

2020 NARPM Utah Chapter Budget

REVENUE

Dues - Managers	\$ 7,500.00
Dues - Vendors	\$ 4,500.00
Education - Classes	\$ 1,000.00
Sponsorships	\$ 1,200.00
Annual Conference	\$ 7,500.00

TOTAL INCOME	\$ 21,700.00
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EXPENSE

Meeting Lunches	\$ 1,400.00
Board Travel	\$ 3,000.00
Education - Classes	\$ 600.00
Marketing/Swag	\$ 2,500.00
Annual Conference	\$ 2,500.00
UAA PAC	\$ 3,000.00
Management Fees	\$ 8,680.00

TOTAL EXPENSES	\$ 21,680.00
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NET INCOME	\$ 20.00
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2019 NARPM Utah Chapter Financials - As of 12/31/2019

REVENUE

Dues	\$	15,706.00
Education - Classes	\$	-
Social Activity Fees	\$	800.00
Sponsorships	\$	800.00
Annual Conference	\$	12,812.00

TOTAL INCOME	\$	30,118.00
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EXPENSE

Meeting Lunches	\$	1,073.70
Board Travel	\$	1,049.24
Education - Classes	\$	1,312.05
Social Meetings	\$	1,066.92
Marketing/Swag		
Annual Conference	\$	2,069.32
UAA PAC	\$	5,000.00
Management Fees	\$	13,553.00
Business Service Fees	\$	-

TOTAL EXPENSES	\$	25,124.23
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NET INCOME	\$	4,993.77
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NARPM 2020 Board Leaders

Title	First Name	Last Name	Email	Phone Number
Past Chair	Aaron	Marshall	aaron@keyrenter.com	801-566-6700
2020 Chair	Derek	Seal	derek@gorillarents.com	801-523-6900
Vice Chair	Mark	Cropper	mark@nestwellpm.com	801-997-5846
Secretary	Casey	Miller	cmiller@homeriver.com	801-349-2585
Treasurer	Randall	Henderson	randall@propertymanagementinc.com	801-407-1301
Membership Chair	Maria	Maier	realtormaria1@gmail.com	801-919-4753
Affiliates Chair	TJ	Robinson	tj@rentler.com	801-419-9476
Communications/Publications and Marketing Chair	Adam	Willis	adam@nestwellpm.com	801-268-4157
Government Affairs	Craig	Hawker	craig@actionteamutah.com	801-231-6430
Education Chair	Dana	Holton	danaholton01@gmail.com	801-448-3668
Conference Chair	Paul	Watson	paul@prorenterut.com	801-779-1198
Designations Chair				
Executive Director	Paul	Smith	paul@uaahq.org	801-557-5387
Chapter Administrator	Stephanie	Murrell	info@utah.narpm.org	801-487-5619

NARPM Utah Chapter Bowling

Thursday July 18th, 11 AM - 2 PM



Join the NARPM Utah Chapter for our Bowling Social Event!

Attendees receive:

- **2 hours of bowling/including shoes**
- **\$10 arcade card**
- **3 slices of pizza**
- **Bread twists/House Salad**
- **2 pitchers of soda per lane**



3739 South 900 East

Millcreek, UT 84106

ONLY \$30 PER PERSON

National Association of Residential Property Managers – Utah Chapter

Annual Conference

Friday November 15th, 2019 8:30 AM – 3:30 PM

Utah Apartment Association

230 W Towne Ridge Parkway (9600 S) Sandy

In the Realtor building Alta Auditorium



Attorney Panelists



Attorney: Jeremy Shorts



Attorney: Kirk Cullimore Jr.



Attorney: Mike J. Ostermiller

Pricing Schedule :

Now – November 5th: **\$79 per person**

November 5 – 15th: **\$89 per person**

Lunch will be provided

SCHEDULE:

- | | |
|----------|--|
| 8:30 AM | Networking with Sponsors |
| 9:00 AM | Welcome & Opening Ceremonies |
| 9:15 AM | National Eviction Trends & Proposed 2020 Utah Changes |
| 10:15 AM | Attorney Panel Rapid Fire topics including: newest ways not to get sued and other best practices |
| 11:00 AM | BREAK/NETWORK WITH SPONSORS |
| 11:20 AM | Fair Housing Panel |
| 12:00 PM | Lunch with the Division of Real Estate – Panel on current Issues in PM and proposed 2020 changes |
| 1:00 PM | BREAK/NETWORK WITH SPONSORS |
| 1:15 PM | Legislative Update – New Laws and threats in Utah |
| 2:00 PM | Boost Your Bottom Line – 25 ideas for Property Mgmt Cos. |
| 3:45 PM | Closing Ceremonies and Prize Raffles |

