



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 Darfons Restaurant on January 14, 2014. Those present were Ed Van Voorhees, Robbie Tenpenny, Ron Wills, Ethan Hodge, Jim Hodge, Scott Abernathy, Amy Newell, Jeff Stockton, Lee Blackburn, and Rachel Acuff.

The meeting was called to order at 11:13 a.m.

President Report

Ron Wills welcomed new board members and encouraged involvement from members to attend conventions.

VP Report

Ethan Hodge reported Jim Cumbee will be the speaker during the January meeting and passed out the tentative agenda of speakers/presentations for the year. Ethan stated he is open for any suggestions for potential speakers.

Past President Report

Amy Newell reported the Board members "List of Duties" has been updated and she will email the new version out today to all current board members.

Treasurer Report

Lee Blackburn reported he emailed board financials, and December reconciled balance is \$6,469.34.

Secretary Report

Rachel Acuff no report.

Education Report

Scott Abernathy reported he will email out the new class options for this year to the board. Scott requested for all board members to review the list so a vote can be made at the next BOD meeting.

Communication Report

Jeff Stockton reported he is working on the newsletter.

Membership Report

Robbie Tenpenny reported we will have 2 new members this month.

Vendor Report

Jon Selinger absent. Amy Newell made a motion to send a gift of no more than \$100 to Jon's office due to a family death. Ed Van Voorhees 2nd and the motion passed.

Charity Report

Ed Van Voorhees reported he will email the membership a request for their suggestions to who the charity of choice should be for the year. Once Ed receives the suggestions, he will present to the BOD at next months meeting for a vote.

Legislative Report

Jim Hodge reported he had no response from proposing participation for the upcoming days on the hill opportunities. Jim reported the TAA is proposing new legislature and Jim has been corresponding with Catie Bailey on a resolution. The new legislation will restrict landlords from disposing of tenants' personal property after an eviction for a minimum of 48 hours. This proposed legislature will affect the entire state. Jim proposed a motion for us as the NARPM group to suggest 24 hour minimum or no time limit at all instead and additionally allow for landlords to donate such personal property to charity. Scott 2nd and motion passed. Jim reported the proposed chicken bill is still pending and Jim proposed a motion for us as the NARPM group to request to the councilmen to vote against such legislature. Lee Blackburn 2nd and motion passed. Jim also made mention of the Stop Amp which will effect East and West Nashville by taking away lanes to add mass transit. Jim will mention this issue at the meeting next week to the membership so they can take action should they desire.

OLD BUSINESS

- Deferred until next meeting

NEW BUSINESS

- Ron wants to push for attendance at national/regional events. He would like to request for testimonials from fellow members who have attend such events previously which can be presented to the membership.
- Future Board Meetings will stay at Darfon's Restaurant.

Meeting adjourned at 12:01 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 Darfon's Restaurant on February 11, 2014. Those present were Ed Van Voorhees, Robbie Tenpenny, Ron Wills, Ethan Hodge, Jim Hodge, Scott Abernathy, Jon Selinger, Jeff Stockton, Lee Blackburn, and Rachel Acuff.

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

MINUTES

The minutes of the January 14, 2014 meeting were approved.

President Report

Ron Wills confirmed Darfon's would be the venue for our February membership meeting. Ron stated he would like to motivate members to sign up for events such as the Regional/National Convention particularly members who have never attended a Regional/National convention. Discussion was held and Ethan motioned to offer a drawing for \$1,000 credit towards expenses for any members who have never attended a Regional/National convention or have not attended a Regional/National convention within the last 5 years. Jim Hodge 2nd the motion and motion passed with one opposition. The drawing will be introduced to the membership at the February meeting and the drawing will be executed during the March meeting.

VP Report

Ethan Hodge reported Alan Chen with Happy Inspector will be the guest speaker for the February meeting. Norman Deep with MDHA will be our March speaker and he will be discussing the Section 8 program.

Past President Report

Amy Newell—absent.

Treasurer Report

Lee Blackburn reported we had an intake on member/vendor dues. The reconciled balance for January is \$8,979.70.

