



North Dakota Association of REALTORS®

318 West Apollo Avenue – Bismarck, ND 58503-1412
 Phone: 701-355-1010 or 800-279-2361 – Fax: 701-258-7211
realtors@btinet.net - www.ndrealtors.com

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



MEETING MINUTES

: Scott Louser, Dewey Uhlir, Joe Frenzel, Perry Weekes, Larry Louser, Diane Duchscher, Randy Hokenson, Jerry Janz, Doug Schonert, Dave Lanpher, Steve Lunde, Jim Deibert, Randy Schwartz, Lyn Dwyer, Don Dietrich (for Skip Greenberg), Shawn Horn, Scot Nething, Norma Opperude, Gary Olson, Nancy Deichert, Judy Gehrke, John Colter, Mike McEown, Brenda Berg

: Kari Myhre, Arlene Hickel, Shelly Zach,

Dave Branson, Vicki Roller, Mary Splichal, Janelle Kerr, Arnie Kosobud, Tate Cymbaluk, Pat Jergenson, Ninetta Wandler, Don Kilander, Arlene Volk, Ron Volk, Shirley Moen, Carol Raney, Kerry Carpenter

: Claus Lembke, Jill Beck

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

Dave Lanpher gave the Invocation and led in the Pledge of Allegiance.

President Scott acknowledged that all those on the BOD were given a brochure explaining what their duties for the following year as a member of the North Dakota Association of REALTORS® Board of Directors was and also reviewed the Mission Statement of NDAR.

1. Minutes of September 16, 2004 Old Board of Directors were reviewed and approved as presented (M/S/C)
2. Minutes of September 16, 2004 New Board of Directors were reviewed and approved as presented after correcting spelling of Scot Nethings name (M/S/C)
3. Treasurers Report: Claus Lembke reviewed year end financial statement as submitted by accounting firm Mahlum & Goodhart. Also reviewed the 2004-05 Income Statement through October and everything seems on target. (M/S/C)
4. ND RE Commission Report – Pat Jergenson, Secretary/Treasurer: 45 audits have been done to date showing a few deficiencies in agency and Lead base paint disclosure and no established office policy. She also asked that everyone take more care in filling out contracts paying attention to the details.

In the process of getting the licensing software up and going and after 43 years Jane Willows, RE Commission Secretary, will be retiring at the end of the year.

5. CRS Report – Janelle Kerr, President Elect: She attended the CRS Meetings in Orlando which were very informative. The Executive Committee will be doing some meetings by conference call to work out some issues.
6. CCIM Chapter - Judy Gehrke: The Chapter recently held a class on leasing that was very successful.
7. NAR REALTORS Political Involvement Committee (RPIC) Report – Ron Volk, Committee Member – gave an update on what committee has been doing and the goal for this year is to get more members signed up for the NAR Action Center.
8. Local Board Presidents Report:
 - _____ –Norma Opperrude – 155 members strong, busy and good year for real estate with a very active market; looking at different MLS Systems; Christmas social with fundraiser is upcoming.
 - _____ –Scot Nething– Experiencing positive signs in their market; process of planning Christmas party.
 - _____ – Shawn Horn – everything is going good in Grand Forks, congratulated Don Dietrich on his win to the ND House and also to Weezie Potter from their board who will again be serving in the legislature. Low inventory on houses and UND is building more housing for students.
 - _____ –Randy Hokenson- good year in real estate and have an increased membership; sales price is up; Have conducted new member training and leadership training, both which will be updated along with the Mission statement. The convention went good with proceeds of \$16,901.57 and he presented a check for half of that to President Scott for the NDAR portion.
 - _____ –Diane Duchscher– good market, listings are up; did leadership training session in the fall and are doing the REALTORS® pledge at all BOD and General Membership meetings.
 - _____ – Dave Lanpher – 517 members with 432 on MLS; working closely with the Fargo Moorhead Homebuilders Association on some issues; recently held their Holiday Party with an RPAC auction; Public relations campaign is going good; sales price has substantially increased.
 - _____ –no report
 - _____ – Tate Cymbaluk – shortage of housing due to oil boom and all the people coming to town. May open some mobile home parks to fill the void.
9. At this point Larry Louser recognized a REALTOR® from the Fargo Moorhead Association who is licensed with Town and Country Realty who is suffering from a brain tumor and asked for donations for a fundraiser that Town and Country will be doing over the weekend.

For Committee Reports at this point President Scott turned the meeting over to President Elect, Dewey Uhlir.

10. Committee Reports:

Executive- Claus Lembke – committee reviewed detailed financial reports, new van was purchased on loan due to rebate and will be paid off within 4 months – rebate came to about \$1,000 savings after interest; Claus Lembke Political Involvement Award applications will be sent out shortly with the award to be presented at the February meetings; discussed banks in RE issue and there is a moratorium for 1 year – prior to Washington DC meetings there will be a meeting with the ND Bankers Association.

Education – Dave Lanpher, Chair- reviewed schedule for 2005; future objective of the committee is to let all education requirements be regulated by the ND Real Estate Commission; reviewed financial statement on RS 210 held in Minot; good enrollment for next weeks December education; GRI 3&4 to be held in Fargo this Spring; Grand Forks to present proposal for RS course to be held next fall at the February 14, 05 meetings.