UPCOMING MEETINGS:

- | | |
|---------------------------|-----------------------------------|
| December 10 th | Board Installation/ Holiday Party |
| January TBD | January Meeting |
| February TBD | Social Event |

Register Now!

utah.narpm.org/events



Thursday February, 21st 2019

11:00 AM to 1:00 PM

5669 S Commerce Drive Murray, UT 84107

Join us for our February Social Event:

Clay Pigeon Range Activity @ TNT Guns & Range

Click Here to Register!



Cost is \$50 per Person: includes firearm, ammo and protective gear (ear and eye protection).

Register Now!

Please register ahead of the event so that we may be sure everyone has the opportunity to participate and that TNT can provide appropriate gear.

We are holding a Clay Pigeon Range Activity at TNT Guns & Range. TNT will provide firearms for the range but you are welcome to bring your own. All ammunition will be provided by TNT in accordance with their range policies.

Experienced shooters and amateurs are welcome! Even if you've never done this before, please come and TNT is happy to teach you the ropes.

Lunch will not be included as part of the event; everyone is welcome to eat at **.357 Burgers**, the restaurant that is part of the range, at your own expense.



Questions? Contact the NARPM Utah Chapter Administrator, Stephanie, at: info@narpm.utah.org or 801-487-5619

Stephanie Murrell

From: Stephanie Murrell
Sent: Monday, June 17, 2019 11:29 AM
To: 'paul@uaahq.org'; Aaron Marshall; Randall Henderson; jeremiah@visionutah.com; alison@welchrandall.com; Derek Seal; Danaholton01@gmail.com; TJ Robinson; Maria Maier; Paul Watson; mark@nestwellpm.com; adam@nestwellpm.com; Kristin Combs - Acclaimed Home Warranty; Craig Hawker; Merrilee Christiansen
Subject: NARPM Utah Chapter 6/14/19 Board Meeting Minutes

Good Morning,

I thought I'd send a quick email to you all breaking down our Zoom Call Board Meeting last Friday. There were only a few of us on the call and we kept it simple:

- June 20th Meeting – We only have 9 people signed up; far fewer than normal for it being a week away. Normally there would have been 25- 30 already signed up. We currently do not have a sponsor for the class yet.
 - Those on the call touched on it being June and school is finally out so there might be a lot of people on vacation
 - It was also mentioned that traditionally June and July meetings have lower attendance
 - We do have a guest speaker coming in and it would be great if we could get more numbers – **as of 6/17 we have 15 signed up. Are there volunteers to break up our contact list and make individual contacts to get us to 25-30?**
 - We do not have CE for this one hour meeting; the division would not approve the topic.
- June 20th Ethics Course – We only have 6 people registered for the course, 4 of which are board members.
 - People can still register for this class at the door; registration goes through National so that would be a paper application we email in.
 - It was mentioned on the call that a lot of people took the Ethics course online and perhaps next time we pick a different topic
 - Also, perhaps vacation and June are contributing factors
 - Derek Seal will be the class “monitor” in Paul and I’s stead as we will both be out of town that day.
 - **We do have 3 hrs CE Credit for this course.**
- July 18th Bowling Event – An email has gone out and the event registration is up and running. So far no one has signed up yet.
 - It’s not a typical Evite invitation as we need to have people pay to participate, so the email went out through Constant Contact with the link to register; more emails will go out once a week.
 - Maybe we can offer a lane of 6 bowlers for \$125 to make it a team appreciation incentive?
- August 20th Reverse Trade Show – Mark your calendars and if you haven’t registered yet, please do so.
- Membership Update – We’ve had new members sign up since the last meeting : Lizzie Green with ERA in Cedar City and Surface Restoration
- NARPM Info Email – The email info@utah.narpm.org is not functioning properly; emails are delayed going out (my reminder for the call went out 2 days after I sent it) and coming in. This is hosted by National and I’m working with them and our IT professional to get it fixed ASAP. In the meantime, important emails will be sent from stephanie@uaahq.org to ensure delivery.

