



Jim Carlson <jmc293@gmail.com>

NARPM Chapter Lunch This Week

1 message

Jim Carlson <jim@onestoppm.com>
To: Jim@onestoppm.com

Mon, Dec 10, 2018 at 9:37 PM

SAVE THE DATE!

NARPM Chapter Lunch Meeting

Thursday, December 13, 2018

Join us for our NARPM chapter lunch meeting on Thursday, December 13th at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. Our speaker will be Pete Neubig, Regional Vice President for NARPM and co-founder of Empire Industries, LLC, a very successful property management company in Houston, TX. Pete is a great guy and a great speaker. His presentation is titled, "Increase Your Bottom Line in Less than 30-Days". I've known Pete for a couple years now and have had the opportunity to pick his brain on ideas at a few national NARPM events. I am excited to hear his presentation and I know all who attend will learn something and come away with ideas to generate more revenue in their PM business.

Please come, and invite others, to take advantage of this fantastic opportunity. Good food, good people and a great speaker!

In addition to hearing Pete's presentation, come learn from and discuss with our fellow NARPM members and supporting vendor affiliates - and be sure to invite other property managers or vendors who might benefit from the discussion and enjoy networking with our group.

For questions or to RSVP please email Jim@OneStopPM.com

Thank you!

Jim Carlson
Broker
One Stop Property Management, LLC
2018 President
Heart of America Chapter of NARPM
Email: Jim@OneStopPM.com
Office: 816-545-9008
Fax: 866-817-4207
Website: www.OneStopPM.com
www.NARPM.org

Table 1

| Greater KC Chapter of NARPM | | | | | |
|-----------------------------|--------------------|----------------------|---|--|--|
| 2019 Budget | | | | | |
| | Anticipated Income | Anticipated Expenses | Notes | | |
| January | \$525 | \$645 | chapter meeting - Fogo | | |
| February | \$525 | \$645 | chapter meeting - Fogo | | |
| March | \$525 | \$645 | chapter meeting - Fogo | | |
| April | \$525 | \$645 | chapter meeting - Fogo | | |
| April | \$600 | | Vendor renewals (chapter membership) | | |
| April | \$1,500 | | PM Member renewals (chapter membership) | | |
| May | \$525 | \$645 | chapter meeting - Fogo | | |
| June | | | | | |
| July | | | | | |
| August | | | | | |
| September | \$525 | \$645 | chapter meeting - Fogo | | |
| October | \$525 | \$645 | chapter meeting - Fogo | | |
| November | \$525 | \$645 | chapter meeting - Fogo | | |
| December | \$525 | \$645 | chapter meeting - Fogo | | |
| | | | | | |
| Total | \$6,825 | \$5,805 | | | |
| | | | | | |
| | | | | | |
| | | | | | |



Jim Carlson <jmc293@gmail.com>

Novmeber NARPM Chapter Lunch

1 message

Jim Carlson <jim@onestoppm.com>
To: Jim@onestoppm.com

Thu, Nov 8, 2018 at 1:00 PM

SAVE THE DATE

NARPM CHAPTER LUNCH MEETING

THURSDAY, NOVEMBER 15, 2018 11:30AM

Join us for our upcoming NARPM chapter lunch meeting on Thursday, November 15th at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. This will be our annual networking meeting, sharing ideas from the most recent NARPM National Convention, as well as best ideas from previous conferences.

Please come, and invite others, to take advantage of this fantastic opportunity. Good food, good people and fantastic networking!

Be sure to invite other property managers or vendors who might benefit from the discussion and enjoy networking with our group.

For questions or to RSVP please email Jim@OneStopPM.com

Thank you!

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Jim Carlson <jmc293@gmail.com>

NARPM Chapter Lunch October 18th

1 message

Jim Carlson <jim@onestoppm.com>
To: Jim@onestoppm.com

Fri, Oct 5, 2018 at 2:12 PM

SAVE THE DATE!

