



National Association of Residential Property Managers

## CHAPTER COMPLIANCE 2023 – DUE MARCH 15, 2023

### C061 HEART OF AMERICA

Awarded Chapter in Review/Conditional Compliance 2023 for the following reasons:

- Lack of election held in 2022.
- Three membership meetings were held instead of the required four membership meetings.

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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.



National Association of Residential Property Managers

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

**C061 HEART OF AMERICA**

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 3, 2022 Attendee(s): Jim Carlson

June 1, 2022 Attendee(s): Jim Carlson

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): Martin Carr

Department of the Treasury  
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2022

Open to Public Inspection

**A** For the **2022** Calendar year, or tax year beginning **2022-01-01** and ending **2022-12-31****B** Check if available Terminated for Business Gross receipts are normally \$50,000 or less**C** Name of Organization: **GREATER KANSAS CITY CHAPTER  
OF NARPM INC****13905 E 39th Street Suite  
200, Independence, MO, US,  
64055****D** Employee Identification  
Number **20-2779836****E** Website:**F** Name of Principal Officer: **Jim Carlson****13905 E 39th Street Suite  
200, Independence, MO, US,  
64055**

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The organization is not required to provide information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. The rules governing the confidentiality of the Form 990-N is covered in code section 6104.

The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

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## 2023 Budget

Membership fees Affiliates	7,000
Money received from attendees for lunch	2,340
Bank service charge @\$10 per month	120
Special NARPM speaker one time	1,500
Additional charges for lunches at Fogo	660
Miscellaneous expenses (postage, office supplies etc.)	300
First time attendee meals	500
Quickbooks @\$30 per month	360
Local speaker costs (lunch,transportation etc.)	500

# Greater Kansas City Chapter of NARPM, Inc

## Profit and Loss

January - December 2022

	TOTAL
Income	
Sales	1,395.00
Service/Fee Income	630.00
Vendor Annual dues	500.00
<b>Total Income</b>	<b>\$2,525.00</b>
GROSS PROFIT	<b>\$2,525.00</b>
Expenses	
Bank Charges & Fees	90.00
Chapter Lunch Expenses	3,472.39
QuickBooks Payments Fees	64.51
Taxes & Licenses	26.00
<b>Total Expenses</b>	<b>\$3,652.90</b>
NET OPERATING INCOME	<b>\$ -1,127.90</b>
NET INCOME	<b>\$ -1,127.90</b>

General chapter meeting at Rye Restaurant

6/22/2022

Agenda: do we want to keep the chapter going?

Who would be willing to serve as chapter officers

What will be the plan moving forward

Discussion of: where to hold meetings

Fogo is ending up at \$50 per person for LUNCH

Do we change it up and do another time

How many meetings should we have a year

Zoom/in person/combo

*Heart of America*  
**Chapter Event**

2 Location  
 Options

Kansas City  
 Oct 25th  
 1:30 AM

3 Days  
 Oct 26th  
 11:30 AM

**GUEST SPEAKER**  
 Mr. Jim Carlson  
 President of the Kansas City Chapter  
 of the Heart of America Chapter




**HOST**  
 JIM CARLSON, KANSAS CITY PRESIDENT 816-545-9008

**HEART OF AMERICA CHAPTER  
 MEETING IN KANSAS CITY**

**Fogo de Chao**  
 333 West 47th Street Kansas City, Mo 64112

**TUESDAY, OCTOBER 25, 2022 FROM 11:30 AM  
 TO 1:30 PM CT**

Explanation of the Brian Birdy meeting counting twice:

We had a chapter meeting in Kansas City on October 25<sup>th</sup> then Marty Carr drove Brian to St. Louis to do the chapter meeting in St. Louis on the 26<sup>th</sup>. So two chapter meetings.

## Rebecca Woodring

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**From:** Kandy Meehan <kandy@home4rent.com>  
**Sent:** Monday, April 3, 2023 4:39 PM  
**To:** Rebecca Woodring  
**Cc:** NARPM RP3; Jim@OneStopPM.com; mcarr@decapm.com; greg@avenuestl.com; Angela Holman  
**Subject:** RE: NARPM 2023 Chapter Compliance Heart of America Chapter - Need Additional Info

Rebecca,

We had 3 chapter meetings last year.

**Kandy Meehan**, RMP® - *President*  
**Home Rental Services, Inc.**

6900 College Blvd. Suite 990, Overland Park KS 66211  
**Phone:** (913) 469-6633 | **Direct:** (913) 627-9530  
**Fax:** (913) 469-8101 | **Toll free:** (866) 400-6633  
[LinkedIn](#) | [Home4Rent.com](#) | [Facebook Fans](#) | [Blog](#)

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**From:** Rebecca Woodring [mailto:rwoodring@managegroup.com]  
**Sent:** Monday, April 3, 2023 11:12 AM  
**To:** Kandy Meehan <kandy@home4rent.com>  
**Cc:** NARPM RP3 <RP3@narpm.org>; Jim@OneStopPM.com; mcarr@decapm.com; greg@avenuestl.com; Angela Holman <angela@premierpropertygj.com>  
**Subject:** RE: NARPM 2023 Chapter Compliance Heart of America Chapter - Need Additional Info

REMINDER of missing info! We are still missing the following information:

- proof of 2022 membership meetings held (missing 1; four required) – We have info on the June 22, 2023, October 25, 2022 and October 26, 2022 membership meetings.

