



NCR PROPERTY MANAGEMENT DIVISION - MINUTES

January 15, 2020 | 2:00pm-3:00pm | **Omni Charlotte, Charlotte, NC**

Presiding: Jennifer Stoops, Chair

See attached list for attendees

Jennifer Stoops, Chair, called meeting to order at 2:07pm and introduced the 2020 Board of Governors.

Seth Palmer, NCR Director of Regulatory Affairs and External Communications, gave a legislative update. The long session ended yesterday in the General Assembly and Seth noted Wendy Harris, 2019 NCR Legislative Chair, helped the property management arm of NC REALTORS a great deal during her tenure. There were five key legislative priorities with four WINS –

- Association health care (hoping to see a decision on a federal level soon and we'll work through appeals as necessary. NCR staff and leadership are working on plans to be ready when the authorization happens.
- Private road maintenance – as of 1/1/2020 there will be a database through DOT that shows who owns and maintains roads.
- Economic Development funding – NC remains one of the fastest growing states in the nation. To incentivize companies to stay or start here requires funding.
- Historic Preservation Tax Credits – a “tax sunset” has been put in place and there is some unnecessary ambiguity in the process. The tax credit has been extended through 2024.

We'll continue to fight that the credits remain.

The Legislative Forum will focus on education this year and a representative from Air BnB will talk about the status of the short term rental industry. We want to make sure the treatment is equitable and fair. Seth stated that while many short term rental providers are not opposed to rental registration programs, NC REALTORS® continues to state our strong opposition. We have told those providers that including that as an option to relieve restrictions is a non-starter for us. We look forward to making productive progress in 2020 on all these issues. Text NCREALTORS to 30644 to receive the call for action texts.

Will Martin, NC REALTORS® General Counsel, provided a Legal Update. The Check Fee Law – was changed so you can charge \$35 instead of \$25 on a bounced check. This has been incorporated into rental and vacation rental contracts – make sure you use the contract that says 10/2019 or 11/2019 in the corner.

Tenant Representation Agreement – we had a request to develop this form but we think the forms task force could modify the buyer’s agency agreement to include a leasing option on that. The NCR Forms Task will help Will with a simple agreement to use if you are representing a tenant to find a property.

Cameras on Properties – there has been discussion about considering adding something in the Management Agreement to address surveillance equipment. Either prohibiting the landlord from maintaining these on rental properties or offering some guidelines if they are permitted. We could also address this in the Forms Task Force. Will asked for anyone to let him know if you’ve had experience with this.

A Forms Task Force will meet in March to review the items above and any additional items brought forward.

Will said the hotline calls are tracked and there were over 4,300 questions in 2019. They are loosely categorized by topic and landlord/tenant questions was way up on the list – a distant third to contract and forms questions. He encouraged attendees to keep the calls coming. Vickie McDaniel asked if anyone teaches something about forms but he said there’s no class, just updates in the newsletter. He suggested making form changes readily available on the website. Will is happy to do some sort of presentation if we want to do that or any office wants to hire him for that.

Minutes from the September 16th meeting were reviewed and approved.

Bill Aceto, Treasurer, reviewed the financials and noted PMD is very financially stable. We are open to ideas and suggestions to benefit members and consumers.

Amy Kemp, NCR Staff Liaison, gave a membership Update. As of January 8, 2020, we have 312 members. There were 264 as of 9/19. Amy receives calls nearly every day from people who are interested in joining/buying the handbook.

Jennifer Stoops, Chair, reviewed the bylaw changes (see attached) and all changes were approved unanimously. Those changes will go to the NCR Executive Committee for their approval.

The 2020 Class Schedule includes the same class in three locations. PMD members receive a \$25 discount if they register through the NC Realtors website two weeks prior to the class for these offered by Capital Real Estate School (Debbie Henry and Pam Vesper).

Jennifer reminded the group the NCNARPM Conference will be held February 26-27 at Raleigh Association.

The Legal Handbook will be updated in 2021 and non-member option/pricing was discussed. Members want it to be available but want licensees to be the ones to have it. Realtors vs non realtor dues (licensing) is very small – if you are already a licensee then you should pay the extra money to be part of the association and then you can be a member of PMD. Bob Fowler suggested we advertise in insight to join PMD.

