

Department of the Treasury
Internal Revenue Service

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

2019

Open to Public Inspection

A For the **2019** Calendar year, or tax year beginning **2019-01-01** and ending **2019-12-31****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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Greater Kansas City Chapter of NARPM, Inc

PROFIT AND LOSS

January - December 2019

	TOTAL
Income	
Chapter Lunch Payments	2,563.00
Sales	200.00
Uncategorized Income	300.00
Total Income	\$3,063.00
GROSS PROFIT	\$3,063.00
Expenses	
Bank Charges & Fees	0.00
Chapter Lunch Expenses	4,880.12
QuickBooks Payments Fees	353.57
Taxes & Licenses	11.25
Total Expenses	\$5,244.94
NET OPERATING INCOME	\$ -2,181.94
NET INCOME	\$ -2,181.94

Table 1

2020 Budget					
INCOME					
Lunch Payments	\$3,500				
Vendor Dues	\$4,000				
National Grants	\$500				
Total Income	\$8,000				
EXPENSES					
Lunch Payments	\$5,000				
Quickbooks Fees	\$375				
Travel Reimbursements	\$500				
Other	\$500				
Total Expenses	\$6,375				
Total Annual Net	\$1,625				



Jim Carlson <jmc293@gmail.com>

NARPM Chapter Lunch

1 message

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

Tue, Sep 10, 2019 at 3:37 PM

SAVE THE DATE**NARPM Chapter Lunch Meeting****Thursday, September 19, 2019**

Join us for our NARPM chapter lunch meeting on Thursday, September 19th at 11:30am at the Fogo de Chao rest aurant on the Country Club Plaza. Jennifer Spadine, from Guardian Property Management in New Brighton, MN wi ll be our guest speaker. Jennifer is a long time NARPM member and a current regional ambassador for the Central Region of NARPM. She has put together a presentation of tips and tricks for property managers that are sure to help all of us in our businesses.

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

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



Jim Carlson <jmc293@gmail.com>

NARPM Lunch Tomorrow/Thursday

1 message

Jim Carlson <jim@onestoppm.com>

Wed, Nov 20, 2019 at 9:36 PM

To: sarah@usreeb.com, James Nielsen <james@renterswarehouse.com>, wanda@usreebpm.com, Irena Rice <IRice@oconnorhvac.com>, info@dwelkproperties.com, dwelkcoffice@gmail.com, KC PropertyManager <kcpropertymanager@yahoo.com>, "E. Michelle Garcia" <michelle.garcia@kw.com>, Michael Carlson <mikecarlson9@gmail.com>, Andrew Felker <AFelker@chinnery.com>, "steven.kyser@umb.com" <Steven.Kyser@umb.com>, "Ronda L. Wood" <ronda@bankofgrainvalley.com>, James Carollo AandB <james@aandbkc.com>, tom@wellstoneba.com, Jenny M Latta <Jenny@lattahomes.com>, Brent Voepel <brent@voepelproperties.com>, "Jim J. Jones" <jjones@cjproperties.org>, Myeisha Greene <mgreene@trehkc.com>, Kerrie Curtin <kerrie@classic-property.com>, Robert Wise <wisebob@earthlink.net>, L Donald Huelson <dhuelson@huelsonlawfirm.com>, Sam Downs <sam@mandselectric.net>, Pam Hatcher <pam@integritymakesadifference.com>, Robin Allen <robinallenwsbg@hotmail.com>, Jennifer Cabral <Jennifer@a1propertieskc.com>, Nick Mckinnis <nickmckinnis88@gmail.com>, Corey Pogue <corey@reinvestorservices.com>, Scott Abbey <SAbbey52@acuityholdings.com>

NARPM CHAPTER LUNCH MEETING**THURSDAY - 11/21/19**

Just a reminder to all that we will be meeting tomorrow, Thursday, at 11:30am at Fogo de Chao for our chapter lunch meeting. We look forward to our annual review of local and state legal issues surrounding the property management industry presented by attorney, Bob Wise. With the proposed new ordinances in Kansas City, we are likely to have some rousing conversations. I invite all to attend.