That was all we talked about. If you have any questions, please let me know. Our next board meeting is a Zoom Call on Friday, July 12th at 8:30 AM.

Thank you and Have a Great Day,

Stephanie Murrell
Assistant Director

Utah Apartment Association
230 W Towne Ridge Pkwy #175, Sandy, UT 84070
Phone: 801-487-5619 | www.uaahq.org



**UTAH APARTMENT
ASSOCIATION**



June 7th Good Landlord Class, Sandy 8:30am
June 14th UPRO Marketing Curb Appeal & Advertising 8:30am
June 14th Summer Social Bowling Event at Fat Cats 2pm
June 19th Good Landlord Class, Ogden 8:30am
June 20th NARPM Ethics Class 1pm
June 21st Good Landlord Class, Sandy 8:30am
June 26th Provo General Membership Mtg 7-8pm
June 27th Sandy General Membership Mtg 7-8pm
June 28th UPRO Maintenance Turnover & Preventative 8:30am

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UAA 2019 Premier Sponsors



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REMOVE: To be removed from this list simply reply to this email with remove in the subject or email body.

All –

We had a great call this morning. Aaron runs a tight ship and we got a lot done very quickly. Following is an update from the call:

1. January Meeting – Is next Thursday the 24th at 11:30 at UAA. Topic is **Property Management Issues at the 2019 Legislative Session**. Chris Kyler with the Realtors and Senator Cullimore will both be there to update us about some of the issues. **This may be the most important meeting of the year with topics like proposals to make PM's collect sales tax on rent and to refund application fees to tenants you deny!** Registration is a little low at only 29 so far. If you haven't registered, please do:
https://www.evite.com/event/03F2GFNG4YA37ELDYEPJB6FE67N5TY/activity?gid=03C53GQF2FKHRU6LAEPJCNWG4T565Y&utm_campaign=view_invitation_bt&utm_content=&utm_medium=email&utm_source=GUEST_CONFIRM_RSVP
2. February meeting – We are super excited for our first social event of 2019 at TNT Shooting Range at 11 AM on February 21st. We will be doing a clay pigeon shooting event and then eating in the restaurant afterwards. Cost will be \$50 a person. Marketing will go out at the January event.
3. 2019 NARPM Designation Courses. We selected two topics for 2019 – Maintenance Basics and Beyond, and Cash Flow Analysis. Staff will coordinate with NARPM National and set dates as soon as possible. We will also do a Ethics class (since we all need it every 4 years).
4. The next meeting will be in the UAA office at 8:30 AM on February 15th. Main topics will be approving a 2019 budget and reviewing 2018 financials as well as Membership growth plans in 2019. The membership co-chairs, Maria Maier and TJ Robinson are super passionate and we will have a great plan for you to discuss and review.

Thanks again for all you do. NARPM Utah is on a roll and you are the key. Best NARPM Board ever!

Following is a summary of the February Board Meeting and a list of to dos:

TO DO:

- 1 – We need volunteers to staff the NARPM booth at the Trade Show. It would be ideal if one or two board members took this job from the membership group
- 2 – Staff will be working on NARPM Chapter of Excellence certification this month – this is a lot of work!
- 3 – Communication committee needs to help in getting out a monthly NARPM newsletter. Staff did one in January. See below for discussion about what should be in it
- 4 – The meeting this month is March 28th and will be on “What should be in your “Property Management Agreement”. Please help spread the word and register your teams ASAP
- 5 – Staff will set up three classes in 2019. Ethics (required), Financial Standards and a maintenance class

Notes from the Board meeting (with my questions for you in red):

Publications: The board would like to see a monthly newsletter with the following:

- Spotlight on a vendor (who will write this?)
- Spotlight of a management company (who will write this?)
- Article on industry news/updates/etc. (staff will write)
- Legislative Issues Update - staff
- Legal Column (who will collect)
- A funny/horror story from a practitioner - \$25 gift card given for best stories (who will do this)

Membership

The goal in 2019 is every member get one new vendor member and one new PM member. To encourage and facilitate this NARPM Utah will create a recognition program that will include referral gifts, marketing pieces to support the effort, and will build a prospect list.

