



# North Dakota Association of REALTORS®

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## 2015 BOARD OF DIRECTORS

### *PRESIDENT*

Greg Larson, GRI

### *PRESIDENT ELECT*

Cindy Harvey, ABR, CRS, ePro, SRES

### *VICE PRESIDENT*

Lyn Dwyer, GRI

### *DIRECTOR AT LARGE*

Lorrie Nantt, ABR, SFR

### *PAST PRESIDENT*

Vicki Roller, CRS, GRI

### *NATIONAL DIRECTORS*

Daryl Braham, CRB, GRI  
Dewey Uhlir, ABR, CRS, GRI

### *REGIONAL VICE PRESIDENT*

Jeff Nelson

### *LOCAL BOARD REPS*

#### *Badlands:*

Shirley Dukart, CRS, GRI  
Ninetta Wandler, ABR, CRS, GRI

#### *Bismarck-Mandan:*

Bob Johnson, GRI  
Amy Hullet  
Kristin Oban, GRI, SFR  
Mary Shelkey Miller, SFR, GRI, SRES, ABR

#### *Fargo-Moorhead:*

Todd Anhorn  
Kevin Fisher, CRS, GRI  
Peggy Isakson, ABR, CRS  
Bob Lee, ePRO, GRI, SFR  
Ben Schroeder  
Jeff Shipley, GRI  
Jodi Tollefson, GRI

#### *Grand Forks:*

David Blumkin, ABR, CRS, GRI  
Phil Vanyo

#### *Jamestown:*

Brandon Culver

#### *Minot:*

Joyce Kuntz  
Brad Livesay

#### *Wahpeton-Breckenridge:*

Steve Diederick, GRI, CRS

#### *Williston:*

Kassie Gorder

### *STAFF:*

Jill Beck, *Chief Executive Officer*  
[jill@ndrealtors.com](mailto:jill@ndrealtors.com)  
Jane Marum, *Admin/Membership Services Director*  
[jane@ndrealtors.com](mailto:jane@ndrealtors.com)  
Robyn O'Gorman, *Admin Assistant*  
[robyn@ndrealtors.com](mailto:robyn@ndrealtors.com)

Nancy Willis, *Gov't Affairs Director*  
[nancy@ndrealtors.com](mailto:nancy@ndrealtors.com)

## Minutes

Board of Directors Meeting

February 18, 2015

Ramada, Bismarck

Present: Greg Larson; Cindy Harvey; Lyn Dwyer; Lorrie Nantt; Vicki Roller; Dewey Uhlir; Shirley Dukart; Ninetta Wandler; Kristin Oban; Bob Johnson; Mary Shelkey-Miller; Amy Hullet; Bob Lee; Ben Schroeder; Phil Vanyo; Brad Livesay.

Absent: Todd Anhorn; David Blumkin; Daryl Braham; Brandon Culver; Steve Diederick; Kevin Fisher; Kassie Gorder; Peggy Isakson; Joyce Kuntz; Jeff Shipley; Jodi Tollefson; Jeff Nelson, Region 8 Director.

Guests: Jamie McLean; Pat Jergenson, REC, Exec. Dir.; AEs: John Colter, Nancy Deichert, Beth Mayer.

Staff: Jill Beck, Jane Marum, Nancy R. Willis

Presiding: Cindy Harvey, President Elect

1. Cindy Harvey called the meeting to order.
2. Welcome and introductions were made
3. Jamie McLean, REALTOR®, Bismarck-Mandan, gave the invocation and led attendees in the Pledge of Allegiance and REALTOR® Pledge.
4. A short video entitled, "Fiduciary Duties Owed by Directors of Associations" presented by NAR attorney, Katie Johnson, was presented.
5. The Consent Agenda, which included minutes from the Dec. 9 Board Meeting; Local Board Reports; an update from the NDREC; 2014 Final RPAC Results; Calendar of Upcoming Events; NDAR 2014 Market Stats; NAR Committee Appointments and Ratification of Local Board Appointments (for terms ending 12/31/2014) was approved. **M/S/C** Appointments were:
  - Doris Hoff, Badlands, 3-year term on RPAC Trustees
  - Bob Karn, Badlands and Larry Louser, Minot 3-year term, Issues Mobilization
  - Lynell Strothman, Bismarck-Mandan and Donna Keogh, Wahpeton-Breckenridge, 3-year term on Grievance Committee
6. President's Report by Jill Beck, CEO, as follows:
  - Executive Committee has approved changing NDAR tenant lease to a month-to-month allowing flexibility in the event expansion is needed
  - The Measure 2 account will be closed once all checks have cleared. In response to a question, Nancy Willis said final total spent was \$1.2 million, the majority \$700+ going to promotion and \$390,000 was returned to NAR.
  - Dewey Uhlir will run for Region 8 Vice President. A motion is needed to endorse Uhlir's run for 2018. Harvey asked for a motion, which was approved. **M/S/C**