Attached, please find a summary document prepared by MAREI and the KC Regional Housing Alliance. It lays out in summary form, and then in detail, the proposed Tenant's Bill of Rights as well as a counter-proposal from the perspective of housing providers in the community. If you have not yet familiarized yourself with this issue, I encourage you to do so.

I look forward to seeing you all tomorrow.

Thank you!

Jim Carlson
Broker
One Stop Property Management, LLC
2019 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

 **201911.19 KCRHA Report.pdf**
2669K

NARPM BOD Agenda:
1/31/19

Attendance:

- Jim Carlson
- Keisha Prashek
- Myeisha Greene
- Kandy Meehan
- Carrie Meehan

Review:

1. January chapter event
 1. Attendance
 2. Feedback
 3. Take-Aways:
2. New Members
 1. Zach Lund
 - 2.
3. Current chapter finances
 1. Bank balance as of today: \$2,896.21

Discussion:

1. Goals for 2019
2. February chapter event - Fogo? Speaker?
3. Rest of 2019 chapter events (at least next 6 mo's)
 1. March
 2. April
 3. May
 4. June
 5. July
 6. Aug
4. Chapter Dues for 2019
 1. PM Members
 2. Vendors
5. Chapter compliance
6. Do we want to host an Education Class?
7. New and returning member efforts

NARPM BOD Agenda:
4/11/19

Attendance:

- Jim Carlson
- Keisha Prashek
- Myeisha Greene
- Kandy Meehan
- Caitlin Meehan
- Carrie Meehan

Review:

1. March chapter event
 1. Attendance - 11 (7 PM's plus 4 vendors)
 2. Feedback -
 3. Take-Aways -
2. New Members
 - 1.
3. Current chapter finances
 1. Bank balance as of today: \$1,938.42

Discussion:

1. Goals for 2019
2. April chapter event - Fogo on 4/18
 1. Speaker/Topic: what about in-house maintenance companies?
3. Rest of 2019 chapter events (at least next 6 mo's)
 1. May - PropertyWare is bringing in a speaker to talk about utility management and revenue streams
 2. June
 3. July
 4. Aug
 5. Sept - Jennifer Spadine (NARPM Ambassador) is coming to speak. Topic TBD
 6. Oct
 7. Nov: Bob Wise?
 8. Dec - Christmas party
4. Chapter Dues for 2019
 1. PM Members - \$100 per company
 2. Vendors - same as last year, \$200
5. Do we want to host an Education Class?
6. New and returning member efforts

BOD Meeting
HOA Chapter of NARPM
September 6, 2019

Attendance:

- Jim Carlson
- Myeisha Greene
- Kandy Meehan
-

Agenda Points:

1. Our next Chapter Lunch is scheduled for September 19th. Jennifer Spadine, from Minnesota has agreed to come be our speaker. We need to brainstorm a topic for her. She is one of the ambassadors from NARPM for our region, so she is bound to be a great speaker. We should also discuss chapter elections with the body of the chapter at this meeting (see #4 below).
2. We need to brainstorm topics and speakers for the rest of the year. We usually have attorney, Bob Wise come in about November to give us a state of the legal landscape for property managers. He's always been a favorite and very willing to come out. We need an October speaker (although that's convention month so we could have a recap of convention meeting if we wanted). Then there's December, which could be a holiday social gathering rather than a lunch meeting.
3. We need to look at our funds. The reality is our bank account has been run pretty close to empty. We need to make some decisions with regards to dues, lunch fees, free lunch for guests, etc . . . There are also grants we can apply for, etc . . .
4. We are expected to be processing chapter elections very soon. This is a big one that we need to discuss. I have filled the President's seat for 2+ years now. I love NARPM and I'm happy to continue on the board, but I don't think it's best for me or for the chapter to have me continue as president indefinitely. So we need to have a discussion about who is going to fill board positions next year and we need to have that finalized in time for the 2020 President and 2021 President-Elect to attend leadership training in TX, November 18-19. I think we can probably fill most of the board positions relatively easily, but the President and President-Elect are the two that we need someone to step up to. If we cannot get those positions filled, then we will need to have the discussion about closing down the KC Chapter. Which would be a shame.
5. Not for this meeting, but within the next 90-days, we need to start brainstorming a plan for 2020. And, then in 2021 (a long way off, I know) the national convention will be in Kansas City! That could be a great year for boosting our membership and encouraging participation locally with national coming to us.