Jennifer Stoops would like us to have a little blurb in the NCREC bulletin. We could also visit each association or make sure the RVPs and Presidents mention us when they are speaking

to local boards. Wendy said the majority of the legislative issues are related to Property Management and suggested we do a banner with legislative issues that we pass just from PMD too (similar to the one the Legislative staff has)

Bob Fowler moved to change the price of the handbook for non-members to \$250 and Gina Fie seconded it. The motion was approved.

Chair Jennifer Stoops mentioned the division would like to start a Designation Task Force. There are a lot of designations and none are focused on property management. We hope to have it finalized this year and available next year. We need more acknowledgement and more training. NCREC is focused on property managers and there are a lot people out there doing things the wrong way. Some people don't realize you have to be licensed to do property management.

Housing Foundation Director, Michael McKinney, presented to the group what the Housing Foundation is doing to help REALTORS and members of the NC community to make a difference across the state. There is housing workforce certification program and local associations or firms can sponsor one. NC Housing Finance Agency teaches one of the classes. NCR will host one as well.

Jennifer asked if there was any discussion about a donation to the Housing Foundation. Wendy Harris made a motion that PMD make a \$10,000 donation to the Housing Foundation and Connie Corey seconded it. The motion was approved. Wendy Harris moved that PMD become a major sponsor of the river cruise in Savannah (hosted by the Housing Foundation during the Region 4 Convention in October, 2020) to not exceed \$5,000. Phillip Johnson seconded the motion and it was approved.

Chair Jennifer Stoops noted our PMD meeting will not be held at the Region 4 convention so we will have a meeting in September in Durham in conjunction with State of Real Estate. We will still plan to offer education and our reception to keep our momentum going during our September meeting.

The meeting was adjourned by Chair Jennifer Stoops at 3:11pm.

Respectfully Submitted by Amy Kemp, January 23, 2020

Next Meeting Date: Tuesday June 2, 11am-12pm - Raleigh Sheraton

Please note the NCR Convention will be a Region 4 Convention in Savannah in October, 2020. We will have our business meeting and possibly education and a reception in September in Durham, details will be sent once confirmed.

Members Present

Jennifer Stoops, Bill Aceto, Cathy Robertson, Phillip Johnson, Vickie McDaniel, Sharon Dawson, Jordan Googe, Geena Fie, Wendy Harris, Chloe Gray, Terry Stevens, Bob Fowler, Aric Beals, Lacie Holbrook, Connie Corey, Bruce Gates, Sandy Hurst, Shelia Hand, Janelle

Stephens, Brian Corbett, Pam Vines, Stephen Long, Fred Moreno (NCREC), Amy Kemp (NCR Staff Liaison)

ARTICLE VI – Dues

Section 1. Members

The dues of the Division of each member of the local Boards and for each member-at-large shall be established as necessary by the Board of Governors.

Section 2. Responsibility for Dues Payment

Individual members of the Division shall pay their dues, yearly in advance, to the office of NC REALTORS® Property Management Division.

Section 3. Time of Payment

All member dues are due and payable as follows: on or before the first day of January of each year.

Section 4. Delinquent Members

If yearly dues payment from a member are not received within the month of January, a certified letter – NOTIFICATION shall be sent from the office of NC REALTORS® Property Management Division advising him or her of the delinquency UNPAID BALANCE; if his annual dues remain unpaid beyond March 31st, his or her membership shall automatically be terminated.

Section 5. New Members

The dues for new members of the Property Management Division shall be pro-rated as per the dues structure below:

DUES STRUCTURE

Property Management Division
NC REALTORS®

ANNUAL PAYMENT

CHANGE TO: \$45.00

January-December and includes a hard copy of the property management legal handbook

DELETE BELOW

<u>Membership Period</u>	<u>Amount Due</u>
January thru June	100% of dues
July thru December	50% of dues

ARTICLE VII – The Fiscal and Elective Year

Section 1. The fiscal and elective year of the Division shall be the same as the calendar year.