NARPM Chapter Lunch Meeting

Thursday, October 18, 2018

Join us for our upcoming NARPM chapter lunch meeting on Thursday, September 20th at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. Our speaker will be David Elyachar, founder of Big Bob's Flooring. David is a fascinating speaker who will share with us his story of taking a risk to start a small company selling used carpet to take advantage of a niche in the market, and growing that company into the national franchise that it is today. We'll be talking specifically about how to take advantage of changing market trends and growing your business as you respond to changing market conditions.

Please come, and invite others, to take advantage of this fantastic opportunity. Good food, good people and a great speaker!

In addition to hearing David's presentation, come learn from and discuss with our fellow NARPM members and supporting vendor affiliates - and be sure to invite other property managers or vendors who might benefit from the discussion and enjoy networking with our group.

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Jim Carlson <jmc293@gmail.com>

September NARPM Chapter Lunch

1 message

Jim Carlson <jim@onestoppm.com>

Mon, Sep 10, 2018 at 9:51 PM

To: Scott Abbey <SAbbey52@acuityholdings.com>, Pat Manza Option MSI <pat@optionmsi.com>, Kandy Meehan <Kandy@home4rent.com>, Caitlin Meehan <Caitlin@home4rent.com>, Carrie Meehan <Carrie@home4rent.com>, "Kelly Catterson (kelley@classic-property.com)" <kelley@classic-property.com>, Kerrie Curtin <kerrie@classic-property.com>, Chris Lengquist <chris@adastrarealty.com>, Heather Fox <heather.adastrarealty@gmail.com>, Jenny M Latta <Jenny@lattahomes.com>, Myeisha Greene <mgreene@trehkc.com>, Irena Rice <IRice@oconnorhvac.com>, James Carollo AandB <james@aandbkc.com>, Bob Quirk <bob@morganmillerplumbing.com>, Sean Allison <sean@summitmediasolutions.com>, Mike Elyachar <melyachar@gmail.com>, Eric M <eric@usreebpm.com>, sarah@usreeb.com, wanda@usreebpm.com, joyce@top-rents.com, jeremy@pmiofkc.com, bethmorgan@33rdcompany.com, Tom Sedlack <tomsedlack@33rdcompany.com>, "Jim J. Jones" <jjones@cjproperties.org>, Michelle Cooper <michelle@mgcleasing.com>, Brent Voepel <brent@voepelproperties.com>, Mark Beggs <mvbeggs@beggs-pm.com>, info@au4homes.com, kym@au4homes.com, Shannon Webb <shannon.bluerainroofing@gmail.com>

SAVE THE DATE!

Join us for our upcoming NARPM chapter lunch meeting on Thursday, September 20th at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. Our speaker will be Bob Wise, an attorney specializing in landlord/tenant law and a recurring speaker at our events. Bob will be speaking to us this month on the new Kansas City home inspection program recently passed into law this year under the title, Healthy Homes Initiative. There are lots of pieces to this new legislation/program and Bob will help explain what we need to know to stay on top of it.

Please come, and invite others, to take advantage of this fantastic opportunity.

In addition to hearing Bob's presentation, come learn from and discuss with our fellow NARPM members and supporting vendor affiliates - and be sure to invite other property managers or vendors who might benefit from the discussion and enjoy networking with our group.

For questions or to RSVP please email Jim@OneStopPM.com

Thank you!

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April NARPM Chapter Lunch

1 message

Jim Carlson <jim@onestoppm.com>
To: Jim@onestoppm.com

Fri, Apr 6, 2018 at 2:52 PM

SAVE THE DATE!

Join us for our upcoming NARPM chapter lunch meeting on Thursday, April 19th at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. Our speaker will be Andrew Felker, attorney with Chinnery, Evans & Nail PC. Andrew has extensive experience in small business, estate planning and related issues. How does your company structure protect you from liability lawsuits? Did you know that the protection created by your business entity can be weakened or lost if you don't maintain your LLC or corporation properly? Does your corporate protection cover you in both Kansas and Missouri or do you lose that protection when you cross the state line? Do you plan on passing your company to your children? What happens to your business if something happens to you?

