



North Dakota Association of REALTORS®

To advocate for the success of our members in partnership with our local Associations and the National Association of REALTORS®

Board of Directors Minutes

Wednesday, June 26, 2024

9:00 am MT | Rough Riders Hotel, Medora, ND

President Nick Olson called the meeting to order at 9:00 am MT, and the board made introductions.

President Olson reminded the committee that no attendees may keep their electronic devices on their person, unless recorded so in the minutes. The people who elected to keep their cell phones with them were Jamie McLean, Jill Lee, Wendy Spencer, Abby Steen, Gabriel Black, Todd Kadrmaz, Nick Olson, and Stephanie Jorritsma (laptop and phone).

Daryl Braham gave an inspirational message and led the board in the Pledge of Allegiance. Kyle Kuntz led the board in prayer, and the board recited the REALTOR® pledge.

The board discussed the consent agenda. A motion was made to approve the consent agenda, with the additions of a Nominating Task Force Update and a discussion of NDAR reimbursement policy.

M/S/C

The board made a motion to approve the minutes from February 21, 2024. **M/S/C**

Jill Beck was able to join from Bismarck by calling in through Jill Lee's phone.

Updates from NAR Directors Jill Lee & Daryl Braham. On the Cultural Transformation Committee, Daryl Braham said that the committee will be sunset in October of this year, with NAR's new accountability committee taking over. NAR has temporarily paused their CEO search in the wake of the lawsuit settlement. Daryl Braham also provided a brief update to the board on the NAR settlement and responded to questions from board members.

Kristin Oban provided an update on the Government Affairs committee. She reported that the Keep It Local Coalition is going strong with 67 members, and that the coalition officially launched on June 20, 2024. There are no changes in flood insurance, as congress is still trying to reach a consensus. The committee created two new task forces: the Condo Documentation Task Force, chaired by Desri Neether, to work on streamlining condo documents and HOA reporting, and the Legislative Task Force, chaired by Heidi Hiltzenderger, to address legislative concerns for the upcoming session. She also shared information about Scott Louser's proposed property tax reform bill.

Maureen Bartelt gave an update on the RPAC Fundraising Committee. She congratulated the Williston board for meeting their annual goal. President Olson also reminded the board of the importance of using the word "invest" instead of "donate" when referring to RPAC. Maureen encouraged board members to invest \$50 or more into RPAC if they have not done so already, and she emphasized the need for involvement in the RPAC Fundraising Committee, especially since not all boards have a representative on the committee. Maureen also presented the committee's

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request to the board to table the establishment of an RPAC 101 program until the planning session for next year. **M/S/C**

Vicky Matson then provided an update from the Professional Development Committee. She mentioned that the Professionalism Task Force is currently working on a 3-hour CE class to address pressing issues in real estate practice. The committee is currently waiting to hear back from a potential ABR instructor who could teach a class later this year (in-person and online).

The Professional Development Committee has decided not to hold a Broker Summit this year in the interest of both timing and staffing allocation. However, the Broker Summit Task Force is beginning plans to host a summit in 2025, possibly at the SD convention. The task force has also decided to include both managing brokers and associate brokers in the summit.

NDAR's education caravan was well-received, and NDAR will host more classes in October. The October classes are set to take place in Bismarck and will provide, over the course of two days, all the CE required to renew a license, including the mandatory topics for both Salespersons and Brokers. Vicky Matson also shared NDREC's mandatory topics for next year. Both Salespersons and Brokers are required to take two classes: Vacant Property and Other Scams (3 hours), and Diversity, Equality, and Inclusion (3 hours). Jill Beck and the Professional Development Committee will attempt to offer a DEI course that fulfills both NDREC's requirements and NAR's Fair Housing requirement. Vicky also reported that the convention currently has about 180 registrants and encouraged the board to spread the word about convention.

Jill Lee then shared an update from the Communications Committee. She shared that the committee has approved the Communications Request Form, and that committee chairs and vice-chairs can use this form to request any type of communications they might need. She also brought to the board the committee's request to remove Goal 3.2 from the strategic plan, considering staff allocation and the wealth of pre-existing resources. Goal 3.2 reads, "Created a task force to develop best practices for the use of AI and technology." The board made a motion to approve the committee's request. **M/S/C**

Amber Carlton then provided an update from the Statewide Forms Committee. The committee completed its forms changes, and the forms are set to be submitted before Lone Wolf's July 1st deadline. The committee produced six revised forms and three new forms, all with the aim of settlement compliance. She reported that all other forms requests have been tabled for the time being while the committee has sought to bring NDAR's forms into compliance with the NAR settlement before it takes effect on August 17, 2024.

In Tate Cymbaluk's absence, Kevin Fisher gave a report from the RPAC Trustees. The committee has plans to host interviews in Minot on July 20th. Fisher reported no further updates at this time.

The Nominating Committee then recommended that the board put the following candidates forward for a membership vote in September: Kristin Oban for President Elect and Desri Neether for Vice President. **M/S/C**

The Keep It Local Task Force reported that NDAR and six of the seven local boards had joined the coalition. The coalition publicly launched on June 20, 2024, and has involved press conferences, a website, online resources, and letters to the editor. The next coalition meeting is in July.

The Building Task Force shared that the building is being given a new roof and new gutters. Mold was recently found in one of the offices due to persistent leaks from the roof. The employee has moved offices temporarily, a mold test will be conducted soon, and the cloth office furniture from that office will be replaced. The tenant's lease expires soon, and the Building Task Force expects that the tenant will renew it. The task force also noted that the building fund budget is doing fine, despite the recent financial outlay.

Chair Maureen Bartelt then shared an update from the Dakota YPN (DYPN). She reported that DYPN is in its third year. DYPN held a virtual event earlier in the year with Dr. Jessica Lautz from NAR, and the event was very well received. DYPN will have a karaoke night at September's convention, and another virtual event is planned for the fall, with NAR's Shannon McGann giving an election update.

The board then discussed the proposed changes to the bylaws. A motion was made to accept the bylaws as written. **M/S/F**

Upon further discussion, the board felt that NDAR staff should be given leeway to make some changes without the board's approval, given the upcoming September general membership meeting.

An amended version of the motion was proposed, stating that the bylaws as presented be approved and that the Board of Directors authorizes staff, working with the Executive Committee as necessary, to make edits, grammatical or otherwise, as deemed necessary to finalize the updated bylaws to be presented to the membership for voting in the time frames required. **M/S/C**

The board then reviewed NDAR's financials through May of 2024. The board had no comments and made a motion to approve the financials as presented. **M/S/C**

The board then received an update on the Governor's Housing Task Force. The task force seeks to improve both renting and homeownership, and it recognizes that there are many contributing factors to address, including a lack of inventory. The next meeting will be on July 17th.

The board then reviewed the proposed changes to NDAR's refund policy, as presented on the pink handout. The board made a motion to approve the policy as presented on the pink handout. **M/S/C**
The board then heard an update on the 2024 REALTOR® Convention of the Dakotas. Jill Beck reported that the convention's golf and alternative event registration should open in mid-July. The convention still needs sponsors, especially at the \$500 level, and attendees to register. Some classes for the convention still need CE approval for ND and MN as well.

The NAR Annual Conference will be held in Boston this year, from November 6-11.

With no further business, the meeting adjourned at 10:33am.

Respectfully submitted,
Stephanie Jorritsma, Communications Director