Secretary Report

Rachel Acuff reported the email she sent to the membership regarding the restaurant change for our monthly meetings received no opposition and it may influence more members to attend monthly.

Education Report

Scott Abernathy made the motion for our selected continuing education classes to be "Owner/Client Relations Essentials" & "Owner/Client Relations Advanced", Rachel 2nd the motion and the motion passed with one opposition. Scott requested suggestions for the location of the classes to be held and the board decided the classes will be held in September.

Communication Report

Jeff Stockton reported the February newsletter will be distributed within the next 2 days. Jeff stated he plans to send the monthly newsletters out a week prior to the monthly membership meeting.

Membership Report

Robbie Tenpenny no report.

Vendor Report

Jon Selinger reported a few vendors have reached out to him to confirm whether or not we have received their dues. Jon will get with Lee for clarification on which vendors owe the yearly dues.

Charity Report

Ed Van Voorhees reported he is working on a project and will present to the board next month.

Legislative Report

Jim Hodge reported he did not attend the Day on the Hill with the TAA since a resolution on the legislation could not be reached prior. Jim suggested to Catie Bailey (with TAA) to review/follow along with the Virginia Law 55-237.1 which allows for the sheriff to post a notice of eviction on the property and gives the tenants 24 hours to make arrangements for removal of personal belongings. Upon the expiration of this 24 hour time frame, the landlord may remove/dispose of the personal property. Jim also reported CAI is involved in a new piece of legislature which Jim will email the Board information on the proposed bill.

OLD BUSINESS Already addressed during reports

NEW BUSINESS Jeff proposed involvement with the CAI Charity Golf Event. He will make mention to the membership to see if anyone has interest. Future Board Meetings may be moved to a new location with a private room. We will wait and see how next weeks meeting goes.

Meeting adjourned at 12:09 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 Ellendale's Restaurant on March 11, 2014. Those present were Ed Van Voorhees, Robbie Tenpenny, Ron Wills, Ethan Hodge, Jim Hodge, Scott Abernathy, Jon Selinger, Jeff Stockton, Lee Blackburn, Rachel Acuff, and Amy Newell.

The meeting was called to order at 11:12 a.m.

MINUTES

The minutes of the February 11, 2014 meeting were approved.

President Report

Ron Wills no report

VP Report

Ethan Hodge no report

Past President Report

Amy Newell no report

Treasurer Report

Lee Blackburn reported the reconciled balance for February is \$9,190.60.

Secretary Report

Rachel Acuff no report

Education Report

Scott Abernathy is working on securing an instructor for our education classes. He will try to obtain Kit Garrett as our instructor.

Communication Report

Jeff Stockton will be promoting the Regional conference and also will make mention of the outings available during the conference in our monthly newsletter.

Membership Report

Robbie Tenpenny reported she has gotten with Lee and contacted members who are past due on their annual dues. She stated many of them are not renewing for this year.

Vendor Report

Jon Selinger reported is working with Lee on collecting dues from vendors.

Charity Report

Ed Van Voorhees reported he is working on securing a day of service with the Nashville Rescue Mission. He will check on available dates with Ethan and the Nashville Rescue Mission.

Legislative Report

Jim Hodge passed out a handout on a recent case involving a Virginia Property Management company who are now having to pay out \$82,000 to settle a discrimination case. The property management company denied accepting an application from a non-English speaking prospect because she was not able to speak fluent English and would not accept her translator either. Discussion was held and Jim will make mention during our membership meeting next week. Jim also report JT Davis and Karen Roach will be attending our meeting next week and hopefully will become members. Jim reported the TAA Bill regarding eviction set outs passed and landlords must allow for personal property to remain outside for 24 hours before disposing of such items. Day on the Hill is March 26th and Larry Bryant will be attending along with Jim.

