



## CHAPTER COMPLIANCE 2023

### C042 ALBUQUERQUE METRO CHAPTER

Congratulations! Your NARPM 2023 Chapter Compliance Application form has been approved!

The chapter has met all recertification requirements and is fully certified.

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#### Levels of Chapter Recertification

##### **Full recertification**

The chapter has met all recertification requirements, indicated by compliance with items listed on the certificate of compliance. Only fully certified chapters are eligible for Chapter Excellence Awards. Once recertified, an email will be sent.

##### **Chapter in Review (Amended 2022)**

Should the Chapter submittal displays lack of submission of any items on the certificate of compliance. Chapters will have six (6) months from compliance deadline to restore their certification. NARPM® Board of Directors must confirm that a Chapter can be taken off Chapter in Review status.

A Chapter will be placed in **Chapter in Review/Conditional Compliance** if documents are not submitted by compliance deadline. Members of the chapter will not be notified when a Chapter is placed in conditional compliance. The chapter must meet the chapter compliance deadline for the following year.

##### **De-certification**

De-certification must be preceded by a period of Chapter in Review and indicates continued non-compliance of recertification requirements. NARPM Board of Directors must approve all de-certification of chapters.



**CHAPTER COMPLIANCE 2023  
ATTENDANCE REQUIREMENTS MET in 2022**

**C042 ALBUQUERQUE METRO**

Compliance Question:

How many Chapter Leader Calls, hosted by RVPs, did the chapter president, or their representative, participate in? Your chapter president, or their representative, must attend at least two of these calls to obtain chapter compliance.

February 9, 2022 Attendee(s): Melissa Benevegna

June 2, 2022 Attendee(s): Jack H. Corder II

Chapter Bylaws Requirements for President and/or President-Elect to attend Chapter Leadership Training at Annual Convention on October 20, 2022 AND/OR Nuts and Bolts Virtual Sessions on November 16, 2022.

October 20, 2022 Attendee(s): **NONE**

November 16, 2022 Attendee(s): Jack Corder



## Confirmation

[Home](#) | [Security Profile](#) | [Logout](#)

Your Form 990-N(e-Postcard) has been submitted to the IRS

- **Organization Name:** ALBUQ-METRO CHAPTER OF THE NATIONAL ASSOC OF RESIDENTIAL PROPERTY
- **EIN:** 223944041
- **Tax Year:** 2021
- **Tax Year Start Date:** 01-01-2021
- **Tax Year End Date:** 12-31-2021
- **Submission ID:** 10065520220695332926
- **Filing Status Date:** 03-10-2022
- **Filing Status:** Pending

**Note:** [Print](#) a copy of this filing for your records. Once you leave this page, you will not be able to do so.

**MANAGE FORM 990-N SUBMISSIONS**



STATE OF NEW MEXICO

**MAGGIE TOULOUSE OLIVER**

SECRETARY OF STATE

\*\*\*ELECTRONICALLY FILED\*\*\*  
Office of the New Mexico Secretary of State  
Business ID#: 2015527  
Filed On: 03/10/2022  
Total Number of Pages: 1 of 2

**Annual Report Fiscal Year End Date:** 12/31/2021

**Transaction Type:** Annual Report

**Business ID#:** 2015527

**Entity Name:** THE ALBUQUERQUE/METRO CHAPTER OF THE NATIONAL ASSOCIATION OF RESIDENTIAL PROPERT

**Payment Type:** E-Check

**Filing Date:** 03/10/2022

**Fee:** \$10.00

**Penalty Fee:** N/A

**Total Payment Amount:** \$10.00

**Next Annual Meeting Date:** NONE

**NAICS Code:**

**NAICS Sub Code:**

**Character of Affairs:** Albuquerque Property Managers Association

**Email Address:** tammy@cornerpostco.com

**Phone:** 505-265-1241

Entity Address Type	Address	City	State	Zip	Country
Principal Place of Business in New Mexico	4200 SILVER SE #D	Albuquerque	NM	87108	USA
Mailing Address	4200 SILVER SE #D	Albuquerque	NM	87108	USA

### Registered Agent Information:

**Agent Name:** JONATHAN MCCORMICK

**Email Address:** NONE

**Phone Number:** NONE

Type	Address	City	State	Zip	Country
Physical Address	2823 B RICHMOND DR NE	ALBUQUERQUE	NM	87104	USA
Mailing Address	NONE	NONE	NONE	NONE	NONE

