

**User:** manager@aplusrocks.com

## 2016 Chapter Compliance

**All chapters are required to answer questions 1-10 BY THE LAST DAY OF February**

Chapter: Greater Dallas Metro

1. Does your chapter have current bylaws on file with National? Yes

**Reminder:** Did you know that you need the approval of the national board to amend your bylaws? If you are unsure you can go to <http://www.narpm.org/members/documents-forms/chapter-documents/> and verify bylaws on file. If not on file, please upload bylaws below.

Bylaws Upload Dallas BYLAWS 2016.docx

2. Fill in number of RVP calls the chapter's president or their representative participated in: 3

3. Upload a copy of Chapter filed tax return or completed and returned e-post card (99N) to the IRS. 2016 Form 990-N Confirmation.pdf

4. Upload a copy of your current year budget: 2017Budget-Approved.docx

5. List number of membership meetings: 6

Flier Upload 2016 Jan -Greater Dallas Chapter General Meeting.docx

Flier Upload 2016 March -Greater Dallas Chapter General Meeting.docx

Flier Upload 2016 June -Greater Dallas Chapter General Meeting.docx

Flier Upload 2016 July - Dallas Chapter General Meeting.docx

Flier Upload 2016 Aug Dallas Narpm Meeting Minutes.pdf

Flier Upload 2016 Nov -Greater Dallas Chapter General Meeting.docx

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6. List number of board meetings: 4

Copy of Minutes 2016 Jan Board Meeting.docx

Copy of Minutes 2016 Jan #2 Board Meeting.docx

Copy of Minutes 2016 Sept Board Meeting Minutes.pdf

Copy of Minutes 2016 Oct Board Meeting Minutes.pdf

Copy of Minutes

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7. Does your chapter charge dues? No

8. If yes, how much are the dues?

9. If yes, are meals at meetings included? No

10. On a scale of 1-10, how well do you think your chapter is doing? 7

Do you want to apply for Chapter Excellence as well? Yes



## National Association of Residential Property Managers

### 2016 Chapter Excellence Award Application

Covers 12 month period January 1 through December 31 of the award year

Chapter Number and Name: Greater Dallas

Is this a New Chapter formed within the last 18 months? No

Number of chapter members at time of Application (excluding affiliates): 121

Total Points from Application:

**Chapters must have 30 or more points to submit an application.**

Three (3) Awards for top points will be given based on size of chapters. Small chapter award for less than 49 members; medium chapter award for 50-124 members; and large chapter award for 125 and over members.

The NARPM® **Chapter Excellence Award** is earned by the activities a chapter accomplishes. It is requested, but not required, that all chapters complete and submit this application annually and that the President-Elect do this.

**To qualify the application MUST be received no later than the last day of February, following the award year, (no extensions will be granted). Chapter Excellence awards will be presented at the Annual Convention the following year of award period.**

**E-mail questions to one of the volunteers: [kdm@partnersmgmt.com](mailto:kdm@partnersmgmt.com)  
Or phone: 404-876-8700 (Eastern Time Zone)**

**The following reports are to be used as back-up and attached to this application and are available from the National website, <http://www.narpm.org/members/tools/chapter-services/compliancechapter-excellence-awards/>.**

**New Member Recruiter list; list of CRMC® Candidate and CRMC® designees; PAC Contributors; Leadership Conference attendee list; Convention Attendee list**

## Notes to All Applicants:

1. All questions cover the period from January 1, through December 31, unless specified otherwise.
2. Back-up information/documentation should be underlined or highlighted appropriately, marked in upper corner with the corresponding question number, and included in numerical order. Zip files, or one PDF attachments can be used as uploads rather than individual documents.
3. *Be sure that highlights are clearly visible in scanned documents for upload. All information must be legible and any items that are not legible will be subtracted from the total points*
4. *The Chapters who apply and are qualified for the award with 30 or more points will be announced to all members in the second quarter after the award year. The Top Awards will be presented at the Annual Convention. The Award for "Chapter of the Year" will be presented to two chapters, depending on size, with the highest point total after review. Three (3) Awards for top points will be given based on size of chapters. Small chapter award for less than 49 members; medium chapter award for 50-124 members; and large chapter award for 125 and over members. New Chapters are eligible to receive Chapter Excellence and the New Chapter of the Year Award.*
5. Provide accurate and specific back-up supported information. Points will be deducted for incorrect information/back-up/totals. For all answers, be prepared to explain back-up information.
6. Review of the application is usually done within 14 days of the deadline for Award. Sometimes the reviewer(s) of applications has questions or needs clarification about the back-up information, please be sure that the person who is knowledgeable about the application is readily available. In any event, if adjustments are needed, the reviewing person will make appropriate adjustments and these adjustments will be final.
7. Information relating to points on applications is confidential and is not available to people other than the Chapter Excellence volunteers, National staff, and a limited number of NARPM® leadership.
8. Whenever points are claimed, be sure that the back-up information shows clearly that the chapter is entitled to the points claimed.
9. All reviews, revisions, deductions, adjustments, interpretations and other determinations relating to this application are at the sole discretion of NARPM® and are not controvertible.
10. This application is for chapter related activities, not for the efforts of individual chapter members.
11. References to "*members*" in this application shall mean Professional, Associate, Support Staff, and Life members of individual chapters as listed in back-up information from question 1.
12. Submit backup documents for each question number as listed on the upload site. If a conflict between paper application and upload exists, follow upload instructions.
13. Broker/Owner Retreat is not counted in Chapter Excellence Awards as it is not open to all members.

## Application Questions:

**MEMBERSHIP:** Fifty-Five (55) points available in this category.

1. Enter the number of the following types of members as of December 31st of the award year:

Professional Members:

70

Associate Members:	41
Support Staff Members:	10
Life Members:	
Combined Total Number of Members:	121

Attach lists from the website (<http://www.narpm.org/members/tools/chapter-services/member-reports/chapters/member-roster/>.) Ensure that the lists contain type of membership for each member. Enter the number of affiliate member's as of December 31, of the award year. Attach a complete list. If the lists are not attached this application will be disqualified

Members List Upload	Membership 2016.xlsx
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Does the state in which the chapter is located have continuing education requirements for licensing?	Yes
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2. Provide a list of all new members for your chapter as of December 31, of the award year. A list of new members can be obtained on the website (<http://www.narpm.org/members/tools/chapter-services/member-reports/professional-membership/members-joined-since-yyyy-mm-dd/>). Chapter numbers can be found in column U. Earn points for the percentage of new members compared to existing (take number of new members and divide by prior year member numbers which will give you the percentage of growth).

