



North Dakota Association of REALTORS®

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2006-2007 BOARD OF DIRECTORS

PRESIDENT
Joe Frenzel, CCIM, GRI

PRESIDENT ELECT
Tate Cymbaluk, GRI

VICE PRESIDENT
Dave Lanpher, ePRO, GRI, QSC

PAST PRESIDENT
Dewey Uhlir, ABR, CRS, GRI

NATIONAL DIRECTORS
Scott Louser, ABR/M, CRB, CRS, ePRO, GRI
Perry Weekes, GRI

**LOCAL BOARD
REPRESENTATIVES**

Badlands:
Diana Zietz, ABR, CRS, GRI

Bismarck/Mandan:
John VanMiddlesworth, GRI
Doug Schonert, GRI
Vicki Roller, CRS, GRI, RMM

Bois de Sioux:
Kathy Hammer, CRS, GRI

Fargo/Moorhead:
Daryl Braham, GRI
Brenda Martinson, ABRM, GRI
Lyn Dwyer, GRI
Steve Lunde, CRS, GRI
Mark Mason, ABR, CRS, GRI
Stephanie Sarabakhsh, ABR

Grand Forks:
Rita Schuster, ABR, CRS, GRI
Patsy Dombovy-Vasquez

Jamestown:
Candice Dempsey, GRI

Minot:
Judy Hoskin, GRI
Carrie Montoya

Williston:
Burnetta Fagerland, ABR, ABRM, GRI

EXECUTIVE VICE PRESIDENT
Claus Lembke, CAE
Claus@ndrealtors.com

ASSISTANT AE/OFFICE MANAGER
Jill Beck
Jill@ndrealtors.com

ADMINISTRATIVE ASSISTANT
Moni Krantz
Moni@ndrealtors.com

Board of Directors
January 30, 2007
Radisson Inn, Bismarck

Present: Joe Frenzel, Tate Cymbaluk, Dave Lanpher, Dewey Uhlir, Scott Louser, Perry Weekes, Becky Thorpe (for Diana Zietz), Doug Schonert, Vicki Roller, Mary Splichal (for John VanMiddlesworth), Steve Diederick (for Kathy Hammer), Daryl Braham, Brenda Martinson, Steve Lunde, Lyn Dwyer, Stephanie Sarabakhsh, Rita Schuster, Patsy Dombovy-Vasquez, Candice Dempsey, Judy Hoskin, Carrie Montoya

Absent: Mark Mason, Burnetta Fagerland

Guests: Dennis Kaiser, Nancy Deichert, Pat Jergenson, John Colter, Duane Schwab, Arnie Kosobud, Scot Nething, Linda Bunde, Kerry Carpenter, Denise Vormestrand, Casey Chapman, Dave Hoerner, Sharon Lunski, Ninetta Wandler, Pat Gagnon

Staff: Jill Beck, Moni Krantz

President Joe Frenzel called the meeting to order at 9:01 am.

Dennis Kaiser gave the invocation and led the Pledge of Allegiance.

Minutes of the November 30, 2006 meeting were approved as presented. (M/S/C)

Financial statements were reviewed and approved as presented. (M/S/C)

REC Report, Pat Jergenson thanked the Association for support and cooperative efforts so far in the Legislative session.

Casey Chapman gave a Legal Update. He, Claus, Pat Jergenson, and the Real Estate Commission's Attorney Connie Hoffman met regarding offer shopping. He is awaiting a report from Connie to the Commission and then Casey will report to NDAR. He also gave an update of common calls to the Legal Hotline.

Jill Beck gave an update on the Dakota CRS Chapter. She received a box of information and records from Marcie Roggow (previous administrator) in December. The Chapter paid the CRS National organization to do dues billing for 2007. They are planning to schedule courses in several locations throughout 2007.

No CCIM Chapter report was given.



Local Board Reports:

Bois de Sioux, Steve Diederick – Their board has not seen the traditional slow down this year. They are in the process of changing the Board's name.

