

## Chapter Meeting Minutes January 16, 2014

Present: Mary Lynn Pinto (President), Will Sterling (Secretary), Jan Taylor (Treasurer) and Gail Valdez (Membership Chair)

Discussed:

- No meeting in February due to Broker Owner Retreat and Pacific Southwest Conference. Gail and Jan will be attending and bringing a raffle donation from our chapter. No meeting in March due to Cal Narpn event. January meeting was Preventative Maintenance Tips from John Lewis, Contractor of Lewis Builders and The Glass Guru

Membership Drive: Because the Cal Narpn Annual Convention is being held in Monterey, we are going to offer free local chapter dues to any member that joins from January thru the end of the convention (March 30th). Maybe we can encourage local non member PM's to come to the Cal Narpn conference. A sign- up sheet was passed out for offices to sign up to try to recruit new members.

We have offered our assistance to the Cal Narpn convention staff to see if Monterey has any responsibilities at the convention and to offer our assistance with the registration desk.

Mary Lynn has added a recognition certificate/award for those members who have been NARPM members for 20+ years. We have several members in our chapter that have reached this level or are reaching it during 2014.

Mary Lynn asked each officer to start thinking about who would be a good member to recruit as a replacement of their job title for 2015.

Bulk smoke alarm being ordered through Kidde to take advantage of a huge price reduction for the 10 yr. sealed battery units. In order to get the pricing, the minimum order is 5000 units. Mary Lynn will coordinate the order. Members will be able to pick up their units directly from Electrical Distributors with some Monterey offices being able to pick up and pay for the units at the Monterey location and the remaining units are to be picked up in the Salinas location.

Meeting adjourned....

## NARPM MBC Chapter Meeting Minutes June 2014 by email

Included: Mary Lynn Pinto (President), Will Sterling (Secretary), Jan Taylor (Treasurer) and Gail Valdez (membership chair)

Discussed:

We did get a few new members from the membership drive (waived local chapter fees if joining national by 3/31/14) but somewhat disappointing.

April meeting was a 3 conference updated by Gail Valdez & Jan Taylor (Broker/Owner & PSW) and Mary Lynn Pinto, Will Sterling and Dick Beaumont for Cal Narpm.

May meeting was a "maintenance clause round table" with several large offices participating in the discussion and Mary Lynn discussed the new member "mentor" program.

June meeting was an excellent meeting with representative from the Monterey Peninsula Water Management District (Peninsula jurisdiction), Cal Am Water Co (also Peninsula), California Water Service (Salinas area) and Marina Coast Water district. The panel presented general info on water conservation, rebate information, etc. Santa Cruz agencies were invited but did not respond. Packets and documents were provide by all presenters and the meeting was very informative. After the meeting, it was discussed to institute a water disclosure form for use by our chapter members to be given to tenants with limited information about water conservations, the respective agency's contact info and specific verbiage from MPWMD which is necessary to provided at lease up or a fine may be imposed to the property manager. Jan Leasure and Mary Lynn Pinto will work together in trying to get the disclosure together for future use.

## NARPM MBC Chapter Meeting Minutes September

Included: Mary Lynn Pinto (President), Will Sterling (Secretary), Jan Taylor (Treasurer) and Gail Valdez (membership chair)

Discussed:

July Meeting was "The Road to Professional Property Management" by Jean Storms. Sally Backus hosted Jean at her home.

August Meeting: Jan Leasure lead the chapter on a discussion of an article written by Natalie Bechler on "Client Shades of Grey"...basically keeping clients too long. It was a very informative and active participation among the members present (small group but excellent meeting!).

September Meeting: "Property Management Anonymous" - Post summer stress discussion of challenging situations the occurred. Each manager was to bring an office story or other story (provided they had permission from the manager to share). Prizes were given at the end of the meeting after voting on the most interesting shares!

October Meeting: None due to National Convention in Wisconsin (Fred Nohr from Smith Realty attending)

November Meeting: Mary Lynn will discuss changes to the national structure (Pacific Region with Keith Becker as RVP being shared with separate Hawaii region). We will also be discussing changes to our chapter. No one has stepped forward with interest in the President's position so we will be asking each major office to step up and host a meeting (select the topic, speaker, etc.) so that there is less work/responsibility for the President. The chapter is willing to pay for a professional speaker, up to \$500 if members notify the board and get approval. A sign up sheet will be passed around. We will also be discussing the water disclosure which we hope to have in time prior to the meeting (Jan coordinating with MPWMD).

No Meeting for December - Christmas Party will be at Sally Backus' and the chapter will provide the Prime rib and a couple of side dishes (not enough last year). Date to be confirmed (Tentative 12/18,12/19 or 12/20).

Meeting adjourned