Next board meeting call is on Friday March 22nd through zoom. 8:30 AM

Join from PC, Mac, Linux, iOS or Android: <https://zoom.us/j/6148263729>

Or iPhone one-tap (US Toll): +14086380968,,6148263729#

Or Telephone:

Dial: +1 408 638 0968 (US Toll) Meeting ID: 614 826 3729”



October 24th, 2019 Board Meeting Minutes

Attending: Derek Seal, Dana Holton, Adam Willis, Mark Cropper, Paul Watson, Paul Smith, Stephanie Murrell, Maria Maier, TJ Robinson, Craig Hawker

Excused: Aaron Marshall, Jeremiah Maughan, Randall Henderson

- 1) **Welcome** – Board members introduced themselves.
- 2) **Reviewed 2020 Board Member List Draft** – Made some adjustments and discussed the need to get a few more people involved. Casey Miller with Home River, and Megan Jex were mentioned, as were the couple from Envy PM (Nick and Tanja Jensen, who are new). Derek will work with staff to fully fill the 2020 board positions and will send to the board so we can submit at the annual meeting.
- 3) **2019 Chapter Financials** – A motion was made and approved to approve the financials.
- 4) **Review 2020 Draft Budget** – After a discussion to help board members understand our incomes and expenses, the 2020 budget was approved.
- 5) **2019 Annual Conference -**
 - a. Decided instead of swag to spend money on giveaways to promote attendance and reward attendees
 - b. We currently have 43 attendees signed up. Last year we were over 150 (including 50 vendors). We need to move the needle and get more registrations. Divided Sponsor List for Board Members to Call. Staff will follow up
 - c. Discussed the program. Paul Watson, conference chair, and staff will revise the program and marketing piece and get a copy to the board.
- 6) **Review and Approve 2020 Meeting Schedule -**
 - a. Decided not to hold a meeting in June

- b. Decided to have every other month a national speaker and local speaker
- c. Discussed designation classes but came to no agreement on holding any.

Dana, our education chair, and Derek, Board Chair, will work with staff to have complete by Annual Meeting.

Action Items:

Staff:

1. Send electronic flyer to board to assist them in marketing event (waiting to revise)
2. Work with Paul Watson to finalize conference schedule and send out another marketing piece to the industry today.
3. Work with Dana and Derek to select education for 2020 and have available at the conference
4. Working with Conference Chair Paul Watson and Board Chair Derek Seal to create a script for the conference including things like:
 - PAC donation incentives
 - How to get the most out of NARPM training
 - Membership referral tools and techniques
 - Give all vendors 15 seconds to promote their company
 - Board Installation portion
 - Who will conduct what parts of the conference?

Board Members:

- Promote the event to at least 3 vendors plus the contacts assigned at meeting
- Certain members, coordinate with staff, tasks as assigned

Draft Marketing Plan for 2020

For each meeting, send a weekly email 6 weeks before the meeting

Do one mailer (postcard)

Have board members divide the list and reach out to the people on their lists



Dear Utah Chapter NARPM Member,

Please join us for the December NARPM Utah Chapter meeting.

When: December 5, 2019 at 11:30 AM

Where: Utah Apartment Association

230 W Towne Ridge Pkwy #175 Sandy, UT 84070

This chapter meeting will serve as our Holiday Party. We will have food, fun and a white elephant gift exchange. Don't forget your \$5-\$10 gift as part of the fun!

Please RSVP so we have plenty of food for all. We hope you can make it!

Season's Greetings!



2020 Chapter Elections

Dear NARPM Utah Members,

As this year ends we have a great opportunity to thank our NARPM board and all the hard and dedicated work they have put in to making this year a success. We also have the opportunity to elect and install a new board for 2020. Below you will find a slate of candidates proposed to fulfil their prospective roles on the 2020 board. **Please attend this month's membership meeting in order to voice your concern about the association and vote on the following candidates:**

2020 Past Chair:	Aaron Marshall
2020 Board Chair:	Derek Seal
2020 Vice Chair:	Mark Cropper
2020 Secretary:	Alison Stokes
2020 Treasurer:	Randall Henderson
Membership Chair:	Maria Maier
Education Chair:	Dana Holton
Affiliates Chair:	TJ Robinson
Communications Chair:	Adam Willis
Government Affairs Chair:	Craig Hawker
Conference Chair:	Paul Watson

If you have questions, or to RSVP for the meeting please contact us at: 801-487-5619

