

Board of Directors Meeting
Aug. 21, 2007

Call to Order: 9:00 AM

Roll Call: Charley Swift, Dale Riley, Chad Thibodeaux, Tommy Ferguson, Elaine Roberts, Pat Burton, Caryn Paye, Janet Henley, Terry Tuteur, Iva Weston, Sherry Raymer, Linda Ferguson

Minutes: Accepted and Approved

Tommy Ferguson recommended that the officer positions and names be added to last month's minutes.

Financial Report: The Financial Report was reviewed and approved.

- Linda Ferguson reported that the Aging AR Report has a "0" balance.

AE Report:

- It was reported that there are approx. 718 total members and approx. 508 full board and MLS members.
- Linda read the latest TAR Legal Update in reference to the Active License status of New Agents and Reactivated Licensees. *New Agents* must receive the actual license before working as an agent. *Reactivated Licensees* may begin once proper forms have been completed and fees are "mailed" to TREC.
- Linda Ferguson reported on NAR Leadership Conference in Chicago
 - Linda Ferguson and Terry Tuteur both attended Aug. 16th & 17th.
 - The curriculum of the conference was reviewed
 - The goals of NAR were read
 - It was reported that 1400 were in attendance at the conference
 - NAR will be 100 years old in 2008
 - It was recommended that this Conference continue to be attended in the future as it was good experience and very informative. Also, had good strategic planning information.

Old Business: It was suggested that "Old Business" should be changed to "Unfinished Business". Approved.

Unfinished Business: (Formerly Known as Old Business)

- It was reported that the Building Task Force met and the appraisal for the existing Board Office building and adjacent land was received with a value of \$350K. It was reported that any expansion or relocation is still in the planning stages and all input is welcome.
 - Discussion about land purchase for new building
 - It was reported that the Business Park on the north end of town was checked into, but currently our type of business does not meet the required criteria for building or locating in the Business Park. Stated that a certain percentage of a business must be for manufacturing in order to meet their criteria. It was reported that this criteria may change in the future.
 - Question was asked if building a new building was what was really wanted or needed.

- Iva recommended that the city of Marble Falls be contacted to see what could be done with our current location. Parking may be an issue with the city that could prevent the expansion of our current location.
- Occupancy levels need to be reviewed for current or future building sites.
- The Policy of Death Notifications was revisited
 - It was reported that an email was received by the Board Office in reference to a retired agent's death. The request to make the announcement to the membership of the agent's passing came from a current Broker member.
 - Policy was reviewed, discussed and voted to leave as stated. Any death notification of a member or former member would be announced to the membership only if permission is given by a family member of the deceased.

New Business:

- Elections:
 - Discussion was made in reference to the method that is used to choose nominees to be placed on the ballot for election of director(s). It was explained that the selection of nominees is defined in the Bylaws of the Association. It was reported that all nominees that were selected had been active members of a committee.
 - It was recommended that on future requests for nominations it be clarified that "service" on a committee be a prerequisite and the "willingness" to move into an officer position stressed.
 - The nominees were reviewed and accepted. (see attached ballot)
- Drainage & Flooding Issue of Board Office:
 - The issue of the drainage between the Chamber of Commerce Building and the Board Office Building was discussed. The Board Office has been flooded twice this year due to inadequate drainage between the two buildings.
 - It was recommended that a professional opinion be sought in reference to the drainage issue and what needs to be done to correct the problem and the cost that would be involved to do so.
 - Chad Thibodeaux volunteered to obtain opinion of an expert about drainage options
 - Terry Tuteur volunteered to discuss the issue and possible options with the Chamber of Commerce

Committee Reports:

- Education:
 - It was reported that the next New Member Orientation would be held on September 27th and Pat Burton has been invited to address the new members about serving as committee members and getting involved with Association activities.
 - It was discussed that Candy Cooke would participate in New Member Orientation with instruction on Statistical Reports.
 - A Floodplain Seminar being sponsored by BIA and LCRA would be held on Wed. August 22nd at the Lakeside Pavilion in Marble Falls
 - Service Title Co would be sponsoring a 4hr MCE on Surveys and Mortgage Fraud to be held at the Board Office on Wed. Aug. 29th.