Total Points:	0
Number of New Members added to Chapter:	13
New Member Growth:	1=3-9%
New Members Upload	New Membership 2016.xlsx

3. **Three (3) points** for your chapter meeting 90% retention of membership after national dues billing (March 10). See spreadsheet and highlight your chapter name and goal that was met

Total Points:	3
Membership Retention:	3
Membership Retention Upload	Retention Incentive.xlsx

4. **Five (5) point** if as of December 31, does your Chapter have an active affiliate program that encourages vendors to join chapter. If yes, please supply a list of local affiliates.

Total Points:	5
Affiliate Members:	5
Affiliate Members Upload	2016 Affiliates.pdf

5. **Six (6) points** each for starting and mentoring a new chapter and three (3) points for mentoring a struggling chapter. Include letters from the leader(s) of the chapter(s) mentored detailing your efforts. Mentoring means substantial on-going effort that results in starting a chapter and/or helping a struggling chapter succeed. Twelve (12) points available.

Total Points: 0

Mentored Chapter Name:

Leader of Mentored Chapter:

Type of Mentored Chapter:

Mentored Chapter Name:

Leader of Mentored Chapter:

Type of Mentored Chapter:

Chapter Mentored Upload

Chapter Mentored Upload

6. **Two (2) points** per service for providing a community service project as a group effort. Provide a copy of evidence of the event and the service provided. This does not include just raising money for a donation, but rather a project that involved chapter members. Six (6) points available.

Total Points: 0

Number of Community Service  
Projects Provided:

Evidence of Community Service  
Upload

Evidence of Community Service  
Upload

Evidence of Community Service  
Upload

7. **One (1) point** for each member who participated in the New Member Recruitment program during the application year. Obtain list from the website and highlight their name(s)

(<http://www.narpm.org/members/tools/chapter-services/compliancechapter-excellence-awards/>) Five (5) points available.

Total Points: 0

Number of Participating Members:

Participating Members Upload

8. **Up to ten (10) points.** Percentage of members who attended the NARPM Annual Convention during the award year. Obtain a copy of convention attendees from the website and highlight names of those in attendance (<http://www.narpm.org/members/tools/chapter-services/compliancechapter-excellence-awards/>)

Total Points: 3

Percentage of Members in Attendance: 3=1-9%

Membership Attendance Convention Registrations.xlsx

Membership Attendance

9. **Up to ten (10) points** based on percentage of members who attended a NARPM State(s) Conference(s) during the award year. Submit a copy of conference attendees list and highlight the names of those in attendance. Name and date of conference must be on the attendee list.

Total Points: 0

Percentage of Members in Attendance:

Member Attendance Upload

Member Attendance Upload

Member Attendance Upload

Member Attendance Upload

Member Attendance Upload

Member Attendance Upload

10. **Three (3) points** per grant a chapter applied for and used. Information on chapter grants can be obtained at (<http://www.narpm.org/members/tools/chapter-services/handbook/support-services/>). Provide evidence of use. Nine (9) points available.

Total Points: 0

Number of Grants Applied for and Used:

Evidence of Grant Upload

Evidence of Grant Upload

Evidence of Grant Upload

11. **Up to four (4) points** if your chapter has instituted the New Member Mentor program at the Chapter level. Upload copies of all completed checklist from mentor program in the upload slot(s) to show all new members in this program. (<http://www.narpm.org/join/membership-benefits/>).

Total Points: 0

Percentage of New Members

Mentored:

Mentor Program Checklist

Mentor Program Checklist

Mentor Program Checklist

Mentor Program Checklist

Mentor Program Checklist

Mentor Program Checklist

**EDUCATION:** Fifty (50) points available in this category.

12. **Two (2) points** for each chapter-sponsored NARPM 6/8 hour educational course. Provide a copy of course flyer. Not applicable if points are taken with other questions within the application. Twenty (20) points are available.

Total Points: 0

Number of Chapter-Sponsored  
Educational Course(s):

Course Flyer Upload

Course Flyer Upload

Course Flyer Upload

Course Flyer Upload

Course Flyer Upload

Course Flyer Upload

Course Flyer Upload

Course Flyer Upload

Course Flyer Upload

Course Flyer Upload

13. **Two (2) points** for each chapter-sponsored educational course that is not a NARPM 6/8 hour educational course. **Award three (3) points** if the course is approved for required state continuing education (CE) hours for license renewal. **Award three (3) points** if state has no Continuing Education requirements and provide documentation from state licensing division that shows no CE or license is required. Provide a copy of course flyer and mark CE information. Not applicable for points if education is used with other questions within the application. Minimum course length - 1 hour. Twenty (20) points available.

Total Points: 0

Number of Chapter-Sponsored  
Educational Course(s):



Chapter-Sponsored Educational  
Course Upload

Chapter-Sponsored Educational  
Course Upload

Chapter-Sponsored Educational  
Course Upload

Chapter-Sponsored Educational  
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Course Upload

Chapter-Sponsored Educational  
Course Upload

Chapter-Sponsored Educational  
Course Upload

14. **Three (3) points** for each function arranged and performed with another chapter and/or another real estate related association such as educational courses or other business related opportunity. Provide copy of applicable flyer or other demonstrative information. Not applicable points if education is used with other questions within the application. Six (6) points available.

Total Points: 0

Number of Function(s) Arranged  
and Performed with Another  
Chapter and/or Real Estate  
Related Association:

Applicable Flyer/ Other  
Demonstrative Information Upload

Applicable Flyer/ Other  
Demonstrative Information Upload

15. **One (1) point** for each regular membership meeting that discussed/ reviewed the NARPM Code of Ethics. A meeting must include speaker, panel, or round-table, be held for a special purpose or other educational/ business opportunity, and is not a "course" as referred to in questions #6, #7, or #9. **One** (1) point per meeting. Submit a copy of each meeting agenda showing ethics discussion item and meeting topic. Six (6) points available.

Total Points: 6

Number of Regular Membership Meetings that Discussed NARPM Code of Ethics:	6
Copy of Meeting Agenda Upload	2016 Jan -Greater Dallas Chapter General Meeting.docx
Copy of Meeting Agenda Upload	2016 March -Greater Dallas Chapter General Meeting.docx
Copy of Meeting Agenda Upload	2016 June -Greater Dallas Chapter General Meeting.docx
Copy of Meeting Agenda Upload	2016 July - Dallas Chapter General Meeting.docx
Copy of Meeting Agenda Upload	2016 Aug Dallas Narpm Meeting Minutes.pdf
Copy of Meeting Agenda Upload	2016 Nov -Greater Dallas Chapter General Meeting.docx

16. **Up to three (3) points** based on percentage of Members who are candidates for the RMP and/or MPM designations as of December 31, of the award year. Applicants must have officially applied for the designation and paid the required fee. Chapters can only count a member once, regardless of the number of designation candidacies held. Obtain lists from the website and mark names (<http://www.narpm.org/members/tools/chapter-services/member-reports/professional-membership/members-with-designations/>). Candidates have a C after designation and column U lists chapters where member belongs.