Jamestown, Candice Dempsey – The fundraiser held in December was very successful. Multi family sales are increasing due to plants coming into the area.

Bismarck Mandan, Doug Schonert – They are planning to hold roundtable discussion sessions for members in March. Membership numbers stayed strong The average sales price has gone up and average days on market has gone down from last year.

Badlands, Becky Thorpe – The market is busy. They have one new office with four members joining soon. Jill Beck and Nancy Deichert (BMBOR AE) will be offering new member orientation in early February.

Fargo Moorhead, Daryl Braham – The market is very strong – 20% ahead of 2004 (previously the best year on record). They have Broker roundtables planned. This year they have empowered committees and it is working well.

Grand Forks, Rita Schuster – Numbers are up over last year (sales, members, etc). They are in process of updating forms and working on community awareness.

Minot, Judy Hoskin – They raised \$7000 for Salvation Army in December. They have one new broker. They are planning the annual affiliate night and RPAC fundraiser.

Committee Reports:

Executive Committee, Joe Frenzel – The Minot Board has come into compliance with the Board Certification process. The Executive committee approved a conditional recertification for them. The next recertification will begin in about a year on the condition that new member orientation is continued and followed through by the board.

The requests to attend NAR's Mediation training will be ok'd if UND agrees to NDAR's participation in their mediation panels. The cost would be \$150 for registration plus airfare.

A request was made for NDAR to provide meals during the committee meetings. The committee decided there is not enough benefit to do so. The schedule will be set to allow time for members to get meals on their own.

Professional Standards/Grievance, Kerry Carpenter - State license law prohibits action to collect commission if agency disclosure is not made as required. A motion was made to add verbiage to the complaint form packet to inform the complainant of the existing law and make them aware that they may need to show proof of compliance. (M/S/C)

The Grievance Committee Policy and Procedures were reviewed. A motion was made to adopt a policy that a respondent of a grievance has the right to respond to the Grievance Panel before the Grievance Committee is meeting. (M/S/C)

Other proposed additions were adopted as follows: (M/S/C)

- No party to a hearing, except NDAR, may record the proceedings.

- In the event the respondent fails or refuses to sign the Response and Agreement Form (Part Thirteen, Form #A-4), fails or refuses to make the required deposit, or fails or refuses to take part in the arbitration hearing, the arbitration hearing may be scheduled and conducted in the absence of the respondent.
- If the Board of Directors has reason to believe that any proposed sanction will become the basis of litigation and a claim for damages the discipline shall become effective upon entry of a final judgment of a competent jurisdiction in a suit by the Board for declaratory relief declaring that the discipline proposed violates no rights of the member.
- Enforcement of Arbitration Award: If a member fails to comply with an award, the recipient to whom the award has been rendered by the arbitration panel shall be advised by the Board to seek judicial enforcement.

Political Affairs, Vicki Roller – Informed the committee that Claus was at the Legislative session monitoring a committee hearing. There was a great turn out for the Legislative Impact day events. She gave a reminder for the Friday weekly updates held at the NDAR office during the Legislative session.

REALTOR[®] Summit, Dave Hoerner – The Summit is scheduled for October 23-24 at the Seven Seas, Mandan. A preliminary agenda is being set. A Rookie Class is being planned along with some NAR staff members.

Transition Team, Joe Frenzel – The position of Executive Vice President to fill the vacancy when Claus Lembke retires was offered to Jill Beck. \$25,000 was original estimate but costs (\$17,500 is the current estimate) (M/S/C)

Conflict of Interest Policy – NDAR's accountant recommends having a policy in place as soon as possible. A motion was made to approve the sample presented (see attached). (M/S/C) Staff will get copies to those needing to sign. All signed copies will be kept on file at the NDAR office.

Perry Weekes reported that there is no further information from NAR regarding the national Professional Standards meeting he attended last fall.

The next committee and Board of Directors meetings will be April 18 & 19th in Dickinson.

The meeting was adjourned.

Respectfully submitted,

Moni Krantz