- Membership:
 - It was reported that everything was complete and ready for the General Meeting and Election Social to be held on Thursday, August 23rd at Packsaddle Country Club in Kingsland.
 - It was reported that a new business known as “Silky’s” would be looked at as a possible site for the annual Installation Dinner to be held in December. (The Lakeside Pavilion has already be secured for that event, but other possible sites would be considered before a final decision would be presented)

- Budget:
 - Chad discussed the impact of waiving quarterly MLS dues for the membership. It was reported that possible waiving of 2 quarters would still allow for a “break even” run for the year.
 - It was stated that it did not seem to make a big impact with the Realtors® on an individual basis to have one quarter of MLS dues waived. But as a whole it figured out to be in the ball park of \$75K.
 - Tommy Fergeson asked about the issue with the MLS being a “for profit” entity as far as its income status with IRS and what impact that might have if dues were waived.
 - If dues are not to be waived, then the discussion would be of what to do with \$75K and how it should be invested.
 - What could be done to benefit the membership as a whole?
 - Recommendation was made to look into some kind of advertising that would promote REALTORS®.
 - Tommy also recommended that the Budget be revisited to include the advertising issue and the amounts amended for this.
 - It was suggested that the Chambers of Commerce be contacted to see if there could be a cooperating advertising effort between the REALTORS® and the Chambers in our local areas.
 - It was recommended that this issue be passed to the Public Relations Committee to head up a discussion with the Chambers for “like” advertising and the splitting of the cost.
 - Also, recommended that different avenues of advertising be looked at such as Local Cable, Newspapers, etc.
 - Terry Tuteur volunteered to contact TAR & NAR for other options of advertising and what it would cost to do so.

- Public Relations:
 - The School Supply Drive was discussed.
 - The Sheriff Foundation received a check from HLAoR in the amount of \$1259 for the purchase of shoes for underprivileged school children.
 - The supplies that were collected would be distributed to all area Highland Lakes Schools.
 - It was discussed about the occurrence of a second school supply drive that took place in Burnet.
 - It was reported that a large donor asked that their donation remain in Burnet and be distributed only to Burnet Schools.
 - It was also reported that checks were also received for the Burnet Drive that were made payable to individuals for the purpose of purchasing additional school supplies for donation

- It was mentioned that future plans for the PR Committee include the collection of blankets for the elderly
 - It was reported that the plaque had been placed in the ground by the tree at Packsaddle Elem School in Kingsland
- Additional Discussion – Not on Agenda
 - It was reported that several requests have been made for the board's email address book be distributed for their convenience.
 - It was decided that the policy remain that the board's email address book not be copied and given out.

Adjourn

Highland Lakes Association of REALTORS®

****Ballot****

It is time again to place your vote for your new Board of Directors.
Please mark an "X" in the space before the names of each
Officer Candidate
and ONLY 3 Candidates for Director that you would like to see
represent you for 2008.

(Click on *REPLY*, *MARK* your selections, then Click *SEND*)

<i>Candidates for Officer Positions</i>	
	Terry Tuteur <i>(Chairman)</i>
	Caryn Paye <i>(Vice Chairman)</i>
	Chad Thibodeaux <i>(Sec / Treas)</i>
<i>Vote for <u>Only</u> 3 of the Following for Open Director Positions</i>	
	Charley Swift <i>(Candidate for Director)</i>
	Alison Nathan <i>(Candidate for Director)</i>
	Rhonda Behrens <i>(Candidate for Director)</i>
	Kristi Bunte <i>(Candidate for Director)</i>
	Candace Cooke <i>(Candidate for Director)</i>
	Dewey Hollingsworth <i>(Candidate for Director)</i>

Please respond to this email with your selections.

All votes will be kept confidential.

OR

Stop by the Board Office at 918 Second St, Marble Falls
Before NOON Aug 23rd to place your vote in person.

There will also be time to vote at the General Meeting and Election Social
held on the evening of Aug. 23rd at Packsaddle Country Club, Kingsland
if you have not yet done so, please RSVP to 830-693-5787 or
Click here to [E-Mail](#) your reservation.