OLD BUSINESS

Jon reported we have received a commitment of \$650 so far from vendors to apply towards our Regional Conference promotion. Jim motioned for our chapter to help with the cost difference in the event we do not receive the full \$1,000 from vendors. Amy 2nd and the motion passed. Discussion was held in regards to how our chapter would issue this \$1,000 give away and agreed the board would make the hotel/flight/registration arrangements and pay by our debit card and then cut a check to the participant for the difference which will help with the rest of the expenses.

NEW BUSINESS

Ethan is working on Chapter Compliance and will get with board members as needed to complete this task. Robbie reported she has contacted GNAR regarding securing a booth at the Middle Tennessee Realtors. Convention which is being held at the Music City Center on 9/11/14. She will contact them further and get with Amy in order to try and secure a grant from National to help with the expense. Amy will get with Jeff on CAI event and try obtaining another grant as well. **Meeting adjourned at 11:43 a.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 Ellendale's Restaurant on April 8, 2014. Those present were Robbie Tenpenny, Ron Wills, Ethan Hodge, Jim Hodge, Scott Abernathy, Jon Selinger, Jeff Stockton, Lee Blackburn, Rachel Acuff, and Amy Newell.

The meeting was called to order at 11:05 a.m.

MINUTES

The minutes of the March 11, 2014 meeting were approved.

President Report

Ron Wills no report

VP Report

Ethan Hodge reported there was not a speaker lined up for April's meeting. Discussion was held regarding speakers for our April and May meeting. Jeff agreed to present a mold presentation at our April meeting and will invite Andrea with Flood Pro to speak on the topic as well. With regards to May's meeting it was agreed that we will hold a round table discussion and will invite attendees of the Regional Conference to speak on their experience and any new knowledge they have learned from the conference.

Past President Report

Amy Newell reported she has submitted the needed paperwork to national for the \$500 grant to help support the GNAR booth at the convention. She is working on submitting the paperwork for the second grant.

Treasurer Report

Lee Blackburn reported the reconciled balance for March is \$8,433.17.

Secretary Report

Rachel Acuff reported she will email out to the membership to obtain a list of any members who need name tags and will get with Lee on placing an order.

Education Report

Scott Abernathy reported Kit Garrett has agreed to teach our educational classes. However, National still has to approve the instructor for the class. Scott motioned for the classes to be held on Sept 15th and 16th, Ethan 2nd and motion passed with no opposition. Scott requested suggestions for the location of the classes to be held. Discussion was held and Scott will be gathering information from both GNAR and MTAR regarding securing either as the location.

Communication Report

Jeff Stockton reported he is working on the newsletter and stated suggestions were needed for the Management Company spotlight. Suggestions were made and Jeff will be reaching out to Donna Hedges and Pat Rowlett to see if they would like to be included in the newsletter.

Membership Report

Robbie Tenpenny reported she has followed up with unpaid members. Ethan and Ron suggested for Robbie to search various internet search engines and MLS for potential new members.

Vendor Report

Jon Selinger reported he is working on sending out invoices for unpaid vendors. Also, Jon stated a Wildlife Removal Company has reached out to him and may be willing to join our chapter.

Charity Report

Ed Van Voorhees was absent.

Legislative Report

Jim Hodge reported that he and Larry Bryant attended the Day on the Hill. During their visit, he rekindled a potential resource for NARPM, Councilman Darren Jernigan. Scott mentioned the official notice period for those not operating under the TNLA has changed officially to 14 days.

OLD BUSINESS

Discussion was held in regards to whether arrangements have been executed with respect to our Regional attendee winner and Lee confirmed she is taken care of and all arrangements have been made.

NEW BUSINESS None

Meeting adjourned at 11:41 a.m.

EMAIL DISCUSSION HELD 04/09/14 BETWEEN ALL BOARD MEMBERS:

Ron proposed a vote to donate an item for the Regional Conference's 50/50 drawing as we have done so in the past. He suggested we donate a few bottles of Jack Daniels whiskey as we did last year since it was a successful donation. One of the attendees will be responsible to visit a liquor store and purchase 3-4 bottles approx \$100 worth. "Yes" votes were collected from Rachel, Ron, Scott, Ethan, Jeff, Jon, Robbie, Amy, and Lee so with a majority vote motion passed.