### Officer/Director Information:

Title	Name	Address	Email Address	Phone Number	Term Expiration
Treasurer	EUGENA MILLIORN	2537 DON GREGORIO, Albuquerque, NM, 87105	NONE	NONE	NONE
President	Jack Corder	2207 Golf Course Rd SE Suite B, Rio Rancho, NM, 87124	NONE	NONE	NONE
Immediate Past President	Shawn Johnson	1515 E. 20th Street, Suite D, Farmington, NM, 87401	NONE	NONE	12/31/2022
Secretary	Tammy Golding	4200 Silver SE Suite D, Albuquerque, NM, 87108	NONE	NONE	12/31/2022
Director	Eugena Milliorn	2537 Don Gregorio Rd SW, Albuquerque, NM, 87105	NONE	NONE	NONE
Director	Shawn Johnson	1515 E 20th Street Suite D, Farmington, NM, 87401	NONE	NONE	12/31/2022
Director	Tammy Golding	4200 Silver SE Suite D, Albuquerque, NM, 87112	NONE	NONE	12/31/2022

### Signature:

Authorizer Name	Title
EUGENA MILLIORN	Treasurer
Tammy Golding	Secretary

**2023**  
**NARPM**  
**Albuquerque Metro Budget**

INCOME

Affiliate Memberships	400.00
Member fees	1800.00
Class Fees	0.00

Total INCOME for 2023	2200.00
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Board voted to keep same dues for the metro chapter this year ( 60.00 per member)

EXPENSES

Contributions	1500.00
Education classes	2000.00
Meeting Expenses:	
Room Rental	900.00
Meals	150.00
Officer Reimbursement	0.00
Taxes	50.00

Total Expenses	4600.00
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INCOME	2200.00
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EXPENSES	4600.00
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NARPM  
Profit & Loss  
January through December 2022

	Jan - Dec 22
Ordinary Income/Expense	
Income	
Fees	650.00
Income Education Classes	390.00
Total Income	1,040.00
Expense	
Meetings	656.36
Taxes	10.00
Total Expense	666.36
Net Ordinary Income	373.64
Net Income	373.64

# NARPM

## ALBUQUERQUE METRO CHAPTER

May 17<sup>th</sup> , 2022

### Meeting Agenda

1. Welcome to Members and Guests

2. Purpose and Overview:

#### **Mission**

NARPM Provides resources for residential property management professionals who desire to learn, grow and build relationships.

#### **Vision**

NARPM Members will be the recognized leaders in the residential property management industry

3. Reports --- 1.. **Membership**

2.. **Treasurer Report**

**4. Introductions Your Name, Company you work for, NARPM Member, How long in the business?**

5. Today's Topic: Legislative update and where do we go from here.

Next Meeting ---**August 16, 2022-** Mark Fiedler will address changes to the City of Albuquerque Housing ordinances

It is the policy of the NARPM to comply fully with all antitrust laws. The antitrust laws prohibit, among other things, any joint conduct among competitors that could lessen competition in the marketplace. NARPM membership is composed of competitors; they must refrain from discussing competitively sensitive topics, including those related to pricing (such as rates, fees or costs), individual competitors or specific business transactions, or controlling or allocating markets. Further NARPM shall not restrict members' ability to solicit competitors' clients or to advertise for business in any way that is not false, deceptive or otherwise illegal.



# NARPM

## ALBUQUERQUE METRO CHAPTER

August 16<sup>th</sup> , 2022

### Meeting Agenda

1. Welcome to Members and Guests
2. Purpose and Overview:

#### **Mission**

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#### **Vision**

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3. Reports --- 1.. **Membership**

- 2.. **Treasurer Report**

#### **4. Introductions Your Name, Company you work for, NARPM Member, How long in the business?**

#### **Welcome Our New Affiliate member Cottages and Castles Inspections**

5. Today's Topic: Changes to the City of Albuquerque Housing program requirements : Mark Fiedler will lead the discussion

Next Meeting ---**September 20, 2022-** Attorney Ron Tucker will be our Guest Speaker

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# NARPM

## ALBUQUERQUE METRO CHAPTER

September 20<sup>th</sup> , 2022

### Meeting Agenda

1. Welcome to Members and Guests

2. Purpose and Overview:

#### **Mission**

NARPM Provides resources for residential property management professionals who desire to learn, grow and build relationships.