Total Points:	1
Percentage of Candidates as of December 31:	1=1-7%
RMP MPM Designations Upload	RMP designations.xlsx

17. **Up to six (6) points** based on percentage of member companies who are candidates for the CRMC designations as of December 31, of the award year. Applicants must have officially applied for the designation and paid the required fee. Obtain lists from the website and mark names (<http://www.narpm.org/members/tools/chapter-services/compliancechapter-excellence-awards/>).

Total Points:	2
Percentage of Candidates as of December 31:	2=1-14%
CRMC Designations Upload	List of CRMC and CRMC Candidates.xlsx

18. **Up to six (6) points** based on percentage of members who hold the RMP and/or MPM designations as of December 31, of the award year. One (1) point per member, regardless the number of designations held. Obtain list from the website and mark each member/company once. Chapters can only count a member once, regardless of the number of designations held. Obtain lists from the website and mark names in column U where member belongs (<http://www.narpm.org/members/tools/chapter-services/member-reports/professional-membership/members-with-designations/>).

Total Points:	2
Percentage of Members with RMP/ MPM Designations:	2=1-14%

Member List with RMP/ MPM      RMP designations.xlsx  
Designations Upload

19. **Up to six (6) points** based on percentage of member companies who hold the CRMC designation as of December 30, of the award year. One (1) point per company. Obtain list from the website and mark each member/company once. Chapters can only count a member once, regardless of the number of designations held. Obtain list from the website (<http://www.narpm.org/members/tools/chapter-services/compliancechapter-excellence-awards/>) and mark the names.

Total Points:      2

Percentage of CRMC Companies      2=1-14%  
as of December 31:

Member Companies who hold      List of CRMC and CRMC Candidates.xlsx  
CRMC Designation Upload

20. **Up to five (5) points** based on percentage of members who hold the CSS, CMC, and/or CRMB certification as of December 31, this year. One (1) point per member who hold certifications. Obtain list from the website and mark each member/company once. Chapters can only count a member once, regardless of the number of designations held. Obtain lists from the website (<http://www.narpm.org/members/tools/chapter-services/member-reports/professional-members/members-with-designations/>) and mark names. Column U lists chapters where member belongs.

Total Points:      0

Percentage of Members holding  
certifications as of December 31:

List of CSS, CMC, CRMB  
Certified Members Upload

21. **Up to three (3) points** percentage of members who are candidates for the CSS, CMC, and/or CRMB certification as of December 31, of the award year. Applicants must have officially applied for the certification and paid the required fee. Chapters can only count a member once, regardless of the number of candidacies held (<http://www.narpm.org/members/tools/chapter-services/member-reports/professional-membership/members-with-designations/>). Candidacies have a C after certification and Column U lists chapters where member belongs.

Total Points:      0

Percentage of Candidates as of  
December 31:

Members who are Candidates for  
the CSS, CMC, CRMB Upload

**MARKETING:** Twenty (20) points available in this category.

22. **Two (2) points** for each sponsoring and staffing a NARPM booth at a non-NARPM trade show. Provide copy of applicable flyer and/or other demonstrative information. Not applicable points if event is used with other questions within the application. Four (4) points available.

Total Points: 0

Number of Sponsoring/ Staffing a  
NARPM booth at a non-NARPM  
Trade Show:

Name of Event

Date of Event

Copy of Applicable Flyer/ Other  
Demonstrative Information

Name of Event

Date of Event

Copy of Applicable Flyer/ Other  
Demonstrative Information

23. **One (1) point** per newsletter (electronic or printed). Provide copies with dates printed on front page. Maximum twelve (12) points).

Total Points: 11

Number of Newsletters: 11

Newsletter Upload 01 2016 Jan Newsletter.pdf

Newsletter Upload 02 2016 Feb Newsletter.pdf

Newsletter Upload 03 2016 March Newsletter.pdf

Newsletter Upload 04 2016 April Newsletter.pdf

Newsletter Upload 05 2016 May Newsletter.pdf

Newsletter Upload 06 2016 June Newsletter.pdf

Newsletter Upload 07 2016 July Newsletter.pdf

Newsletter Upload 08 2016 August Newsletter.pdf

Newsletter Upload 09 2016 Sept Newsletter.pdf

Newsletter Upload 10 2016 Oct Newsletter.pdf

Newsletter Upload 12 2016 Newsletter.pdf

Newsletter Upload

24. **Three (3) points** for each marketing effort the Chapter has made to promote membership in the Chapter. This program shall be an outreach promoting chapter growth. (Examples of programs can include emails, postcards, fliers, etc. that promote membership in the chapter). Provide copies of all marketing material and documents along with date of activity. Six (6) points available.

Total Points:	3
Number of Marketing Efforts:	3
Program Outreach Upload	Invoice for email marketing.pdf
Program Outreach Upload	NARPM Vendor Fair Catering Invoice.pdf

25. Four (4) points for each Chapter Committee who has a Chair AND Vice Chair. Total of twenty (20) points and upload a copy of the committee agenda.

Total Points: 0

Membership Committee:

Membership Committee Upload

Education/Designation  
Committee:

Education/Designation Committee  
Upload

Legislative/Governmental Affairs  
Committee:

Legislative/Governmental Affairs  
Committee Upload

Meeting/Program Committee:

Meeting/Program Committee  
Upload

Community Service Committee:

Community Service Committee  
Upload

**GOVERNMENTAL AFFAIRS/LEGISLATION:** Fifteen (15) points are available per category.

26. **Two (2) points** per issue when members join together in an attempt to pass or defeat a legislative issue on a state, county, or city measure. Provide a copy of the issue and any related petitions and/or letters signed by chapter members or any other documentation substantiating this effort. Six (6) points available.

Total Points: 0

Number of Efforts to Pass or  
Defeat a Legislative Issues:

Copy of Issue/ Other  
Documentation Upload

Copy of Issue/ Other  
Documentation Upload

Copy of Issue/ Other

27. **Five (5) points** based on percentage for members who contribute at least \$25 for the NARPM PAC. Obtain list of contributors at (<http://www.narpm.org/members/tools/chapter-services/compliancechapter-excellence-awards/>) and highlight names.