Form 990-EZ Department of the Treasury Internal Revenue Service	Short Form Return of Organization Exempt From Income Tax Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except private foundations)	OMB No. 1545-0047 2019 Open to Public Inspection
	<p style="text-align: center;">▶ Do not enter social security numbers on this form, as it may be made public.</p> <p style="text-align: center;">▶ Go to www.irs.gov/Form990EZ for instructions and the latest information.</p>	

A For the 2019 calendar year, or tax year beginning , 2019, and ending , 20						
B Check if applicable: <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input checked="" type="checkbox"/> Initial return <input type="checkbox"/> Final return/terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization NARPM Utah Chapter <table border="1" style="width:100%"><tr><td style="width:60%;">Number and street (or P.O. box if mail is not delivered to street address) 230 W Towne Ridge Pkwy</td><td style="width:40%;">Room/suite Ste 175</td></tr><tr><td colspan="2">City or town, state or province, country, and ZIP or foreign postal code Sandy, UT 84070</td></tr></table>	Number and street (or P.O. box if mail is not delivered to street address) 230 W Towne Ridge Pkwy	Room/suite Ste 175	City or town, state or province, country, and ZIP or foreign postal code Sandy, UT 84070		D Employer identification number E Telephone number 801-487-5619 F Group Exemption Number ▶
Number and street (or P.O. box if mail is not delivered to street address) 230 W Towne Ridge Pkwy	Room/suite Ste 175					
City or town, state or province, country, and ZIP or foreign postal code Sandy, UT 84070						
G Accounting Method: <input checked="" type="checkbox"/> Cash <input type="checkbox"/> Accrual Other (specify) ▶		H Check <input checked="" type="checkbox"/> if the organization is not required to attach Schedule B (Form 990, 990-EZ, or 990-PF).				
I Website: ▶ www.utah.narpm.org						
J Tax-exempt status (check only one) — <input checked="" type="checkbox"/> 501(c)(3) <input type="checkbox"/> 501(c) () ◀ (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527						
K Form of organization: <input type="checkbox"/> Corporation <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Association <input type="checkbox"/> Other						
L Add lines 5b, 6c, and 7b to line 9 to determine gross receipts. If gross receipts are \$200,000 or more, or if total assets (Part II, column (B)) are \$500,000 or more, file Form 990 instead of Form 990-EZ ▶ \$						

Part I Revenue, Expenses, and Changes in Net Assets or Fund Balances (see the instructions for Part I)			
Check if the organization used Schedule O to respond to any question in this Part I <input type="checkbox"/>			
Revenue	1	Contributions, gifts, grants, and similar amounts received	1
	2	Program service revenue including government fees and contracts	2 14412.00
	3	Membership dues and assessments	3 15706.00
	4	Investment income	4
	5a	Gross amount from sale of assets other than inventory 5a	
	b	Less: cost or other basis and sales expenses 5b	
	c	Gain or (loss) from sale of assets other than inventory (subtract line 5b from line 5a)	5c
	6	Gaming and fundraising events:	
	a	Gross income from gaming (attach Schedule G if greater than \$15,000) 6a	
	b	Gross income from fundraising events (not including \$ of contributions from fundraising events reported on line 1) (attach Schedule G if the sum of such gross income and contributions exceeds \$15,000) 6b	
c	Less: direct expenses from gaming and fundraising events 6c		
d	Net income or (loss) from gaming and fundraising events (add lines 6a and 6b and subtract line 6c)	6d	
7a	Gross sales of inventory, less returns and allowances 7a		
b	Less: cost of goods sold 7b		
c	Gross profit or (loss) from sales of inventory (subtract line 7b from line 7a)	7c	
8	Other revenue (describe in Schedule O)	8	
	9 Total revenue. Add lines 1, 2, 3, 4, 5c, 6d, 7c, and 8 ▶	9 30118.00	
Expenses	10	Grants and similar amounts paid (list in Schedule O)	10
	11	Benefits paid to or for members	11 5000.00
	12	Salaries, other compensation, and employee benefits 	12
	13	Professional fees and other payments to independent contractors 	13 13553.00
	14	Occupancy, rent, utilities, and maintenance	14
	15	Printing, publications, postage, and shipping	15 4448.00
	16	Other expenses (describe in Schedule O) 	16 2123.00
	17 Total expenses. Add lines 10 through 16 ▶	17 25124.00	
Net Assets	18	Excess or (deficit) for the year (subtract line 17 from line 9)	18 4994.00
	19	Net assets or fund balances at beginning of year (from line 27, column (A)) (must agree with end-of-year figure reported on prior year's return)	19 1940.00
	20	Other changes in net assets or fund balances (explain in Schedule O)	20
	21	Net assets or fund balances at end of year. Combine lines 18 through 20 ▶	21

Check if the organization used Schedule O to respond to any question in this Part II ☐

Part III **Statement of Program Service Accomplishments** (see the instructions for Part III)

Expenses

(Required for section 501(c)(3) and 501(c)(4) organizations; optional for others.)

