



# North Dakota Association of REALTORS®

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## 2004-2005 BOARD OF DIRECTORS

**PRESIDENT**  
Scott Louser, ABR, ABRM, CRB, CRS, GRI

**PRESIDENT ELECT**  
Dewey Uhlir, ABR, CRS, GRI, RMM

**VICE PRESIDENT**  
Joe Frenzel, CCIM, GRI

**PAST PRESIDENT**  
Kari Myhre, ABR, CRS, GRI, RMM

**NATIONAL DIRECTORS**  
Larry Louser, ABR, ABRM, CRB, CRS, GRI  
Perry Weekes, GRI

**LOCAL BOARD REPRESENTATIVES**

Badlands:  
Diane Duchscher, ABR, CRS, GRI

Bismarck/Mandan:  
Randy Hokenson, ABR, CRS, GRI  
Jerry Janz, GRI  
Doug Schonert

Bois de Sioux:  
Shelly Zach, GRI

Fargo/Moorhead:  
Dave Lanpher, ABR, CRS, GRI, RMM, QSC  
Steve Lunde, CRS, GRI  
Lyn Dwyer, GRI, RMM  
Jim Deibert, GRI  
Randy Schwartz

Grand Forks:  
Skip Greenberg, ABR, CRB, CRS, GRI  
Shawn Horn, CRS, GRI

Jamestown:  
Scot Nething

Minot:  
Norma Opperude, GRI  
Gary Olson, GRI

Williston:  
Arlene Hickel, CRS, GRI

**EXECUTIVE VICE PRESIDENT**  
Claus Lembke, CAE

**ASSISTANT AE/OFFICE MANAGER**  
Jill Beck

**ADMINISTRATIVE ASSISTANT**  
Moni Krantz

### Board of Directors

April 14, 2005

International Inn

Minot ND

**Present:** President Scott Louser, Dewey Uhlir, Joe Frenzel, Larry Louser, Perry Weekes, Diane Duchscher, Randy Hokenson, Jerry Janz, Doug Schonert, Dave Lanpher, Steve Lunde, Lyn Dwyer, Randy Schwartz, Skip Greenberg, Shawn Horn, Scot Nething, Denise Vormestrand (for Norma Opperude), Gary Olson

**Absent:** Kari Myhre, Arlene Hickel, Shelly Zach, Jim Deibert

**Guests:** Nancy Deichert, Brenda Berg, John Colter, Shirley Moen, Ninetta Wandler, Pat Gagnon

**Staff:** Claus Lembke and Jill Beck

President Scott called the meeting to order and had everyone introduce themselves.

Diane Duchscher gave the invocation and led in the Pledge of Allegiance.

Minutes of February 15, 2005 were accepted as presented.

Claus gave the financial update. Currently ahead of budget, which projections are also predicting for year end. Should be no need to do cash reserves transfer that was budgeted. Financial report approved as presented.

No reports from CRS Chapter, CCIM Chapter, RE Commission or RPIC.

### Local Board Reports:

Grand Forks – Skip Greenberg – things are very well, low on inventory but a terrific market.

Minot – Gary Olson – Welcomed everyone to Minot,; market is strong, searching MLS systems, forms revision on-going, Affiliate Appreciation night was also RPAC kick-off and over \$3,000 pledged to RPAC

Jamestown – Scot Nething – inventory short, sales are up, few new businesses moving in.



Badlands – Diane Duchscher – strongest winter in a long time, short on listings, \$103,000 average sales price; one new agent this year; looking at new lockboxes

Bismarck-Mandan – Randy Hokenson – Good year, working on new member participation, hired Clarity Consulting to conduct MLS survey, General Membership meeting next week will be honoring Administrative Assistants and also will be conducting a Chinese Auction to benefit *Take a Kid Fishing*, have scheduled some upcoming education

Fargo-Moorhead – Dave Lanpher – good market, closed sales are up 18%, signed contract for website to start June 1, RPAC fundraising is going well, hosted event for Past Presidents which was successful; have donated issues money to BRAC committee, 2006 convention is in full swing, have been donating to various charities.

At this time President Scott recognized Jill Beck for 15 years with the Association and Claus Lembke for 40 years in American.

#### Committee Reports:

Executive Committee – Claus – NAR Directors Reports will be published in newsletter and possibly on website; 2005 staff evaluations were completed; board certification reviewed; Budget taskforce being created for 2005-06 budget; E&O Insurance through NAR that covers directors, staff and officers was discussed and consensus not to purchase additional insurance coverage.

Education Committee – Dave Lanpher – discussed upcoming CRS course, prelicensing bill has been signed by Governor and will take effect January 1, 2006; RE Commission has set an Advisory Taskforce to help in establishing standards and also discussed suggestions for required course topic(s) for 2006-07.

Issues and Mobilization – Joe Frenzel – Will be sending \$2,000 to Fargo, Grand Forks and Minot for base retention efforts and staff was directed to contact other boards who have issues fund to see if they would share in the efforts.

Membership Committee – Randy Schwartz – reviewed new member brochure and will ask that the first printing also do enough for each existing member plus estimates for new members; still looking into the disability/life insurance for members; Realty Supply contract was reviewed by legal council and recommended that staff sign and send in; Realtor Summit discussed and reviewed 3 requests for life members.

Nominating Taskforce – Perry Weekes – conducted 3 interviews: for President elect – Joe Frenzel and for Vice President – Tate Cymbaluk which will be forwarded for election in September. Also interviewed Scott Louser for NAR Director.

Political Affairs Committee – Claus Lembke – legislation has all been finished this week (see attached report); Friday conference calls worked well especially when decisions needed to be made on legislation.

RPAC Fundraising Taskforce – Shirley Moen – have already met NAR's goal and she will be sending out a comparison of goals to membership numbers to each of the boards to use in helping them achieve their goals.

Board Certification Taskforce – Joe Frenzel – few boards still have not submitted anything and many have their bylaws and rules and regulations submitted to NAR so it is being requested that they try to have everything complete prior to the Leadership Retreat.

It was reported that the MLS Committee and Technology taskforce will be meeting by conference call or internet shortly.

President Scott reminded everyone to take the information that has been reported back to their local boards.

At this point President Scott turned the meeting over to President Elect Dewy Uhlir.

New Business –

Moved to approve the Membership brochure and printing for all members and new members (M/S/C).

Life Membership Applications for Scottie Bickler, Lonnie Tompkins and Milton Rolle, all of Minot, were reviewed and approved (M/S/C).

Moved to cast an unanimous ballot for Scott Louser for NAR Director. (M/S/C)

Dewey briefly reviewed the Leadership Retreat schedule and Leadership Calendar.

Possibility of chartering a bus to Sioux Falls convention was discussed and information will be sent out.

Respectfully submitted,

Jill Beck  
Assistant Association Executive