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 Ellendale's Restaurant on May 13, 2014. Those present were Robbie Tenpenny, Ron Wills, Ethan Hodge, Jim Hodge, Ed VanVoorhees, Jon Selinger, Jeff Stockton, Lee Blackburn, Rachel Acuff, and Amy Newell.

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

MINUTES

The minutes of the April 8, 2014 meeting were approved.

President Report Ron Wills reported the board received a "thank you" card from Nicky Clark with respect to her attendance/trip for the Regional Convention.

VP Report Ethan Hodge reported he needed ideas for the round table discussions which will take place at our May meeting. Discussion was held and suggestions were made. Rachel will also be emailing out to the chapter for any suggestions on what the membership would like to discuss.

Past President Report Amy Newell no report.

Treasurer Report Lee Blackburn reported the reconciled balance for April is \$8,213.28. Also, for April we paid out \$918.99 for the regional attendee and have recouped \$150 from vendors so far for this expense. We matched the charity donation to the Nashville Rescue mission and sent the mission a check for \$425.00. Ed motioned for this balance to carry and Jon 2nd, motion passed.

Secretary Report Rachel Acuff reported has collected a list of which members/vendors need name tags and has passed the information along to Lee so an order can be placed.

Education Report Scott Abernathy was absent. Discussion was held regarding the location for our upcoming educational classes. Amy motioned to hold the classes in Mt Juliet at EMTAR for \$100/day and should we not be able to secure this location we will move forward with holding the classes in Murfreesboro at MTAR, Jon 2nd and the motion passed. Jim mentioned that Scott will be teaching an CE class on May 22nd "Property Mgmt: Basic Policies and Procedures" and suggested we notify the membership. Rachel will email out the flyer to the membership.

Communication Report Jeff Stockton no report.

Membership Report Robbie Tenpenny reported Doris Tucker will be attending our May meeting as a prospective member.

Vendor Report Jon Selinger reported an animal control vendor will be coming to our May meeting.

Charity Report Ed Van Voorhees reported we will volunteer at the Mission in August in lieu of our August meeting. Also, we will collect in June for the Nashville Rescue Mission.

Legislative Report Jim Hodge reported he will be inviting local candidates to our meetings for a quick introductory and should they want to stay for our luncheon they will need to RSVP and pay for lunch. Also, Jim will be getting a list together for our membership which will be a nonofficial NARPM endorsement list of local representatives/judges.

OLD BUSINESS Ron spoke of the recent Regional convention and how impressed he was with the seminars offered and location. He will make mention of this as well at the May meeting.

NEW BUSINESS None Meeting adjourned at 11:32 a.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 Ellendale's Restaurant on June 10, 2014. Those present were Robbie Tenpenny, Ron Wills, Ed VanVoorhees, Jon Selinger, Jeff Stockton, Lee Blackburn, Rachel Acuff, Scott Abernathy and Amy Newell.

The meeting was called to order at 11:09 a.m.

MINUTES The minutes of the May 13, 2014 meeting were approved.

President Report Ron Wills no report

VP Report Ethan Hodge absent.

Past President Report Amy Newell reported two grants have been approved by National. One of the grants is for the GNAR booth to help with the membership drive and the second will be used to sponsor a hole at the CAI event for marketing.

Treasurer Report Lee Blackburn reported the reconciled balance for May is \$8,587.88. For May, we received the remaining vendor funds which were used to cover the expense of the scholarship issued for the regional event. Also, we received our chapter incentive from National. National issues this check to chapters who have retained at least 85% of their membership. The payout consists of National paying \$10/member so our check total received was \$460.00.

Secretary Report Rachel Acuff no report.

Education Report Scott Abernathy reported the classes are set and the location has been secured. The classes will be held at EMTAR.

Communication Report Jeff Stockton no report.

Membership Report Robbie Tenpenny no report

Vendor Report Jon Selinger no report.

Charity Report Ed Van Voorhees reported we will be collecting at the June meeting for the Nashville Rescue Mission. Rachel will make note of this on the invitation. Also, Ed reported a work date has been set for 8/19 at the Nashville Rescue Mission.