28

29		
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30		
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31	Other program services (describe in Schedule O)		
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(Grants \$) If this amount includes foreign grants, check here <input type="checkbox"/>	31a
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32 Total program service expenses (add lines 28a through 31a)	32
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Check if the organization used Schedule O to respond to any question in this Part IV ☐

Form **990-EZ** (2019)

Part V Other Information (Note the Schedule A and personal benefit contract statement requirements in the instructions for Part V.) Check if the organization used Schedule O to respond to any question in this Part V ☐

	Yes	No
33 Did the organization engage in any significant activity not previously reported to the IRS? If "Yes," provide a detailed description of each activity in Schedule O	33	<input checked="" type="checkbox"/>
34 Were any significant changes made to the organizing or governing documents? If "Yes," attach a conformed copy of the amended documents if they reflect a change to the organization's name. Otherwise, explain the change on Schedule O. See instructions	34	<input checked="" type="checkbox"/>
35a Did the organization have unrelated business gross income of \$1,000 or more during the year from business activities (such as those reported on lines 2, 6a, and 7a, among others)?	35a	<input checked="" type="checkbox"/>
b If "Yes" to line 35a, has the organization filed a Form 990-T for the year? If "No," provide an explanation in Schedule O	35b	
c Was the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization subject to section 6033(e) notice, reporting, and proxy tax requirements during the year? If "Yes," complete Schedule C, Part III	35c	
36 Did the organization undergo a liquidation, dissolution, termination, or significant disposition of net assets during the year? If "Yes," complete applicable parts of Schedule N	36	
37a Enter amount of political expenditures, direct or indirect, as described in the instructions ▶ 37a		
b Did the organization file Form 1120-POL for this year?	37b	<input checked="" type="checkbox"/>
38a Did the organization borrow from, or make any loans to, any officer, director, trustee, or key employee; or were any such loans made in a prior year and still outstanding at the end of the tax year covered by this return?	38a	<input checked="" type="checkbox"/>
b If "Yes," complete Schedule L, Part II, and enter the total amount involved 38b		
39 Section 501(c)(7) organizations. Enter:		
a Initiation fees and capital contributions included on line 9 39a		
b Gross receipts, included on line 9, for public use of club facilities 39b		
40a Section 501(c)(3) organizations. Enter amount of tax imposed on the organization during the year under: section 4911 ▶ ; section 4912 ▶ ; section 4955 ▶		
b Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Did the organization engage in any section 4958 excess benefit transaction during the year, or did it engage in an excess benefit transaction in a prior year that has not been reported on any of its prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	40b	<input checked="" type="checkbox"/>
c Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax imposed on organization managers or disqualified persons during the year under sections 4912, 4955, and 4958 ▶		
d Section 501(c)(3), 501(c)(4), and 501(c)(29) organizations. Enter amount of tax on line 40c reimbursed by the organization ▶		
e All organizations. At any time during the tax year, was the organization a party to a prohibited tax shelter transaction? If "Yes," complete Form 8886-T	40e	<input checked="" type="checkbox"/>
41 List the states with which a copy of this return is filed ▶		
42a The organization's books are in care of ▶ Telephone no. ▶ Located at ▶ ZIP + 4 ▶		
b At any time during the calendar year, did the organization have an interest in or a signature or other authority over a financial account in a foreign country (such as a bank account, securities account, or other financial account)? If "Yes," enter the name of the foreign country ▶ See the instructions for exceptions and filing requirements for FinCEN Form 114, Report of Foreign Bank and Financial Accounts (FBAR).	42b	<input checked="" type="checkbox"/>
c At any time during the calendar year, did the organization maintain an office outside the United States? If "Yes," enter the name of the foreign country ▶	42c	<input checked="" type="checkbox"/>
43 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-EZ in lieu of Form 1041 —Check here ▶ <input type="checkbox"/> and enter the amount of tax-exempt interest received or accrued during the tax year ▶ 43		
44a Did the organization maintain any donor advised funds during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44a	<input checked="" type="checkbox"/>
b Did the organization operate one or more hospital facilities during the year? If "Yes," Form 990 must be completed instead of Form 990-EZ	44b	<input checked="" type="checkbox"/>
c Did the organization receive any payments for indoor tanning services during the year?	44c	<input checked="" type="checkbox"/>
d If "Yes" to line 44c, has the organization filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O	44d	<input checked="" type="checkbox"/>
45a Did the organization have a controlled entity within the meaning of section 512(b)(13)?	45a	<input checked="" type="checkbox"/>
b Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? If "Yes," Form 990 and Schedule R may need to be completed instead of Form 990-EZ. See instructions	45b	<input checked="" type="checkbox"/>