Total Points:	1
Percentage of Members who Contribute at Least \$25 to the NARPM PAC	1=1-5%
List of Contributors Upload	2016 NARPM PAC Contributions.xlsx

28. **Two (2) points** per chapter hosting, or participating in, a NARPM State Day on the Hill. Submit flyer or information that exhibits promotion of event.

Total Points:	0
Hosted or Participated in NARPM State Day on the Hill:	
Flyer/ Information Promoting the Event Upload	

**LEADERSHIP:** Ten (10) points are available per category.

29. **One (1) point** for each member who actively served on a State, or Local Chapter Committee and/or as a State or Local Chapter Officer or Director. Provide list of Volunteers. Chapters can count one point for each volunteer position held by a member. Submit list of volunteers and convert to percentage of membership.

Total Points:	0
Percentage of Members Volunteering:	1=1-14%
List of Volunteers Upload	NARPM National Committees 2016.xlsx

30. **Up to five (5) points** based in percentage of members who attended this year's Leadership Training Class in November. Obtain a copy of attendee list from the website (<http://www.narpm.org/members/tools/chapter-services/compliancechapter-excellence-awards/>) and highlight names.

Total Points:	1
Percentage of Members in Attendance:	1=1-8%
Attendee List Upload	Chapter Leader Training Session.xlsx

31. Please answer the following question in 100 words or less to receive additional consideration, in case of a tie, for the "Chapter of the Year" and "New Chapter of the Year" award: (NOTE: Last year's Chapter of the Year recipient is NOT eligible this year)

What has the Chapter done during the award year that promotes the growth, ethics and professionalism of NARPM® within its membership?

Total Points from Application:	40
Form Completed By:	Amy Karns
Chapter Title:	President Elect
Phone Number:	469-215-2042
E-mail Address:	manager@aplusrocks.com

**2016 Bylaws of  
The GREATER DALLAS Chapter of  
The National Association of Residential Property Managers**

**ARTICLE I: Name, Purposes, Powers and Definitions**

**Section A: Name**

The name of this organization shall be the GREATER DALLAS chapter of the National Association of Residential Property Managers, Inc., hereinafter referred to as the Chapter.

**Section B: Purpose**

The purposes for which the organization is established are to:

1. Establish a permanent trade association in the residential property management industry in the GREATER DALLAS area.
2. To promote a standard of business ethics, professionalism and fair practices among its members.
3. To establish and promote education of its members.
4. To provide and promote an exchange of ideas regarding residential property management.
5. To educate and promote legislative initiative in the GREATER DALLAS area.

**Section C: Powers**

The chapter may exercise all powers granted to it as a corporation organized under the non-profit corporation laws of the State of TEXAS.

1. The chapter shall be subject to all rules, regulations, ethics, and standards and bylaws of the National Association of Residential Property Managers, Inc.
2. Chapter bylaws shall not conflict with those of the National Association of Residential Property Managers, Inc., hereinafter referred to as the national association.

**Section D:** This chapter's geographical definition shall be: GREATER DALLAS area

**ARTICLE II: Membership**

Professional, Associate, Support Staff, Affiliate Member, and Honorary Members

**Section A: Professional Member**

Professional Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory



licensing law regarding licensure in performing the duties of a property manager. This member has completed a course of instruction covering the NARPM® Code of Ethics.

A Professional Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

#### Section B: Associate Member

An Associate Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. An Associate Member cannot hold the RMP® and/or MPM® designation, or hold elective office.

An Associate Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

#### Section C: Support Staff

A Support Staff Member shall be a person acting in the role of support in the office of a Professional Member and the Support Staff Member must not be acting in a capacity requiring licensure according to his/her state's regulatory licensing law. A Support Staff Member does not vote or hold elective office.

#### Section D: Affiliate Member

An Affiliate Member shall be an individual or business entity, which provides products, services or expertise to the residential property management industry. Requirements relating to acceptance into affiliate membership, suspension of affiliate membership shall be identical to those specified for members, except that affiliate members are not eligible to vote; However, affiliate members can be a chairperson and can serve in advisory positions to the executive committee or chairpersons or committee members. An affiliate member does not vote or hold elective office.

The Chapter shall not recognize all NARPM® National Affiliate Members as Affiliate Members of this Chapter.

#### Section I: Application by Professional, Associate, or Support Staff Members:

1. Acceptance into membership: An applicant for membership in a chapter shall first be a member of the national association. A member of the national association may be a member of more than one chapter as long as that member meets all requirements for each chapter membership. New Members must complete a Code of Ethics course of instruction from the National Association of Residential Property Managers to become a Professional Member.

2. Vote: Voting member shall be eligible to vote in person at the annual meeting of the chapter in which officers are elected. Any member shall be eligible to vote at all meetings of sub-committees upon which the member serves, if any.

### ARTICLE III: Suspension, Termination and Resignation of Membership

#### Section A: Suspension of Membership

Suspension of membership shall result in a member being unable to vote in chapter matters for a period of time designated by these or the national association bylaws or, where such discretion is authorized by the national association, for any one of the following reasons:

1. Suspension of membership: Suspension of membership for reasons stated in the bylaws of the national association.
2. By notification of the National NARPM® Board of Directors as a result of violations of the Code of Ethics and Standards of Professionalism.

#### Section B: Termination of Membership

Membership shall be terminated for reasons identified below. Upon termination, a member shall lose all rights and interests in the chapter and the national association.

1. Resignation:
  - a. Any member, other than Affiliate Member, may resign at any time by forwarding a letter stating such intent to the GREATER DALLAS and the National Association, if applicable. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
  - b. Affiliate member may resign at any time by forwarding a letter stating such intent to the Chapter. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
2. Failure to Pay Obligations: Membership shall terminate automatically when a member fails to pay annual Chapter dues within 75 days of the due date. Members may file a letter of appeal to the executive committee should an extension be needed to pay obligation.
3. Delinquency in Payments: Any member failing to pay sums due to the National Association within 30 calendar days of an invoice due date, shall be considered delinquent. Delinquency status shall remain in effect for one year, or until payment of obligations is made in full, whichever occurs first.
4. Code of Ethics Violations: By notification from the National Association to the Chapter executive committee, of a violation(s) of the Code of Ethics and Standards of Professionalism or for non-payment of national annual dues.

#### Section C: Reinstatement of Membership

A former member still meeting all membership requirements shall be reinstated:

1. Upon request, if such request is received during the calendar year during which a resignation occurred.
2. Upon request, provided that all financial indebtedness incurred has been paid and is current.
3. After a waiting period of one calendar year from the date of termination as a result of a presidential request or by an action of the board of directors of the national association.
4. Upon request through the normal application procedures, if the resignation occurred beyond the current fiscal year.