Legislative Report Jim Hodge no report.

OLD BUSINESS None

NEW BUSINESS Discussion was held in regards to our Nashville NARPM website and who maintains the information posted. It was determined that the communications chair is responsible for this task. Amy will update the website and get with Jeff on how to handle such task.

Discussion was held in regards to the speaker for June's meeting. Wes Hall will be coming as our guest for June. Tracy Van Camp will be coming in the near future to speak. Ron will get with Ethan in regards to the due dates for the Chapter of Excellence. Location of July's BOD meeting will be attentively held aboard Ron's boat. If the stars align and let "Sun Devil" out of the shop.

Meeting adjourned at 11:35 a.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 Ellendale's Restaurant on July 8, 2014. Those present were Robbie Tenpenny, Ron Wills, Ed VanVoorhees, Jon Selinger, Jim Hodge, Lee Blackburn, Rachel Acuff, Scott Abernathy and Amy Newell.

The meeting was called to order at 11:07 a.m.

MINUTES The minutes of the June 10, 2014 meeting were approved.

President Report Ron Wills no report

VP Report Ethan Hodge absent. Jon Selinger confirmed our speaker for next week will be David Patterson who works for Neace Lukens Insurance.

Past President Report Amy Newell reported she has received the 2014 GNAR convention forms and will work on getting them turned in as needed.

Treasurer Report Lee Blackburn reported the reconciled balance for June is \$9,173.28. We are sending out a check to the Nashville Rescue mission for \$500 to match our second quarter contributions received during the June meeting.

Secretary Report Rachel Acuff no report.

Education Report Scott Abernathy reported TREC has certified the classes and teacher for continuing education credit hours.

Communication Report Jeff Stockton absent. .

Membership Report Robbie Tenpenny no report

Vendor Report Jon Selinger no report.

Charity Report Ed Van Voorhees reported he will push for volunteers to commit to our August work date at the Nashville Rescue Mission during our July meeting.

Legislative Report

Jim Hodge reported early voting will begin in Mid-July and he will make mention of this during our July meeting to help remind everyone and forewarn them that the ballot this year is roughly long. The Davidson County ballot is up to 10 screens, 23 judges have retention selection which will slow the voting process. The estimated time per voter is 10 minutes.

OLD BUSINESS Chapter of Excellence is due at the end of July and Ethan is working on getting this taken care of. Chapter of Compliance—discussion postponed until next BOD meeting. Amy is working on getting our Local NARPM website updated. Discussion was held in regards to our Regional Convention planning funds. We have not yet received the check from National and will keep a watch out for it until next BOD meeting.

NEW BUSINESS The volunteer day at the Nashville Rescue Mission is 8/19 from 10:00-1:00 Discussion was held in regards to GNAR booth. Amy will speak during the July meeting in regards to asking for volunteers to work the booth during the convention. The convention is 9/11/14 and cost if \$600 for the booth. We have received \$500 from National to credit towards this expense. Scott will discuss sponsorships from vendors for our September classes during the July meeting. Amy will start recruiting members to serve on the 2015 BOD.

Meeting adjourned at 11:24 a.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 Ellendale's Restaurant on August 12, 2014. Those present were Robbie Tenpenny, Ron Wills, Ed VanVoorhees, Jon Selinger, Jim Hodge, Lee Blackburn, Rachel Acuff, Scott Abernathy, Ethan Hodge and Amy Newell.

The meeting was called to order at 11:10 a.m.

MINUTES The minutes of the July 8, 2014 meeting were approved.

President Report Ron Wills no report

VP Report Ethan Hodge reported the Chapter of Excellence has been submitted to National on time. Also, the speaker for November's meeting will be Andy Bailey who is a business coach.

Past President Report Amy Newell no report

Treasurer Report Lee Blackburn reported the reconciled balance for July is \$8,486.13.

Secretary Report Rachel Acuff no report.