Jim Carlson <jmc293@gmail.com>

NARPM Chapter Lunch Thursday

1 message

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

Mon, Apr 15, 2019 at 10:55 AM

SAVE THE DATE**NARPM Chapter Lunch Meeting**

Thursday, April 18, 2019

Join us for our NARPM chapter lunch meeting on Thursday, April 18th at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. Scott Abbey, from Oz Accommodations, Inc. will be moderating a discussion about the various ways to coordinate maintenance on your managed portfolio. Whether you have an in-house maintenance team, use contractors, profit from maintenance or not, come learn how others are tackling this problem and contribute the lessons you've learned in your career. Please bring your thoughts, questions, opinions and any tools your office uses to stay on top of maintenance in your business. For you vendors, this applies to you as well because your insight is invaluable to us as property managers and making sure that our relationships with remain positive is of utmost concern to each of us.

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

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
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Email: Jim@OneStopPM.com
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September 19, 2019

Heart of America Chapter of NARPM, Inc

Chapter lunch meeting

Held at Fogo de Chao on the Country Club Plaza, 11:30am - 1:00pm

Attendance:

Jennifer Spadine

Chris Lengquist

Jim Carlson

Zach Lund

Casey & guest

Lyle Shaver

Myeisha Greene

Chris Tierney

Rachel

Alaina Nickey

Mike Carlson

Corey Pogue

Steven Kyser

Shannon Webb

Bob Quirk

Mike Elyachar

Sean Allison

Chapter Business:

The following names were presented as uncontested nominees for the 2020 Board of Directors. A motion was made by Myeisha Greene to approve the board, the motion was seconded by Zach Lund. The vote was unanimous in the approval of the board as presented.

President: Jim Carlson, One Stop Property Management

President Elect: Myeisha Greene, TREH

Secretary: Casey Wyatt, 33rd Company

Treasurer: Kandy Meehan, Home Rental Services

Membership Committee Chair: Jeremy Brenneman, PMI of KC

Vendor Committee Chair: Zachary Lund, Blue Bronco



Jim Carlson <jmc293@gmail.com>

NARPM Chapter Lunch Thursday

1 message

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

Fri, Feb 15, 2019 at 1:40 PM

SAVE THE DATE

NARPM Chapter Lunch Meeting

Thursday, Feb 21, 2019

Join us for our NARPM chapter lunch meeting on Thursday, Feb 21st at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. We will be having a round table discussion on Fair Housing topics as they apply to property management. Please bring your thoughts, questions, opinions and any tools your office uses to stay in front of Fair Housing requirements in your business. For you vendors, this applies to you as well because as you visit our properties, work with our tenants and property owners, the liability for adhering to Fair Housing rules (at least to some extent) continues.

If you have an attorney you use for Fair Housing, we'd love to have you invite them to join our discussion (we'll even buy their lunch!!).

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

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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Minutes of the Heart of America Chapter NARPM Board Meeting

November 14, 2019 - Conference Call

Attendance:

Jim Carlson
Casey Wyatt
Zachary Lund

Our next chapter lunch will be held on November 21, 2019 at Fogo de Chao. Bob Wise is scheduled to speak at this meeting and potentially bringing a guest speaker as well.

Our next Board meeting will be held before our December chapter lunch meeting on December 19 at Fogo De Chao.

We discussed lining out speakers for next year, Pete Neubig has offered to come and speak. Tom Sedlack with 33rd Company will be asked to come and speak as well. We will need to get more speakers lined up and ready in order to adequately plan for next year. We have preliminarily talked about having a Vendor Fair in the fall but we will need to get more vendor participation in order to get that done.

Casey will speak with several people at the Leadership Conference next week to get ideas on topics for discussion at some of our round table chapter meetings, speakers, and see what is being offered in the other chapters tiered vendor systems and bring back that information for Board discussion.