#### ARTICLE IV: Executive Committee/Board of Directors

##### Section A: Responsibilities

The chapter executive committee/board of directors, hereinafter known as the committee, shall have responsibility for the management of the chapter and shall exercise all rights and powers not expressly reserved by these bylaws or the bylaws of the national association. Such management responsibilities shall include, but not be limited to:

1. Establishing and implementing an organization framework for the chapter.
2. Establishing new or modifying existing operating rules that are not inconsistent with these bylaws, the bylaws of the national association or their intent. Changes to the bylaws must be submitted to the board of directors of the national association for approval.
3. Establishing annual chapter dues, application fees and special assessments.
4. Establishing new committees and dissolving existing committees.

##### Section B: The Executive Committee

All chapter executive committee members should faithfully attend all chapter executive committee meetings, the executive committee, hereinafter known as the committee, shall be composed of 5 officers as follows:

1. President: The president shall:
  - a. Be the chief executive officer of the chapter.
  - b. Preside at all meetings of the chapter.
  - c. Act as an alternate signatory for funds withdrawn from the chapter account(s).
  - d. Sign all legal documents.
  - e. Undertake responsibility for such other activities as deemed appropriate by the committee.
  - f. Shall ensure the completion of all documentation required by the National Association.
  - g. Serve a term of one year commencing with the beginning of the new calendar year.

- h. Must be a Professional Member of the Chapter.
  - l. Must attend annual Board Leadership Training offered by the National Association of Residential Property Managers.
2. President-Elect: The president-elect shall:
- a. Act as an alternate signatory for funds to be withdrawn from the chapter account(s).
  - b. Fulfill the responsibilities of the president during his/her absence.
  - c. Replace the president at the end of the fiscal year.
  - d. Automatically accede to the presidency during a calendar year when the presidency becomes vacant.
  - e. Undertake other activities as are deemed appropriate by the president.
  - f. Serve a term of one year commencing with the beginning of the calendar year.
  - g. Must be a Professional Member of the Chapter.
- 
- h. Notify all chapter members of upcoming meetings
  - i. Coordinate speakers and lecturers that are relevant to the residential industry for chapter meetings.
  - j. Undertake responsibility for such other activities as deemed appropriate by the committee.
  - k. Oversee the submission of Chapter reports including Chapter Excellence submission
  - l. Must be back up for attendance at annual Board Leadership Training offered by the National Association of Residential Property Managers if the President is unable to attend.
3. Secretary: The secretary shall:
- a. Maintain current chapter membership records to coincide with the national association's membership database.
  - b. Record, maintain and distribute minutes of all regular and special meetings of the committee as appropriate.
  - c. File all federal, state and local reports as needed.
  - d. Undertake responsibility for such other activities as deemed appropriate by the committee.
  - e. Serve a term of one year commencing with the beginning of the calendar year.
  - f. Must be a Professional Member of the Chapter.
4. Treasurer: The treasurer shall:
- a. Be a signatory for all funds withdrawn from chapter account(s).
  - b. Distribute annual renewal notices for chapter dues and special assessments.
  - c. Deposit all funds into a federally insured financial institution.
  - d. Prepare a financial report for the committee upon request.
  - e. Prepare an end-of-fiscal year report for the national association.
  - f. File tax and other financial reports with the appropriate government agencies.
  - g. Undertake responsibility for other such activities as deemed appropriate by the committee.
  - h. Serve a term of one year commencing with the beginning of the calendar year.
  - i. Must be a Professional Member of the Chapter.

## 6. Past President

- a. Shall serve as Chairman of the Nominating Committee
- b. Undertake responsibilities as assigned by the President
- c. Serve a term of one year commencing with the beginning of the calendar year.

# ARTICLE V: Eligibility, Nominations, Elections, Terms of Office and Vacancies

## Section A: Eligibility

To be eligible to serve as a chapter officer, an individual shall be a member in good standing with both the chapter and the national association. Furthermore, the chapter member must be willing to fulfill the duties of the office to which he/she is elected, including those duties relating to the national association.

## Section B: Notification of Members

Chapter members shall be notified in writing, or electronically if approved by the Chapter Executive Committee, of the pending election and nominations solicited from chapter members at least thirty (30) days prior to the election. Nominations shall be done in two ways:

- a. Write-in: Any member who writes in the name of a nominee shall provide a signed letter from the individual so nominated indicating the said individual's willingness to serve if elected and signed by five percent (5%) of the professional chapter members.
- b. In Person: Any member who is present during the electoral process can be nominated.

## Section C: Elections

Elections shall be conducted **no later than the September** chapter meeting, or electronically **no later than the month of September**, if approved by the chapter executive committee, prior to the end of the calendar year.

1. Presiding Authority: The outgoing president shall conduct the election. The outgoing president can delegate the electoral process to the president-elect or any other chapter member provided that member is not a nominee.
2. Nominating Committee – The immediate past president shall serve as chair of the nominating committee and the President shall appoint the other two members of the committee. The recommendation of the Nominating Committee shall be approved by the GREATER DALLAS Chapter Executive Committee and presented to the membership for final vote.
3. Uncontested Offices: The presiding authority shall identify **to the membership** those offices for which there is only one nominee. Upon a motion to close the nominations for such offices, that nominee shall be considered duly elected.
5. Contested Offices: In the case of contested office(s), each office shall be dealt with through a ballot presented to those who are in attendance at the chapter meeting, or electronically if approved by the chapter executive committee. The nominee receiving a simple majority shall be elected to the position.

6. **The Chapter SHALL allow nominations from the floor of the chapter meeting. If electronic elections take place write-In Candidates must be solicited. Write-in candidates shall be added to the slate if said candidate's names are presented in writing to the Nominating Committee thirty (30) days before the election, accompanied by the signatures of ten percent (10%) of the professional members in good standing recommending the candidates for a director or for an officer position.**

#### Section D: Term of Office

An officer's term of office shall commence with the beginning of the chapters calendar year and conclude at the end of the same.

#### Section E: Vacancy

An office shall be declared vacant when an officer:

1. Resigns that office through written notification to the president or the secretary.
2. Is no longer eligible for membership in the chapter or the national association.
3. Is no longer capable of fulfilling duties of the office involved.