These are just some of the issues Andrew will discuss with us, and this topic is not specific to property management; it applies equally to all small businesses. Please come, and invite others, to take advantage of this fantastic opportunity.

In addition to hearing Andrew's presentation, come learn from and discuss with our fellow NARPM members and supporting vendor affiliates - and be sure to invite other property managers or vendors who might benefit from the discussion and enjoy networking with our group.

For questions or to RSVP please email Jim@OneStopPM.com

Thank you!

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Jim Carlson <jmc293@gmail.com>

February NARPM Chapter Lunch

1 message

Jim Carlson <jim@onestoppm.com>
To: Jim@onestoppm.com

Thu, Feb 8, 2018 at 2:12 PM

SAVE THE DATE!

Join us for our upcoming NARPM chapter lunch meeting on Thursday, February 15th at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. Our speaker will be Mike Carlson, MPM of Aapex Property Management in Hayward, CA. Mike has been a property manager for almost 30 years and a member of NARPM for just as long. He will be speaking on Ancillary Income Streams for property managers and other small businesses. Would you like to learn how to tap your existing client base and increase your revenues by \$5,000, \$10,000 or more per year? Come learn ideas from Mike and bring your ideas and ancillary income streams to share in the discussion surrounding this topic.

In addition to hearing Mike's presentation, come learn from and discuss with our fellow NARPM members and supporting vendor affiliates - and be sure to invite other property managers or vendors who might benefit from the discussion and enjoy networking with our group.

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Jim Carlson <jmc293@gmail.com>

NARPM - January Chapter Meeting

1 message

Jim Carlson <jim@onestoppm.com>
To: Jim@onestoppm.com

Thu, Jan 11, 2018 at 4:20 PM

SAVE THE DATE!

Join us for our upcoming NARPM chapter lunch meeting on Thursday, January 18th at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. Our speaker will be Erica Brune, President of Lever 1 PEO, a third party provider of HR solutions. She will be speaking on the topic of the Top 10 HR Mistakes small and medium sized companies make. Lever 1 is a Inc. 500 company and a leader in the HR industry. Come learn how to improve your company HR and avoid costly mistakes.

In addition to hearing Erica's presentation, come learn from and discuss with our fellow NARPM members and supporting vendor affiliates - and be sure to invite other property managers or vendors who might benefit from the discussion and enjoy networking with our group.

For questions or to RSVP please email Jim@OneStopPM.com

Thank you!

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NARPM BOD 5-16-18

June - how to expedite make ready. Scott to lead the discussion. Have vendors give some ideas of what they see with other PM's they work with.

- June - Accounting best practices, taxes, embezzlement, safeguards, etc - Audit preparation - former auditor now with AUI
- July - Fair Housing - service animals, disparate impact, training, etc . .
- August - NARPM participation (chapter/national), designations, conferences - Bring in Greg Doering?
- September - Marketing topics
- October - Home Inspections - why, how, methods, vendors,
- November - National Convention Round Table Recap (PM)
- December - Legal Round Up (PM)

NARPM-Greater Kansas City Chapter

Board meeting via telephone call

Time: 3:00-3:40

Board members present: Scott, Jim, Pat, Caitlin, Kandy, Carrie

Discussion

-Attendance is up overall and averages about 20 attendees at each meeting

-We have new blood ready to take board positions

President: Jim Carlson, One Stop PM

VP/President-Elect for 2020: Keisha Prashek, Ad Astra Realty

Secretary: Myeisha Greene, TREH KC

Treasurer: Carrie Meehan, Home Rental Services

Past President: Kelley Catterson, Classic Property Management

Membership Committee Chair: Kandy Meehan, Home Rental Services

Vendor Committee Chair: Scott Abbey, Oz Accommodations

-1st lunch free program has been very popular and has helped increase attendance. However, it is not sustainable long term.

-New plan: only offer free 1st lunch to property managers, not vendors.

-We plan on looking for a new venue for 2019. All board members are to research possible locations on the Plaza or downtown and report back at our next meeting. The price range goal is around \$25/head.