Casey made a motion to approve the minutes from the October 29, 2019 meeting. Jim seconded the motion all were in favor and the motion passed.

Adjournment at 1:20 pm.



Jim Carlson <jmc293@gmail.com>

January NARPM Get Together

1 message

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

Thu, Jan 10, 2019 at 11:08 AM

SAVE THE DATE

Thursday, January 24th,

5:30pm - 7:30pm

It's a new year and we're trying something new and different with our NARPM chapter. We have a new chapter board of directors and the idea was proposed that we should change up our monthly meetings to include an evening happy hour instead of doing lunch every month. A change in venue, a change in time, and hopefully we'll be able to see a few more people join us. We'll still do lunch at Fogo de Chao some of the months, but this month we are going to be meeting at Pinstripes in Overland Park for Happy Hour, Appetizers, and games.

This will be a great chance to network, meet the new chapter board, and get to know everyone better. The best part? It's FREE! That's right! One of our new board members, Myeisha Greene, was able to work her negotiating magic and get Pinstripes to offer us a first time group offer. They will provide one free drink to each of our group, a few appetizers and 2 hours on the Bocce court. There is also a cash bar and a full bistro menu for those who are looking for a little more.

Please put it on your schedule to come join us.

RSVP is always appreciated, but not required.

Thank you!

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Jim Carlson <jmc293@gmail.com>

Save the Date - NARPM Chapter Lunch Meeting

1 message

Casey Wyatt <caseywyatt@33rdcompany.com>

Tue, Dec 10, 2019 at 11:40 AM

To: jim@onestoppm.com

SAVE THE DATE**NARPM Chapter Lunch Meeting****Thursday, December 19, 2019**

Join us for our NARPM chapter lunch meeting on Thursday, December 19 at 11:30am at the Fogo de Chao restaurant on the Country Club Plaza. Our very own 2020 President Elect Myeisha Greene will lead our discussion on Best Practices & Policies and Procedures. This will be a great discussion that can benefit all of our businesses.

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

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 caseywyatt@33rdcompany.com .

Thank You,

Casey Wyatt

Property Manager & Business Development

33rd Company Kansas City

2019 Secretary

Heart Of America Chapter of NARPM

Minutes of the Heart of America Chapter NARPM Board Meeting

October 29, 2019 -12:00 pm - Cheesecake Factory Overland Park, KS

Attendance:

Jim Carlson
Kandy Meehan
Myeisha Greene
Casey Wyatt
Zachary Lund
Jeremy Brenneman

Our next chapter lunch will be held on November 21, 2019 at Fogo de Chao. We discussed speakers for this meeting Jim Carlson suggested Bob Wise, we elected Zach Lund to take the lead on this task.

Our next Board meeting will be November 11, 2019 and will be a conference call.

Our December Chapter lunch will be December 19, 2019 at Fogo de Chao, the topic for discussion will be Policies and Procedures and Myeisha Greene will lead the discussion. We also elected to discuss the Bill of Rights as our January topic.

For now our meeting schedule will be 2nd Thursday in odd months we will have a phone call meeting, and the 3rd Thursday in even months the meeting will be held before our Chapter lunches.

Will we continue having meetings throughout the summer was a question brought up with no vote.

We discussed membership fees and in the interest of avoiding member fees we would like to visit a tiered program for our vendors to rebuild our bank account to an attainable balance.

Our preliminary tier system should look like this:

200.00 per quarter
400.00 per quarter
600.00 per quarter

Each level has its perks with the highest having the most value for the vendors. Kandy will look into her records to see if she has historic data from a National Committee that she chaired previously for further ideas on perks per level.

Minutes from the September meeting were not approved or voted on.

Adjournment at 1:25 pm.

2020 Board of Directors
Heart of America Chapter of NARPM, Inc

President: Jim Carlson, One Stop Property Management
President Elect: Myeisha Greene, TREH
Secretary: Casey Wyatt, 33rd Company
Treasurer: Kandy Meehan, Home Rental Services

Membership Committee Chair: Jeremy Brenneman, PMI of KC
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