#### **Vision**

NARPM Members will be the recognized leaders in the residential property management industry

3. Reports --- 1.. **Membership**

2.. **Treasurer Report**

**4. Introductions Your Name, Company you work for, NARPM Member, How long in the business?**

5. Today's Topic: Attorney Ron Tucker , Evictions, City of Albuquerque ordinance changes, etc.....

Next Meeting ---**November 15th**

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# NARPM

## ALBUQUERQUE METRO CHAPTER

November 15<sup>th</sup> , 2022

### Meeting Agenda

1. Welcome to Members and Guests
2. Purpose and Overview:

#### **Mission**

NARPM Provides resources for residential property management professionals who desire to learn, grow and build relationships.

#### **Vision**

NARPM Members will be the recognized leaders in the residential property management industry

3. Reports ---
  - 1.. **Membership**
  - 2.. **Treasurer Report**

#### **4. Introductions Your Name, Company you work for, NARPM Member, How long in the business?**

5. Today's Topic: Todd Clarke , NM Apartment advisors:

RENT CONTROL: WHAT DOES IT MEAN TO YOUR BUSINESS??

Next Meeting ---**December 20<sup>th</sup> , 2022 Officer installation**

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# Albuquerque Metro Chapter

## Board Meeting Agenda and Minutes

### March 3, 2022

The Board meeting is being held at the training room of the Apartment association offices at 6755 Academy rd. NE in Albuquerque.

Those present are Jack Corder ,President, Tammy Golding Secretary, Eugena Millorn Treasurer, Melissa Benevenga Vice President for 2022 and 2023. Pam Gallo past president is absent.

A quorum was established and Jack Called the meeting to order at 11:30 am .

1. Treasurers report : Eugena let everyone know that the treasury is in good shape but the Board does need to make a decision about the Budget for the year. Jack presented a budget with no new income. The chapter is sound and has over 6000.00 in the bank but we need to manage the spending for the year and watch the costs of any classes the chapter sponsors this year.
2. Membership-- Down just a bit because of office members leaving, Jack pointed this out because of several office selling and some of the new owners not wanting to pay for staff memberships. Jack is going to reach out to those offices and see if we can get them back.
3. Education classes : All paperwork filed with state to re-certify, we are official and can sponsor classes now. Melissa let everyone know that the New Mexico Real Estate commission has approved the chapter as a sponsor for educational classes and that also means that all of the national classes offered by NARPM are now certified for CE credit for your New Mexico real estate licenses as well.
4. Ongoing challenges: Membership growth? Jack Asked for ideas and help in reaching out to other companies that each of us sees or has contact with in our daily business dealings. In the short run this may be the best way to grow the chapter.
5. Meetings--- Number of meetings this year, The Board looked at the calendar and said since we were just getting things to really open up , they

felt it would be best to have 3 more in person meetings for the year. Motion made by Tammy and seconded by Melissa, passed 4-0.

6. Legislative issues We are setting the ground work to write a bill to be carried by a legislator to update the UORRA and Mark is working with the lobbyists for the State association of Realtors and the Apartment association to get some wording together.
7. New Committees?? Jack brought up the idea of setting up an education committee, a speakers' committee as well as a committee to look at putting on a seminar for managers. The Board discussed this and wanted to think about it before any decision was made. Some felt it was too soon.

Jack Adjourned the meeting at 11:55 before the general meeting began.

# Albuquerque Metro Chapter

## Board Meeting Agenda and Minutes

### May 17, 2022

The board meeting was held at the offices of the New Mexico Apartment Association at 6755 Academy Rd. NE in Albuquerque, in their training room.

President Jack Corder called the meeting to order at 11:30 am , Board Members present were, Eugena Millorn Treasurer, Tammy Golding Secretary. Pam Gallo and Melissa Benevenga were absent.

With 3 of 5 Board members present a quorum was established.

1. Treasurers report : Eugena let everyone know that there has not been any real change , the chapter has not spent a lot of money and the balance is still over 5500.00 in the account.
2. Membership-- Holding steady , and Jack confirmed he has reached out to some of the non renewals and several have left the business. Jack is trying to talk to other companies as well.
3. Education classes : No classes scheduled just yet Jack said that Jeff Zank is interested but is booked for the rest of 2022 , but will be having 3 classes in 2023.
4. Ongoing challenges: New Members? Jack encouraged all of us to remember to talk about the chapter when we meet or talk to others.
5. Meetings--- 3 more meetings for general chapter this year, August , Sept, and November.
6. Legislative issues Thanks to Mark F for leading the charge and guiding us.
7. Board discussion

Jack Closed the meeting at 11:405 am .

