for our monthly meetings and hopefully will be able to line up a few at the Cal NarpM conference.

President Mary Lynn received an e-mail from Richard Vierra, Regional Vice President, regarding proposed by law changes. This item has been tabled to the next meeting to allow a sufficient time to review the proposed changes.



National Association of Residential Property Managers

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Board of Directors Meeting Minutes

June 20, 2013

President Mary Lynn was able to find several speakers for meetings at the Cal NarpM conference. Happy Inspector presented today, Alex Oshenko with Four Square will be presenting in July and Ray Scarabosio will be speaking at the August meeting. Mary Lynn was able to get some MOTO GP tickets for Alex and a few co-workers for the July race (day after our meeting). All vacation rentals are booked so we are unable to provide a room overnight. We will be sending out meeting announcements to numerous local property managers about Ray's presentation in August, hopefully to get some new interest/members. Mary Lynn has offered Ray tickets to the Monterey Historic Car races as a thank you to Ray.

We had a few former affiliate members re-join the chapter and we are working on a few new affiliate members.

Mary Lynn will be sending out personal e-mails to the broker/owners of numerous local property management firms that are not members to encourage them to come to the August meeting. E-mails and regular mail will be sent.

Effective January 1, 2014, the California State Fire Marshall will be implementing legislative changes to smoke detector requirements. Additional information will be obtained and presented at future chapter meetings regarding compliance with the new requirements.

President Mary Lynn purchased a thank you gift for Linda Chatten (past president 2012-2011) and she will be reimbursed the cost of the gift (Cross pen). The thank you gift was given to Linda at the June meeting.



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Board of Directors Meeting Minutes

September 13, 2013 by e-mail

We received notification from the restaurant today (Kula Ranch) that they are unable to accommodate our lunch meeting just 1 week away. We were given the option to move to another venue, which occurred once before. The board felt the best course of action was to cancel the meeting for September and re-schedule the speaker on insurance to November.

William Sterling, secretary, has returned from paternity leave (baby born 8/2/13) and will send out the meeting cancellation notices immediately.

The August meeting with Ray Scarabosio went well, although there were not very many new potential members in attendance. It appears the effort of mailing out and e-mailing the meeting notices was not effective. It was suggested that a list of local property managers that are not members be divided up among active members so that each current member can focus on recruiting just one or two. This will be discussed in the future.

October is the National convention in San Diego. Mary Lynn reported that in August she attempted to book her room (more than 60 days out) and that the hotel was sold out of rooms (even at regular price). There are overflow rooms available at other hotels and the Embassy Suites will provide a free shuttle.

Sally Backus has offered to host the Christmas Party in December and we will coordinate the date at a future meeting.

We do have several new affiliate members that have joined since June.

Mary Lynn is authorized to purchase a visa gift card as a raffle prize in the amount of \$100 for the national convention in San Diego and Gail Valdez is authorized to deliver a donation to the charity golf tournament on behalf of our chapter.

Next meeting November 21, 2103



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Board of Directors Meeting Minutes

November 21, 2013

Present: Mary Lynn Pinto, William Sterling, Jan Taylor, Gail Valdez (Linda Chatten and Jan Leasure left early)

A motion was made by Mary Lynn Pinto to approve the revised by-laws. A second to the motion was made by Gail Valdez. Motion passed 4-0.

We discussed a membership drive that for new members that join between January 1 , 2014 and March 31, 2014. All new national members will receive a local chapter membership at no cost for 2014. It was decided that we would also promote the local dues waiver as part of a membership drive at the Cal Narpmm conference in Monterey in March. Mary Lynn will contact the Cal Narpmm board to see if we can get cooperation in allowing potential new members to attend some of the events as a recruiting event. Mary Lynn will apply for a grant to advertise the Cal Narpmm conference in our local association of Realtors and possibly newspaper advertising. If the National organization provides the grant the local chapter will match the amount to increase exposure. We may have a booth at the event which will be discussed at the January chapter meeting.

Officers were given a copy of their job descriptions and asked to seek out a replacement for their office.

We are planning on sending out a survey and also having printed copies at the January meeting for completion. Members are encouraged to send in questions that they would like to get a sense of how their fellow property managers are operating.

The tentative date for the Christmas Party is December 15th at 6pm, subject to confirmation with Sally Backus. We are adding a white elephant gift. Each member will bring a gift and participate in the exchange. Cost of the gift shall not exceed \$20. William Sterling will develop and publish the white elephant rules.

Enforcement of the new smoke detector requirements has been delayed until July 1, 2014. Mary Lynn has received pricing for a bulk order from First Alert and is waiting for the pricing from Kidde for a possible bulk/group order.

The board discussed a request from the San Jose chapter to co-sponsor a fundraising golf/bocce tournament and dinner. An e-mail was sent out and the only response was from Dick Beaumont who will not be in town next summer. The decision was made not to co-sponsor the event, but possible send a participation team.

Next board meeting, January 16, 2013