Education Report Scott Abernathy reported two vendors have agreed to sponsor our lunch/breakfast for the education classes next month. These vendors are Bob with Mr. Rekey and Ed Vanvorhees with Citrus Solutions. Scott will get with Amy to get a vendor email list and try to obtain two more sponsors. Scott reported he will be out of town on the days of our Education Classes. Ron volunteered to oversee the classes go smoothly. Lee will get a check together for the cost of the location. Rachel will send out a email reminder to members regarding the education classes. Amy will take care of dinner plans for Kit Garrett. Jon will take care of the sponsoring vendors during the breaks and ensure they have the opportunity to speak.

Communication Report Jeff Stockton absent. .

Membership Report Robbie Tenpenny reported that we did not receive any volunteers from the membership to assist with covering the booth during the GNAR convention. Robbie volunteered to handle the booth from 2:00-4:00 and Amy volunteered from 4:00-6:00. Ron will also attend to assist.

Vendor Report Jon Selinger no report.

Charity Report Ed Van Voorhees reported we have 12-15 volunteers lined up to assist with working at the Mission on 8/19 at 10:00

Legislative Report Jim Hodge reported there is an upcoming charter amendment to reduce the number of council members in the Metro District. The vote failed in Council but is set to be voted on. Rachel will forward information to the membership. Jim suggests members to get more involved in local Real Estate committees.

OLD BUSINESS Chapter of Compliance will be worked on by Ethan and is due 12/1/14. Amy is working on getting our Local NARPM website updated along with the local calendar. We have received the check from the Regional Convention .

NEW BUSINESS Discussion was held regarding the need for another chapter meeting to be held since we attentively do not have a meeting scheduled for October or December. Amy motioned that we have our Board meeting on 10/7 and a general membership meeting on 10/14. Ed second and the motion carried with no objection.

Meeting adjourned at 11:29 a.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 Ellendale's Restaurant on September 9, 2014. Those present were Robbie Tenpenny, Ed VanVoorhees, Jeff Stockton, Lee Blackburn, Rachel Acuff, Scott Abernathy, Ethan Hodge and Amy Newell.

The meeting was called to order at 11:14 a.m.

MINUTES The minutes of the August 12, 2014 meeting were approved. Ed motioned & Lee 2nd
President Report Ron Wills absent

VP Report Ethan Hodge reported that we still need a speaker for our October luncheon. Rachel will email Traci Van Camp and see if she is available. If not, perhaps Jack Johnson would be a back up or a round table discussion. Ethan also confirmed the Chapter of Compliance is almost finished.

Past President Report Amy Newell reported that we are all set for the convention booth on 9/11/14. Amy will set up, Alicia will cover the booth from 3-4, Robbie 2-4, Jeff 2-4, and Ron will attend as well. The dinner hosting our education teacher, Kit Garret, will be attended by Beverly, Ron, and maybe Ethan and Rachel. Dinner will be held at Jonathans in Mt. Juliet.

Treasurer Report Lee Blackburn reported the reconciled balance for August is \$8,566.38. We committed to pay our \$500 to National during the convention.

Secretary Report Rachel Acuff reported she has changed our reservation in October with Darfon's for 10/14 instead of 10/21 and canceled our September reservation.

Education Report Scott Abernathy reported there are 21 attendees registered for our education classes. There will be 11 attendees on the 1st day and 10 attendees on the 2nd day. Also, we have commitments from 3 vendors to sponsor our breakfast/lunches during the classes. The sponsors are Mr. Rekey, Citrus Solutions, and Apex Works.

Communication Report Jeff Stockton no report.

Membership Report Robbie Tenpenny no report.

Vendor Report Jon Selinger absent.

Charity Report Ed Van Voorhees reported we had a successful workday at the mission in August.

Legislative Report Jim Hodge absent.

OLD BUSINESS none

NEW BUSINESS Ed will obtain an invoice for our annual P.O. Box service and send to Lee so a payment can be issued. Rachel will handle ordering lunch/breakfast for our education classes and Ron will assist with delivery if needed.

Meeting adjourned at 11:36 a.m.