#### Section F: Filling a Vacated Office

In the event that the position of president is vacated, the president-elect shall automatically fill that position and shall continue to serve as both president and president-elect. In the case of other officers, a vacated office shall be filled:

1. When: When more than three (3) calendar months remain before the next election at which the vacancy shall be filled.
2. Procedure: By an individual nominated and approved by the executive committee **to fill the remaining year of the term. At the next election, the remainder of the term for the office must be filled through the nominations process.**

### ARTICLE VI: Meetings, Locations and Majority Rules

Section A: The executive committee shall meet with the same frequency as the chapter meetings, or at a time approved by the chapter executive committee, **which must be no fewer than four (4) meetings annually.**

1. Notice of Regular Meeting: With the advice and consent of the president, the secretary shall notify all members of the executive committee of the date, time and place by regular letter mailed to each member of the committee.
2. Waiver of Notice: Attendance by any member of the executive committee at a regularly scheduled meeting at which date, time and place is established for the next meeting shall constitute a waiver of notice of the next regular meeting of the committee.

3. Electronic Meetings: If approved by the chapter executive committee, meeting can be held electronically in order to conduct the business of the chapter.

#### Section B: Location

All meetings of the chapter shall be held within the geographic definition of the chapter. All meetings of the executive committee shall be held within the geographic definition of the chapter unless otherwise waived by all the members of the executive committee. Annual meeting location of the Chapter shall be approved by the Executive Committee.

#### Section C: Quorum

1. A Majority of the executive committee officers in attendance shall constitute a quorum.
2. Quorum: A quorum to conduct business by the members shall be 10% of the member eligible to vote at a regularly scheduled meeting. A chapter event can be held without a quorum but no business can be conducted

#### Section D: Simple Majority Vote

All actions and decisions of the executive committee shall be made official by simple majority vote of the members present at any regular or special meeting of the committee, unless otherwise precluded by law.

#### Section E: Executive Committee Travel

1. Leadership Training
  - a. The president is required to attend NARPM leadership training, NARPM national pays for the registration fee and 2 nights hotel. The GREATER DALLAS chapter will budget and pay for airfare and transfers for the president.
  - b. If the president is unable to attend the president elect will attend in the place of the president.
2. National Convention
  - a. The president is encouraged to attend the NARPM national convention. The GREATER DALLAS chapter will budget and pay for registration costs, airfare and transfers for the president.
  - b. The president elect is encouraged to attend the NARPM national convention. The GREATER DALLAS chapter will budget and pay for registration costs for the president elect.

### ARTICLE VII: Committees

#### Section A: Appointment



Except as otherwise stated in these bylaws or the bylaws of the national association, the chairpersons and members of all sub-committees shall be appointed by the president with the advice and consent of the executive committee.

#### Section B: Responsibilities

Committees shall undertake such responsibilities as are identified in these bylaws or as may be assigned to them by the president with the advice and consent of the executive committee. No sub-committee may take any action on behalf of or representative of the chapter unless specifically authorized by the executive committee.

#### Section C: Creation and Dissolution

The president, with the advice and consent of the executive committee, shall have the authority to create and dissolve sub-committees according to the needs of the chapter.

### ARTICLE VIII: Code of Ethics & Standards of Professionalism.

#### Acknowledgment and Enforcement

As a condition of membership, all Professional Members of NARPM® must complete a NARPM® Code of Ethics training once within a four year period, beginning January 1, 2012, and each four year period thereafter. Each Professional Member of the association is required to complete a NARPM® approved ethics training either in classroom or through other means as approved by the board of directors of NARPM® National.

Failure to satisfy this requirement will result in the professional members reverting to an associate member until course is completed.

#### Section A: Acknowledgment

A Chapter Charter is granted **by the National Association of Residential Property Managers, Inc.** only upon the acknowledgment that the chapter members shall:

1. Be familiar with Code: Read and be familiar with the applicable Code of Ethics to which continual adherence is mandatory for continuation of a Chapter Charter and individual membership.
2. Be Unopposed to Application: By receipt of the Chapter Charter, the chapter does hereby formally agree to not take any legal action(s) against the national association, its officer(s), director(s), committee chairperson(s), committee member(s) or the chapter, its officer(s), sub-committee chairperson(s) or sub-committee member(s) for any prescribed action identified by these bylaws or the bylaws of the national association taken for the purpose of enforcing the applicable Code of Ethics and Standards of Professionalism.

#### Section B: Enforcement

It is the duty of the President of the chapter to report all violations to national association's Code of Ethics and Standards of Professionalism to the national association's grievance committee.



## ARTICLE IX: Financial Considerations

### Section A: Calendar Year

The chapter's financial year shall be a calendar year.

### Section B: Chapter Dues

A The Chapter may charge annual and pro-rated dues, subject to approval by the national association, as outlined below:

1. Payable: Dues for local chapters are payable no later than January 1 of each year.
2. Non-payment of Dues: Failure to pay the annual chapter dues within 30 days after the first day of the year shall result in automatic termination of chapter membership unless there are extenuating circumstances.
3. Member Dues: The amount of the Chapter dues for all members and each class of membership shall be established annually by the board of directors during the budgeting process.
4. Affiliate dues: The amount of local chapter dues for Affiliate dues shall be established annually by the board of directors during the budgeting process. The chapter will not charge dues to National Affiliate members.
5. Late Fees: Any payment received after the due date will be considered late, and a late fee will be assessed. The Board of Directors must approve any schedule of late fees or returned check fees during the budgeting process.

### Section C: Special Assessments

Special Assessments may be established by the executive committee and imposed upon its chapter members and/or affiliate members for a specific funding purpose. The purpose and amount of any special assessment shall be announced at a regular or special meeting of the chapter prior to the imposition of such an assessment. No more than one special assessment may be imposed in any calendar year.

### Section D: Budget

The treasurer, in conjunction with the executive committee, shall prepare an itemized budget of income and expenses for each calendar year. The budget shall not exceed the chapter's ability to pay the same and shall be approved by the GREATER DALLAS Chapter Executive Committee or Board of Directors.

### Section E: Non-Binding

The chapter shall not have any authority to financially obligate or bind the **National Association of Residential Property Managers, Inc.**, for any reason.

## ARTICLE X: Proposals and Procedures for Amending

### Section A: Proposals

Amendments to these bylaws may be proposed by any chapter member or board of director of the **National Association of Residential Property Managers, Inc.**, at any time through a letter addressed to the executive committee and presented or mailed to the secretary. Any proposal shall be studied by the entire executive committee or an officer of the executive committee or by a sub-committee created and/or assigned for that purpose as appointed by the president.

### Section B: Procedure for Amending

The entity assigned for the purpose of reviewing proposed Bylaw revisions shall present the proposed amendment to the executive committee with its findings and proposed recommendations of actions. A two-thirds majority of the Executive Committee is necessary in order to amend these bylaws.