46 Did the organization engage, directly or indirectly, in political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I

	Yes	No
46		<input checked="" type="checkbox"/>

Part VI Section 501(c)(3) Organizations Only

All section 501(c)(3) organizations must answer questions 47–49b and 52, and complete the tables for lines 50 and 51.

Check if the organization used Schedule O to respond to any question in this Part VI ☐

47 Did the organization engage in lobbying activities or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II

	Yes	No
47		<input checked="" type="checkbox"/>

48 Is the organization a school as described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E

	Yes	No
48		<input checked="" type="checkbox"/>

49a Did the organization make any transfers to an exempt non-charitable related organization?

	Yes	No
49a		<input checked="" type="checkbox"/>

b If "Yes," was the related organization a section 527 organization?

	Yes	No
49b		<input checked="" type="checkbox"/>

50 Complete this table for the organization's five highest compensated employees (other than officers, directors, trustees, and key employees) who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and title of each employee	(b) Average hours per week devoted to position	(c) Reportable compensation (Forms W-2/1099-MISC)	(d) Health benefits, contributions to employee benefit plans, and deferred compensation	(e) Estimated amount of other compensation

f Total number of other employees paid over \$100,000

51 Complete this table for the organization's five highest compensated independent contractors who each received more than \$100,000 of compensation from the organization. If there is none, enter "None."

(a) Name and business address of each independent contractor	(b) Type of service	(c) Compensation

d Total number of other independent contractors each receiving over \$100,000

52 Did the organization complete Schedule A? **Note:** All section 501(c)(3) organizations must attach a completed Schedule A ☐ Yes ☐ No

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here	Signature of officer	Date
	I. Paul Smith Type or print name and title	

Paid Preparer Use Only	Print/Type preparer's name	Preparer's signature	Date	Check <input type="checkbox"/> if self-employed	PTIN
	Firm's name	Firm's EIN		Phone no.	
	Firm's address				

May the IRS discuss this return with the preparer shown above? See instructions ☐ Yes ☐ No

Swearing in of the 2020 Board

As board members of the NARPM Utah Chapter you are committed to honor and support the mission and goals of the association and to act as personal representatives of the NARPM Utah Chapter in a professional and ethical manner. In board meetings you are to articulate your views and work to come to a consensus. You are to see beyond your personal agenda to ascertain the needs and desires of the association as a whole. When you leave board meetings you will support the decision of the board even if it was not your original position. You will not undermine the association but make every effort to sell the mission and goals of the NARPM Utah Chapter to every industry member that you encounter. If you are willing to accept these duties and represent the NARPM Utah Chapter in an honorable fashion say "I will".

Swearing in the 2020 Executive Committee

As members of the executive committee of the NARPM Utah Chapter board, you are to, along with the staff, coordinate the day to day operations of the NARPM Utah Chapter. You are to assure the NARPM Utah Chapter stays financially healthy. You are to assure all members of the association are represented. You are to be the official spokespersons of the NARPM Utah Chapter and are to promote the NARPM Utah Chapter both to the public and the industry as a whole. You are to represent the NARPM Utah Chapter in the National Apartment Association and are to serve honorably on national committees as assigned. You are to look at the long term future of the NARPM Utah Chapter and create and implement a strategic plan to accomplish the goals and mission of the NARPM Utah Chapter. If you are willing to accept these duties and represent the NARPM Utah Chapter in an honorable fashion say "I will".