Equal Opportunity –Janelle Kerr, Chair – had a good meeting; lots of interaction between the local boards.

Indoctrination Fee Task Force – Dave Lanpher – reviewed what members benefit of the \$50 indoctrination fee is and plan to hold Rookie classes at the Leadership Summit and the years it is not held to do during the in-State Convention.

Membership Services – Randy Schwartz, Chair – Working on revamping of new membership brochure (possibly on CD format); looking at feasibility of consumer brochures like New Jersey has and also looking at possibility/feasibility of group life and disability insurance. Taskforce was created to review the criteria for Life Membership and report back at next meeting.

At this time the Mediation Services available to NDAR members was briefly reviewed.

MLS at Large Committee - Scot Nething, Chair – Committee discussed and reviewed the Rules and Regs and will select areas to be served by zip code.
Hope to have everything up and running by beginning of year.

Political Affairs Committee – Tate Cymbaluk, Chair – Reviewed in detail and has action items for later in meeting on several issues discussed (see attached for detail): Post licensing education, foreign personal representatives, incorporating for salesperson, meth disclosure, property insurance claims record, statute of limitations for real estate licensees, sales price disclosure and new home warranty.

RPAC Fundraising – Shirley Moen, Chair- set 2005 goals as follows:

The following goals were set:

- a. \$25 per member
- b. 100% membership participation
- c. Sterling: 1 per 100 members
- d. Capitol Club – 5% of membership
- e. 99 Club – 25% of membership
- f. Fund completion by September 1

Also set a goal that each member is to be asked and to make the fundraising fun.

REALTOR® Foundation Report - Claus Lembke reported that they are working with legal council on this and doing some further research.

Board Certification Taskforce – Joe Frenzel, Chair – Requirement by NAR to assure that all members receive at least the same minimum services. Staff to be sending out forms to local boards soon and task force will do preliminary review at the next meetings.

At this point President Elect Dewey Uhlir turned the meeting back to President Scott Louser.

Being no further unfinished business President Scott moved onto New Business:

11. New Business:

Dave Lanpher moved to request legislation that the Real Estate Commission have the authority to require an additional 30 hours of pre and post education and within one year of being licensed (M/S/C)

Tate Cymbaluk reviewed the action items from Political Affairs as follows:(see attached sheet explaining in more detail each proposal)

Foreign Personal Representative - seek legislation to simplify the process. (M/S/C)

Incorporation of Salesperson – Seek enabling legislation (M/S/C)

Statute of Limitations of RE Licensees – recommend shortening the statute of limitations to 2-3 years. (M/S/C)

Meth Disclosure – recommend to members to add to Property Condition Statement (Disclosure). (M/S/C)

Property Insurance Claims Record - recommend to members to add to Property Condition Statement (Disclosure). (M/S/C)

New Home Warranty – support Homebuilders Association (HBA) on this legislation (M/S/C)

Farm Credit Services Legislation – support legislation that allows consumers choices for either title opinion or title insurance. (M/S/C)

Sales Price Disclosure – in coalition with appraisers support a bill that allows access to all sales prices to licensed appraisers and real estate agents for statistical and comparable purposes. (M/S/C)

Ninetta Wandler, Acting Bylaws Chair, presented 2 bylaw proposals: 1) Proposed changes to Bylaws regarding 4-year Code of Ethics Requirement 2) Board Bylaw Provisions Authority MLS as a Committee of an ALL REALTOR® Board (see attached for detail). Moved to approve as presented (M/S/C)

Appointments to NDAR Committees were reviewed and moved to accept the following appointments (M/S/C)

RPAC Trustees (3 year term):

Larry Louser, Minot Board of REALTORS®

Issues and Mobilization (3 year term):

Don Kilander, Fargo-Moorhead Area Association of REALTORS®

Grievance Committee(3 year term):

Jim Dunavan, Grand Forks Board of REALTORS®

Bruce Walker, Minot Board of Realtors

Nominating Committee (1 year term):

Kari Myhre, Chair

Doris Hoff, Badlands

Perry Weekes, Bismarck Mandan

Steve Diederick, Bois de Sioux

Dave Lanpher, Fargo Moorhead

Jerry Youngberg, Grand Forks

Scot Nething, Jamestown

Lona Anderson, Minot

Arlene Hickel, Williston

Federal Distr. Coordinator:

For Senator Dorgan: Tate Cymbaluk

For Senator Conrad: Randy Schwartz
For Congressman Pomeroy: Ron Volk

Other Business

2008 Convention bid by the Minot Board of REALTORS® was reviewed and moved to award them the 2008 convention. (M/S/C) Note: The Badlands Board of REALTORS® who was in rotation for the 2008 opted out and switched with the Minot Board and will be able to present bid for the 2010 convention. After discussion it was recommended that due to hotels booking up many years in the future that the 2010 convention be reviewed fall of 2005.

Leadership Calendar was briefly reviewed and everyone was reminded about the Legislative Impact Day meetings on February 14, 2005.

President Scott reported on the devastation that the hurricanes have done in the Florida and asked that if anyone is making donations to send them to the Florida Association of REALTORS®.

Also reminded that the Claus Lembke Political Involvement Award applications will be sent to the local boards shortly and nominations will be accepted into the first week of February.

Being no further business the meeting was adjourned.

Respectfully submitted,

Jill Beck