Once approved by the Chapter Executive Committee, amendments shall be subject to approval by the board of directors of the **National Association of Residential Property Managers, Inc.**, prior to their implementation or adoption by the chapter and a final copy of these bylaws are to remain on file at national's office.

## ARTICLE XI: Miscellaneous

### Section A: Invalidity

The invalidity of any provision of these bylaws shall not impair or affect in any manner the validity, enforceability or affect of the remainder of these bylaws.

### Section B: Waiver

No provision of these bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches which may have occurred.

### Section C: Hold Harmless and Indemnify

The chapter shall hold harmless and indemnify members of the executive committee, officer(s), sub-committee chairperson(s) and sub-committee members, as well as the national association, its board of directors, officers, chairpersons and committee members who are acting within the scope of their responsibilities, duties or these bylaws.

### Section D: State Laws

These bylaws may be amended to conform and comply with the laws, statutes, rules and regulations of the governing bodies of local, county and/or state authorities that have jurisdiction. Should amendments to these bylaws be required by TEXAS state law, Chapter shall notify the National Association of said amendments but no further action will be required.

### Section E. Sexual Harassment

**Any member of the Association may be reprimanded, placed on probation, suspended or expelled for harassment of an Association employee or Association Officer or Director after a hearing in accordance with the established procedures of the Association. As used in the Section, harassment means any verbal or physical conduct including threatening or obscene language, unwelcome sexual advances, stalking, actions including strikes, shoves, kicks, or other similar physical contact, or threats to do the same, or any other conduct with the purpose or effect of unreasonably interfering with an individual's work performance by creating a hostile, intimidating or offensive work environment. The decision of the appropriate disciplinary action to be taken shall be made by the investigatory team comprised of the President, and President-Elect and one member of the Board of Directors selected by the highest ranking officer not named in the complaint, upon consultation with legal counsel for the Association. If the complaint names the President, or President-Elect, they may not participate in the proceedings and shall be replaced by the Immediate Past President or, alternatively, by another member of the Board of Directors selected by the highest ranking officer not named in the complaint.**

**Section F: Dissolution**

Should the membership vote by majority to dissolve the operations of the GREATER DALLAS Chapter, all remaining funds in the treasury will be sent to the National Association of Residential Property Managers.

**2016 Bylaws of  
The GREATER DALLAS Chapter of  
The National Association of Residential Property Managers**

Form 990-N

## Electronic Notice (e-Postcard)

OMB No. 1545-2085

Department of the Treasury  
Internal Revenue Service

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

2016

Open to Public Inspection

**A** For the **2016** Calendar year, or tax year beginning **2016-01-01** and ending **2016-12-31****B** Check if available

- ☐ Terminated for Business  
☒ Gross receipts are normally \$50,000 or less

**C** Name of Organization: **GREATER DALLAS CHAPTER OF  
THE NTL ASSN OF RESDNTL PROP MGS INC**  
**PO Box 603, Argyle, TX, US,  
76226**

**D** Employee Identification  
Number **75-2718984**

**E** Website:

**F** Name of Principal Officer: **Shirley Johnson**  
**9904 Crestridge Drive,**  
**Denton, TX, US, 76207**

**Privacy Act and Paperwork Reduction Act Notice:** We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

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.

**Note:** This image is provided for your records only. Do Not mail this page to the IRS. The IRS will not accept this filing via paper. You must file your Form 990-N (e-Postcard) electronically.



## National Association of Residential Property Managers

### G R E A T E R   D A L L A S   C H A P T E R

#### **2017 Budget - Approved by Executive Committee 12-7-16**

##### Income:

Affiliate Membership Dues	
Bronze: 10X\$250	\$2,500
Silver: 7x\$450	\$3,150
Gold: 2x\$750	\$1,500
Chapter Incentives/Regional Proceeds	\$1,500
NARPM Marketing Grant:	\$ 500
Education Classes:	\$ 500
<b>Total</b>	<b>\$ 9,650</b>

##### Expenses:

Operating Expenses:	\$ 200
Meeting Expenses:	\$1,200
Marketing Expenses:	\$500
Legal and Accounting:	\$200
Officer Travel:	\$2,100
Holiday Party:	\$1,500
Affiliate Appreciation Party:	\$3,000
Donations:	\$ 500
National Association Contributions:	\$ 250
<b>Total</b>	<b>\$ 9,350</b>

MINUTES 1/8/2016

Greater Dallas Chapter- Chapter Leaders Meeting  
Meeting held at MiCocina 18352 Dallas Pkwy, Dallas, TX 75287

**Attendees:**

Alisha Billingsley, Roy Platt, Shirley Johnson, Debbie Sherman

**Call to order** 11:15am by Alisha Billingsley

**Items of Discussion were as follows:**

**Holiday Party 2015**

After review of all receipts of the party it was noted that between income and expenses the party broke even or paid for itself. A copy of the accounting is attached.

**Budget for 2016**

It was approved to change from BBVA bank to Chase Bank which will eliminate a fee making it less expensive to Bank with Chase- Treasurer Shirley Johnson will handle the change.

We discussed the expenses for the upcoming year and estimated the cost for the following:

- Operating expenses-\$500
- Meeting expenses-\$1200
- Marketing expenses-\$100
- Education expenses-\$500
- Legal and Accounting-\$200
- Officer Travel-\$2100-We determined that 2/3 of allocated expense be given to President and 1/3 to President Elect to be used for Convention Registration, Hotel, Air Fare. It was also decided that if Monies allocated to President are not all used then the remaining balance is used for President Elect and any unused funds be absorbed back to the Chapter.
- Holiday Party-\$1500
- Vendor Fair-\$5600
- Donations-\$400

**Total estimated expenses for 2016 are: \$12,100**

To support the chapter expenses the Affiliate Membership is going to increase and Shirley provided a handout from James Alderson with the San Antonio chapter about obtaining vendor support. Vendors budget for the year and could purchase particular levels of membership and would pay a security deposit. If funds were not received by a certain date then late fees applied. It was determined that all affiliate fees



National Association of Residential Property Managers

G R E A T E R   D A L L A S   C H A P T E R

would be collected prior to events ie. Vendor Fair and if not paid would not be able to set up table and promote their business.

We also will not receive Chapter Regional Proceeds since Regional has been eliminated however Alisha will check with National to see what chapter incentives we should expect.

### **Vendor Fair**

We have an estimated expense of \$5600 for the Vendor Fair. It was discussed that in order to save monies we should have an interesting speaker yet someone who is localized or within driving distance so airfare would not need to be provided.