Was there one more membership meeting?

We are preparing a report for the NARPM National Board of Directors and would love to submit for conditional compliance due to lack of election in 2022. If the chapter only held three membership meetings, we can also submit this with the conditional compliance request.

Just let us know! Thanks!



**Rebecca Woodring, CAE**

DEPUTY EXECUTIVE DIRECTOR | [rwoodring@narpm.org](mailto:rwoodring@narpm.org)

National Association of Residential Property Managers

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[www.narpm.org](http://www.narpm.org)

Legislative Office | 1200 G Street NW, 8<sup>th</sup> Floor, Washington, DC 20005 | P: 202-918-1135

NARPM  
Heart of America Chapter  
Board Meeting  
8.9.22 11am  
Via Zoom

In attendance, Jim Carlson, Amy Karns, Marty Carr

- I. Meeting Topics
  - A. Matthew [Tringali-matthew@betterwho.com](mailto:Tringali-matthew@betterwho.com), KPI's, Profitability, RTM's
  - B. Second Nature  
Fair Housing
- II. Meetings
  - A. Back to back meeting in KC and St. Louis
  - B. Tentative dates
    1. Sept. 13 in KC
    2. Sept 14 in STL
  - C. Confirm dates and locations for September meeting

Next meeting scheduled August 24, 2022 11am

NARPM  
Heart of America Chapter  
Board Meeting  
8.24.22 11am  
Via Zoom

In attendance, Jim Carlson, Amy Karns, Marty Carr

- I. Meeting
  - A. KC-re-scheduled to October 25 11:30 am at Fogo de Chao
- II.
  - B. STL-re-scheduled to October 26, 11:30am STL Board of Realtors and box lunch provided  
This meeting will be free to attendees and a recruiting meeting.
- III. Speaker- Brian Birdy to do presentation on the Power of Guarantees
  - A. Get RSVP's set up
  - B. Look for sponsors

Next meeting scheduled October 25, 2022 10am in KC prior to membership meeting

## BOD NARPM

Phone conference 9/6/2022

Jim Carlson and Kandy Meehan on the call

Talked about taking payment for the October meeting (Quickbooks, square etc.)

Talked about layout of the room for Brian

Talked about how to better get the invites out than what we had done previously

Talked about who would be officers next year.

NARPM  
Heart of America Chapter  
Board Meeting  
11.9.22 2pm  
Via Zoom

In attendance, Jim Carlson, Kandy Mehan

- I. 2023 Planning
  - A. Will plan one chapter meeting and one social per quarter in St. Louis and KC
  - B. KC Chapter meetings will be the third Thursday of the month Jan. April, July, Oct.
  - C. STL Chapter meetings will be the third Thursday of the month Feb. May, Aug. Nov.
  - D. Board Meeting the second Thursday of the month at 2pm virtual
  
- II. Vendors
  - A. Need to decide a vendor cost
  - B. Affiliate members have access to meetings and can be meeting sponsors.
  - C. Kandy has some affiliate member forms we can review.
  
- III. Chapter board
  - A. Need secretary
  - B. Marty will check with a few people in STL before we draw from KC
  
- IV. Marty will begin completing the application for a VA from National
  
- V. We have registered for a CE course for June and look at options and the potential to hold it in COMO which is in the middle of everything. In-House Maintenance – Running a Profitable Operation (Revised 2019), 06/22/2023 (Thu.) 09:00AM - 03:00PM

January topics

Chapter by-laws

Website

Affiliate members – can they be on committees

2023 Chapter officers  
Heart of America NARPM Chapter

President: Jim Carlson

President Elect: Marty Carr

Secretary: Greg Abel

Treasurer: Kandy Meehan

New Member Mentor: Zachary Lund

No official ballot or submission was done this year.

All PMs in the area who were interested in pulling the chapter back together "met" with RVP on a call and discussed who would be willing to do what.

2020 really sucker punched our chapter and we have been really trying to pull it back together.

Had we had a stronger chapter in 2021 we should have had an election/ballot in place in the last quarter of 2021 to have a stronger start in 2022 but it did not happen.

I think we have a great plan in place for this year. For 2023 we have two Kansas City based officers and two St. Louis based officers. We are having chapter meetings in St. Louis and Kansas City. It is making us stronger I think.