7. Staff Report by Beck as follows:
  - Reviewed issue with Region 8 account. Reimbursement was made by Nebraska to cover more for travel and lodging for Region 8 VP than has been covered in the past. ND and SD asking for an accounting and new policies will be put in place. Each state pays in \$300.
  - \$61,822 was raised for REALTOR® Ring Day
  - Membership dues were received from 1600 members. That compares to 1493 at end of 2013 and 1701 at end of 2014. 193 affiliates have renewed.
  - Education Caravan will take place in April. Topic is mandatory, “Personal Safety”. Have contracted with Tracy Hawkins of Kansas City who was here last year. She will offer her course 2x in Bismarck and 2x in Fargo.
  - RPAC dollars were down in 2014 because more was given to Issues due to Measure 2. Debt reduction for certain key candidates that were not funded during the election was approved by RPAC Trustees.
  - CRS – major changes have occurred. States were under a national council but each had their own chapter. CRS National is asking for all local chapters to dissolve and membership will only be national. North Dakota has had a two-state chapter with South Dakota. ND/SD got permission to dissolve early.
  - Willis has been spending time at the Capitol tracking legislation.
  - Dept. of Commerce has reported that there is no impediment to fair housing from REALTORS®, but some from banking and from ???
  - The Williston Board has released its AE from duties and has asked the state to help with the core standards’ compliance. NDAR is working through a menu of services.
8. Financial Report – Books are at the accountants. Report is through December 2014. Income: Dues are 9% over projections; reimbursement for shared staff is down and reflects Robyn O’Gorman’s 45% time to Bismarck-Mandan Board of REALTORS® which was not billed for some months. CE ended as budgeted. Did not share Fair Housing education with local boards so income down. Interest at \$3,000. Morgan Stanley did very well with interest \$4,300 over. Income over by about \$40,000. Will probably move to Morgan Stanley Account. Expenses: Staff travel is down by 40%. Took expenses out of Measure 2 by educating about Measure 2 at meetings; Region 8 expenses were lower as only 3 attended regional meeting instead of 5 and was in Sioux Falls so attendees drove instead of flying. Office supplies \$175. Equipment and maintenance up – added some software. \$56.04 in Misc. Fees is for Morgan Stanley.
9. Bylaws Update – NDAR bylaws were sent to NAR. Changes are in handouts. The Executive Committee recommends approval. A motion was made and approved to accept the Bylaws changes. M/S/C Jill urged local Board reps to ensure their bylaws have been submitted to NAR. If they have been sent a while ago and have not heard back, call. NDAR was waiting for its bylaws and when Jill called they were ready and they had neglected to send them back.
10. Fargo Convention Schedule for 2016 – Beck led a discussion on the Convention Schedule for 2016. Bob Lee, Fargo, said FMAAR Board was proposing not having CE on Friday morning. FMAAR felt there is not enough attendance. They did a Survey Monkey survey of FMAAR members and 70% said they do not attend Friday morning CE. That would result in a total of 6 vs 9 hours of education for convention. Beck said it was coming to

the Board because it's a variance from current convention policy. A motion and second were made to adopt the FMAAR Convention Schedule. The motion failed **M/S/F**

More discussion ensued about the expectation of attendees of 9 vs 6 hours of education during Convention. A motion and second were made to approve the FMAAR Convention Schedule with one change, to move one of the Wednesday morning classes to Wednesday afternoon so total CE equals 9 hours. **M/S/C**

11. Committee Reports (Action Items):

- a. Government Affairs – Dave Lanpher. No action items. For information, Greg Larson, President, has created a Task Force to work on the 2017 Legislative Impact Day to incorporate recommendations from Government Affairs Committee members. Tate Cymbaluk has volunteered to chair the task force.
- b. Convention PAG – Nancy Deichert. No action items. Members talked about convention hosting and activities but no recommendations are read at this time.

12. NAR Professional Liability Insurance – Beck reported that NAR had notified state associations that optional additional professional liability insurance coverage is available. The Executive Committee feels that there is no need to add additional coverage at this time.

13. Other Business:

- a. Strategic Plan – final version has been handed out. Each Committee Chair and Chair-elect will be asked to move forward with implementation of action items.
- b. DC Mid-Year Legislative Meetings – registration opens Feb. 18. NDAR can assist those needing assistance.
- c. Bob Lee, FMAAR said he was representing the concerns of FMAAR members that some of the standing committees did not meet at this time. Said committees need to meet in order to meet Strategic Plan objectives and conference calls are not the same as face-to-face meetings. Beck said Education and Professional Development did not meet because chairs had informed her they would be unavailable. Beck also said that in past years, members had expressed a desire to keep Legislative Impact Day focused on legislative activities and wanted other meetings kept to a minimum. Larson said meetings were contingent on Strategic Plan approval. Now that it is approved and everyone has received it, committees can set goals and move forward expeditiously.

There being no further business the meeting was adjourned.

Respectfully submitted,

Jane Marum and Nancy R. Willis