

**Las Cruces Association of REALTORS®, Inc.**  
**Board of Directors Meeting**  
**November 25, 2009**

**MINUTES**

The monthly meeting of the LCAR Board of Directors, held at 150 E. Idaho, Las Cruces, NM was called to order by President Chuck Olson at 9:05 am. Present were:

**OFFICERS**

Sharon DeBaal, President elect  
Tim Henderson, Immediate Past President  
Dolores DeMers, Treasurer  
Michelle Martin, MLIS President (absent)  
John Mitchener, MLIS President elect  
Elaine Johnson, MLIS Immediate Past President

**DIRECTORS**

John Bacon  
Teresa Camacho  
Chris Harrison  
Shannon Sells-Gutierrez  
Terianne Everhart (absent)  
Karen Stull

Bill Allen led the Pledge of Allegiance.

President Olson acknowledged that Michelle Martin was out of town and that John Mitchener would be conducting the MLIS meeting.

**Member Comments**

Bill Allen asked why the RPAC ad was run with all the members' names, especially since the candidates lost. President Olson responded that the Board voted to support candidates but that the RPAC committee approved the ad and he took responsibility for running the ad. The RPAC committee has established an opt out provision if this type of ad is run in the future. Dolores DeMers made the point that the Board did not approve the ad. Karen Stull stated that she did not vote to endorse the ad. Tim Henderson said he had several complaints and wanted to know if a letter had been sent to the membership. Chuck stated he had answered all emails regarding this issue. He said he would consider sending a letter to the membership. Karen Stull said a group had contacted RANM. Chuck stated that Steve Anaya and Ashley Martin Strauss saw nothing illegal about the ad.

Amy Hummer asked what she could or could not do in a meeting. She asked if she could speak during the meeting and was told she could during the LCAR meeting. She suggested an agenda be published 24 hours in advance so membership could see what

was going to be discussed. Tim Henderson commented that members have been allowed to come in speak and said the agenda was a good point.

## **CONSENT AGENDA**

There were 2 corrections to the October 2009 minutes. The verbiage for the revision of 3.3 of the Policy Manual was not drafted by John Bacon, but by Blaine Mynatt and approved by Meg Meister. Policy manual revisions to 5.7 and 5.10 were not voted on due to the required notice to be given. *A motion was made and seconded to approve the minutes with the corrections. Motion approved unanimously.*

### **GAD Report**

Isaac reported on several issues:

\*First time home buyers credit has been approved. A call for action by NAR received a response of 6482 from NM, a response rate of 18.3%. LCAR had a 22% response rate. NAR is certain there will be no further extensions.

\*2009 NAR legislative accomplishments were reported to the Board.

Isaac has ordered customized RPAC brochures from NAR. The donation forms will also be customized for LCAR. Sharon DeBraal will aim for 100% Board donor ship in 2010.

\*LCAR has been awarded 2 grants; one for SFR designation at no charge to the member and a Smart Growth Grant that we will receive in the spring of 2010. It will be used to educate public officials.

\*New impact fees will not be utility based, but will be passed on in some fashion. NAR is analyzing this for us now.

\*NAR will pay for a professional poll in Las Cruces on topical issues valued at \$16,000.00. One of the Board members asked how many members live in the city vs. the county. Isaac will get those figures.

\*almost 30% of our members are not registered to vote.

\*Isaac handed out the proposed survey questions that will go out to the membership in December. The survey should show, at the beginning, that these questions do not address MLIS, but advise that there will be an MLIS survey soon. The survey responses will be presented to the BOD and they will decide if the results will be published.

### **Treasurers Report**

The finance committee met for a brainstorming session to think of ways to raise money for LCAR. Some ideas presented were expanding the REALTOR® store, and passing on credit card charges to those who use them. They also suggested taking checks for education from members but withholding CE credit if checks bounced. The Executive Officer advised that only the NMREC could withhold CE credits.

The financial reports were not yet available from the accountant.

### **Executive Officer Report**

A preliminary calendar was handed out for meetings in 2010. It was suggested that the November & December meetings be combined fro next year because of the holidays.

Sharon asked the Board to look over the dates and they will be confirmed at the January 2010 meeting.

### **Policy Revisions**

*A motion was made and seconded to change Policy 5.7 to read: Authorized signatories for all general fund accounts must include two of the following: The President of the Board, the Treasurer of the Board, The President-elect of the Board, the Past President. Motion passed 7 yes, 3 no.*

Sharon DeBaal asked that the record show that at some point most of the signatories would be out of town at the same time for board functions.

*A motion was made and seconded that Policy 5.10 be changed to read: The Executive Director may approve service agreements and contracts that cost less than \$2500 annually or over the contract life. The Executive Director may only approve agreements which continue the same service level and are under \$2500 in cost from a prior contract. These agreements must be done within the approved budget line item spending limits. All other contracts must be approved by the Board of Directors. New contracts which cost more than \$10,000 annually or over the contract life shall require an attorney review and opinion to assure the agreement is legally sound that that LCAR interest is protected. Motion passed 9 yes, 1 no.*

### **Presidents Report**

The President informed the Board he has submitted his last newsletter and thanked the Board.

There was no new business.

The meeting adjourned at 10:40 am.

The meeting reconvened at 10:51 am to discuss the financial statements. Wendy Boetticher from Everett & Boetticher came to explain why the financials were not done. There had been some problems getting all the records set up to do the statements. She informed the Board they would be available next week.

The meeting adjourned at 10:57 am.

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Lynn Gould, Executive Officer+