# Albuquerque Metro Chapter

## Board Meeting Agenda and MINUTES

August 16, 2022

Our Board meeting was held at the offices of the Apartment association of New Mexico in their training room located at 6755 Academy Rd. NE .

President Jack Corder called the meeting to order at 11:45 am. Present were Tammy Golding, Secretary, Eugena Millorn Treasurer, and Jack Corder President, Pam Gallo Past President.

A quorum was established as being present.

1. Treasurers report , Chapter in good health financially, with over 6,000.00 in the bank. Only current cost is for the meeting room at the Apartment association offices.
2. Membership-- New Affiliate Member Castles home inspection has paid their one year dues to the chapter and will be making a presentation at todays meeting and providing lunch. New Member was approved by a vote of 4 -0.
3. Education classes : Will get with a school to set up for next year Jack let everyone know that because of COVID we are struggling to get back on track with CE classes. He has reached out to Jeff Zank from Rancho Property Mgmt and is an instructor as well to set up some classes for 2023.
4. Ongoing challenges: Only 1 new affiliate member, we need to figure out how to get more people we work with to join in and be part of our group.
5. Meetings--- 1 more meeting for general chapter this year, Jack asked the question as to if the Board wanted to have Hybrid meetings and how many meetings do we want to have as the chapter. The motion was made to have 5 meetings for 2032 in person. Passed 4-0.
6. Legislative issues New bills being talked about to include possible rent control and other changes. Jack let everyone know that Mark Fielder is going to be working with others to track and keep us informed about legislation as it comes up. We will have Todd Clark as our guest Speaker in November to address this very topic as well.
7. Board discussion; A general discussion was had about the health of the chapter and the Board committed to staying involved and encouraging our members.

Jack Closed the meeting at 12:01 to start the general chapter meeting.



# Albuquerque Metro Chapter

## Board Meeting Agenda and Minutes

### November 15, 2022

Our Board meeting was held at the offices of the Apartment association of New Mexico in their training room located at 6755 Academy Rd. NE .

President Jack Corder called the meeting to order at 11:30 am . Board members Present were Jack Corder, Tammy Golding, Eugena Millorn, Pam Gallo . Melissa Benevenga was absent. Member Mark Fiedler was present as well.

A quorum was established with 4 of 5 Board members present.

1. Treasurers report Eugena said the chapter is back up over 6,000.00 in the bank.
2. Membership-- Jack let the Board know that our numbers are holding steady but we do need to keep letting anyone we can know about the chapter. He did say that One stop Real estate school is giving a discount to our members when they sign up for a class. Jack Sheehan also lets Jack Talk about the chapter sometime in class when he has time available
3. Education classes : No response from any schools to help with classes, Jack and Jeff Zank are working to get classes finalized for next year.
4. Elections: Coming up in 2023 as Jack will be serving out the final year of his term , Melissa will be putting together a committee to serve as a nominating committee in the spring of 2023.
5. Meetings--- Next scheduled in person general meeting will be in March of 2023
6. Legislative issues We will need everyone to help as the legislature opens in January for a 60 day session. Todd Clark is the guest speaker today and he will be talking about this as well. Mark did let everyone know that the decision was made by all of the groups to not introduce any legislation this year as they wanted to look at what was coming from the other side.
7. Board discussion of support for CASA NM . This is a group of different industries that have come together to launch an educational campaign about what rent control will do to the housing market in the state. They will be raising money for an ad campaign and contacting legislators about the unforeseen costs and damage to the state's economy it can do.

Everyone really like Ron Tucker , the attorney who spoke at our September meeting about housing changes and dealing with post COVID eviction problems.

Jack Corder asked to close the meeting at 11:50 am and there were no objections.

## NARPM Albuquerque Metro 2022-2023 Board Members

Jack Corder – President

Melissa Benevegna – President Elect

Eugena Milhorn – Treasurer

Tammy Goulding – Secretary

Pam Gallo – Past President

Shawn Johnson – Legislative

Melissa Benevegna - New Member Mentor

I have reviewed the chapter bylaws and the statement from 2021 that said elections would be held in 2022 was in error. Our chapter bylaws have our officers serving two year terms and the elections will be held in September of this year.

### **Jack Corder**

Managing Member/Qualifying Broker

New Mexico Real Estate License # 8950

Corder and Company

2207 Golf Course Rd SE Suite B

Rio Rancho, NM 87124

Mail to :

PO Box 45960, Rio Rancho , NM 87174

Office 505-896-7700

Fax 505-212-0425

[www.corderandcompany.com](http://www.corderandcompany.com)