We also determined that we should change the times for the Vendor Fair to end earlier due to the fact that most people were leaving early last year. Time TBD

Alisha provided flyers from last year's Vendor Fair showing the Sponsorship levels and what each level provides to the vendors.

### **Speakers for the Year**

We talked about Speakers for the year and will seek recommendations from members however our January 21, 2016 Speaker is Marty McCutchen, CPA discussing the topic of Taxes.

Roy – Michael Francis to be the guest speaker for May 2016

### **How to Obtain and retain Members/Affiliates:**

Roy Platt and Shirley Johnson are Committee Chairs for Membership and we discussed reaching out to new vendors and updating our vendors to have at least 2 vendors in every category. We need to make sure that they are able to accommodate the increased business they would receive. We need Plumbers and Electricians. I reminded Roy and Shirley that Patty Allen volunteered to help with vendor affiliate membership and that they could reach out to her for additional help. We also discussed filing a Chapter Grant for a membership drive.

Meeting adjourned at 1:15pm



National Association of Residential Property Managers  
GREATER DALLAS CHAPTER





**BOARD OF DIRECTORS  
AGENDA  
January 21, 2016 @ 12:30PM  
*Pappas BBQ Restaurant – Dallas, TX***

- 1. Call to Order - Alisha G. Billingsley – Chapter President**
- 2. Treasurer's Report – Shirley Johnson**
- 3. Old Business**
  - Holiday Party Update
- 4. New Business**
  - Vendor Fair 2016
  - Meeting Topics & Speakers
  - Chapter Website
  - Bylaws
  - Designation Classes
- 5. Additional Items or Updates**
- 6. Meeting Adjourned**

MINUTES September 23, 2016

NARPM DALLAS CHAPTER BOARD MEETING

September Meeting held at Pappadeaux's  
18349 Dallas Pkwy, Dallas TX 75287

Attendees:

Alisha Billingsley-President, Shirley Johnson- President Elect, Amy Karns-VP, Debbie Sherman-Secretary, Mary Davenport-Treasurer

Meeting was called to order at 1:10 PM by Chapter President Alisha Billingsley

Items of Discussion:

Chapter Candidates 2017-Discussed Chapter Candidates for 2017 and how Survey Monkey would be utilized to introduce candidates for 2017. Alisha and Amy Karns would email out for election

Leadership Training in November- Shirley Johnson to register for leadership

Education Class-We discussed an Education Class in December with Fort Worth and possible classes to be offered.

Membership Marketing Grant-We talked about the Membership marketing grant and starting the membership drive in November for the upcoming 2017 year.

Budget2016-Budget 2017 –Shirley Johnson and Mary Davenport to update 2016 Budget and would have the actuals out by September 30, 2016

Holiday Party-Discussed party locations—Amy Karns to follow up on locations and availability

Chapter Website-Discussed updates for the local website.

Adjourned 2:30



MINUTES October 11, 2016

## NARPM DALLAS CHAPTER BOARD MEETING

October Meeting held at Mi Cocina  
5741 Legacy Dr Ste 315, Plano, TX

### Attendees:

Alisha Billingsley-President, Roy Platt-VP, Amy Karns-VP Elect, Debbie Sherman-Secretary, Mary Davenport-Treasurer

Meeting was called to order at 11:30 PM by Chapter President Alisha Billingsley

### Items of Discussion:

We spoke about updating National and Local Websites.  
Alisha is going to take over access to the National Website.

We discussed meeting topics for next year and Amy suggested using Survey Monkey to send out to membership to ask for meeting topics and who would be interested in serving on committees for next year. We also decided to include requests from membership about their top 3 vendors to increase our Affiliate membership and also reach out to vendors whose trade is not represented in our NARPM Chapter. We also discussed including CCAR members to join NARPM.  
Amy would send out the Survey.

Decision on date of Holiday Party which is Dec 1, 2016

We discussed Locations and possibility of Blue Mesa in Addison. How much it would cost  
Amy Karns would follow up with Blue Mesa

Alisha stated we would need to use proper accounting forms for receipts moving forward.

We also discussed Leadership and contributions by local chapter and National would help with cost for Registration & travel expense.

Meeting Adjourned 1:10

MINUTES August 18,2016

NARPM DALLAS CHAPTER GENERAL MEETING

August Meeting held at Metrotex  
8201 N Stemmons Frwy, Dallas TX 75247

Attendees:

See attachments

Meeting was called to order at 11:10 AM by Chapter President Alisha Billingsley

Alisha began by welcoming NARPM Members and Guests

NARPM Ethics Minute was read by Chapter Secretary Debbie Sherman

ARTICLE 4: OBLIGATIONS TO TENANTS

*The Property Manager shall treat all Tenants honestly and professionally when they are applying for, living in, and/or vacating a managed residence, including through the deposit refund process*

Last meeting minutes approval was approved and seconded

Alisha went over Old/New Business and again requested volunteers for committees

An announcement was made about the Board Opening for 2017 as President Elect-Roy Platt resigned his position due to the growth of his business.

Requested Holiday Party Place Recommendations

Alisha reminded everyone of the upcoming events:

The Texas Association of Realtors Conference in Galveston Tx Sept 7-10, 2016

NARPM National Convention in Wailea, Maui Hawaii Oct 19-21, 2016









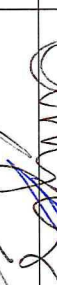


A Special Presentation was done by Propertyware

Affiliate networking

Meeting adjourned at 12:15

No General Meeting in September

**NARPM SIGN-IN SHEET** Date: 8 / 18 / 2016

PRINT NAME	COMPANY	NARPM MEMBER (Y/N)	NARPM AFFILIATE (Y/N)	SIGNATURE	Contact Me, I want to join... Phone or email
Debbie Sherman	Remarkable Prop Mgmt	Y			
Aron Ellis	DeGruire Properties, Inc.	Y			714/204-1141
Clark Stephenson	44th Real Estate Services	Yes			817 805 1427
John KATH-IVIRE	United Carpet Cleaning S	N	N		972-740-655
GURDARSHAN S. BANS	BRAR BROTHERS, Inc.	N	N		
S.W. DEW	MANOMEX	N	N		
William Forsythe	Eastcoast Interiors	Y	N		
Imy Kans	Liberty Hguit	Y	N		(416) 215-2042
Brenda Ettridge	Propesturanc	Y	Y		972-820-3413
Adam Utne	Propesturanc	Y	Y		
Kristen Mendais	Propesturanc	Y	Y		



**NARPM SIGN-IN SHEET** Date: 8 / 18 / 16

[illegible]