-Dues: New company dues will be \$100 for the year and \$50 for each additional person that joins from that company. (the company portion will cover 1 person.) We will prorate it if someone joins mid-year.

-Vendor Membership: We are going down to one single tier. Most vendors were picking the higher tier anyway. The membership fee will be \$200 per year. We will offer the ability to sponsor a lunch so they have some additional time to speak.

-We will keep doing monthly meetings like this year.

-Decembers speaker will be our RVP, Pat Neubig and the meeting is bumped up to the 13th for his schedule and the holidays.

-We will host another education class in 2019. Class topic TBD

Meeting adjourned.

Agenda - NARPM BOD Meeting 8/31/18

Attending:

Jim Carlson
Kandy Meehan
Scott Abbey
Pat Manza

Topics of discussion:

1. Monthly Meetings
 1. Resume in September with Bob Wise, talking on new KCMO Healthy Homes (Rental Licensing)
 2. October - Possibly Dave Elyachar of Big Bob's carpet - general business speaker
 3. November - Pete Neubig, new RVP from Texas - not yet confirmed
 4. December - TBD
2. Leadership/Elections
 1. Need to fill the roster and hold elections (SurveyMonkey)
3. Annual Membership Renewal
 1. Need to decide on fees
 2. Need to go through the motions of renewal
4. How to spend money in 2019
 1. Speakers - bring in out of town speakers for a fee
 2. Reduced membership fees and/or free lunches to spur growth
 3. Incentives to go to national events
5. Education program for 2019
6. Growth and Forecast
 1. Add supportive office members
 2. Reactivate current members who have gone cold
 3. Add new offices
 4. Add vendors
 5. Designations (RMP, MPM, CRMC)
 6. Increased Attendance at National Events
 7. 5-year plan

Heart of America Chapter of NARPM
Board Members

- President: Jim Carlson, One Stop Property Management
- President-Elect: Keisha Prasek, Ad Astra Realty
- Secretary: Myeisha Greene, TREH Realty
- Treasurer: Carrie Meehan, Home Rental Services
- Memership Committee Chair: Kandy Meehan, Home Rental Services

Department of the Treasury
Internal Revenue Service

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

2018

Open to Public Inspection

A For the **2018** Calendar year, or tax year beginning **2018-01-01** and ending **2018-12-31****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 St Suite 200,
Independence, MO, US,
64055****D** Employee Identification
Number **20-2779836****E** Website:<http://kansascity.narpm.org>**F** Name of Principal Officer: **Jim Carlson****13905 E 39th St Suite 200,
Independence, MO, US,
64055**

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.

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Greater Kansas City Chapter of NARPM, Inc

PROFIT AND LOSS

January - December 2018

| | TOTAL |
|--------------------------|---------------------|
| Income | |
| Chapter Lunch Payments | 3,875.00 |
| Sales | 200.00 |
| Uncategorized Income | 290.00 |
| Total Income | \$4,365.00 |
| GROSS PROFIT | \$4,365.00 |
| Expenses | |
| Chapter Lunch Expenses | 7,043.31 |
| QuickBooks Payments Fees | 338.78 |
| Taxes & Licenses | 91.25 |
| Total Expenses | \$7,473.34 |
| NET OPERATING INCOME | \$ -3,108.34 |
| NET INCOME | \$ -3,108.34 |

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Time: 3:00-3:40

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-We will host another education class in 2019. Class topic TBD

Meeting adjourned.

NARPM
Heart of America Chapter Board of Directors Meeting

December 13, 2018

1. Review most recent Chapter Meeting - things that went well; things we can do better
2. Consider venue change for chapter meetings. Pros/Cons. Costs, magnet for new members
3. Look at upcoming chapter meetings in 2019
 1. January - Happy Hour get together at Pin Stripes
 2. February - Review of Fair Housing
 3. March - Roundtable discussion re: Broker/Owner highlights
4. Review new Board and goals moving forward
 1. Review lessons from Leadership Training last month
5. Training time from Pete Neubig, visiting RVP
6. Education Class
7. Review Financials