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Executive Committee Meeting
Wyoming Association of REALTORS®
WAR Office
June 10, 2009

Present:

President	Karen Valentine-Pond
President Elect	Steve Beazley
Vice President / Treasurer	Pat Graham
Central DVP	Andrea Shepard
NW DVP	Cliff Alexander
SW DVP	Ron Adams
SE DVP	Cynthia Biggs
NAR Director	Bob Snowden
Professional Development	Sandra Eike
Public Policy	Randy Hall & Dale Lewis (Co-Chair)
Association Operations	Nancy Thompson
Practitioner Standards	Kent Hambrick (Co-Chair)

Excused Absent:

NE DVP	Robert "Butch" Buell
NAR Director	Laurie Urbigkit
Professional Development	Mary Manatos (Co-Chair)
Practitioner Standards	Sarah Johnson
Past President	Kevin Bromley

Staff:

WAR CEO	Darcy Drury Dixon
WAR Legal Counsel	Mike Lansing
NAR Senior Vice President	Walter Witek

Presentations regarding WAR funds being best served by Hilltop National Bank or First Interstate Bank.

Presentation by John Smith of Lenhart & Mason CPA's on the various types and cost of audits. Full audit \$10,000 - \$15,000; review 5,000 - 10,000; complication 2,500; agreed upon procedures is an hourly rate. Bob Snowden mentioned that WAR had not had an audit since 2002.

I. Call to Order

President Valentine-Pond called the June meeting to order.

Presentation by Bill McIntuff and Walter Witek regarding the results of member and general public feelings regarding a proposed Constitutional ban on a Wyoming Transfer Tax.

II. Minutes

Executive Committee accepted the minutes, as submitted.

III. Financial Statements

VP/Treasurer Graham gave an overview of the financial statements (YTD April 30, 2009) from the documents provide in the Executive Committee packets. He illustrated that WAR budgeted a projected membership count for 2009 of 2500 members; and this will be considerably less.

Investment Report: WAR has a new advisor, Greg Parnell. The Investment Committee agreed with Mr. Parnell that consolidating accounts would be a prudent; by doing so WAR will actualize losses. Monthly conference calls between the Investment Committee, (WAR President, President Elect, Treasurer, CEO, Bob Snowden, Kathleen Durante), Mr. Parnell will begin in May, and the Investment Committee will report the results of these calls back to the Executive Committee.

IV. State of the W.A.R. address

President Valentine-Pond gave the state of the WAR address.

- Hope to have Investment Committee policy ready for Executive Committee review at September meeting
- Has had many successful and wonderful visits with the Local Boards across Wyoming.
- She had sent Sheryl Kaiser's name forward to NAR as the person for consideration to help the lobbying efforts this summer in regards to transfer tax.

V. CEO Report

Darcy Drury Dixon provided a written report found in the Executive Committee packet. Additionally, Membership numbers

YTD	5-20-09	2205	4.5% increase
YTD	5-20-08	2110	12% increase
YTD	5-20-07	1888	13% increase
YTD	5-20-06	1670	

Non-members accessing WAR forms

YTD	5-20-09	2009	13
YTD	5-20-08	2008	2

1. Travel reimbursement forms in the back of your packet.
2. Convention registration – please take the forms provided and help to distribute. Please fill out for yourself and return to me. Even though you attend convention at not cost, it allows me to make accurate meal counts and reserve sleeping rooms.
3. Professionals standards and ethics cooperative agreements statues, see hand out
4. Tech hotline – Report data shows the members rarely use it, please take and distribute the 1-888 phone cards that can be attached to a computer. It is free and a member benefit.
5. Organizational standards certification:
COMPLETED - Casper, Cheyenne, NW WYO, Teton
TIME EXTENSION, July 31st -Campbell, Laramie, Sheridan
NOT YET SUBMITTED, deadline June 30th -Carbon, Douglas, Western WYO
IN PROGRESS - Buffalo, North Platte, Fremont, Sweetwater
6. Please refer to the handling of WAR meeting documents policy and procedure passed at the last EXCOMM meeting when considering what to do with today's document.

Convention YTD 2009 Sponsors 4 total of \$6,750
County Home Loans & Wells Fargo \$2500; WREI \$1000, WPDN \$750
Vendors 10 = 2,500

VI. Result Group Reports

Result group chairs provided written reports found in the Executive Committee packet.

Association Operations: No additional report.

Practitioner Standards: No additional report.

Professional Development: See hand out regarding GRI.

Public Policy: See hand out.

VII. District Vice President Reports

Central DVP: No additional report.

NW DVP: Reported that many members from his area are concerned with the advertising requirements memo that the WREC recently sent to all licensees.

NE DVP: No additional report.

SE DVP: No additional report.

SW DVP: No additional report.

VIII. NAR Director's Report

Director Bob Snowden passed around a hand out and also reported to be on the lookout for a 'water grab' call to action soon to come. Please see Director Laurie Urbigkit's written report.

IX. Old Business

Investment Committee Policy PAG

Please see report under the State of the WAR address.

Governor's Summit on Workforce Housing Report

President-Elect Steve Beazley reported that he felt his presentation, in conjunction with the National Association of REALTORS, was very well received and it was beneficial to have had WAR participate. He also brought hand outs from the Summit for the Executive Committee.

WYPN

Chair, Pat Graham reported that they are working on putting together a Habit for Humanity build the Monday before convention. All members welcome.

RPAC Update

Wyoming appointed Whips Karen Valentine-Pond and Bob Snowden reported that they have set a goal to Recruit 17 major donors (\$1000) by September 30, 2009.

President Valentine-Pond announced that, pending WAR Legal Counsel approval, the State Convention RPAC fundraisers

Will be:

1. Card game of chance
2. Local board silent auction, she would also like the Executive Committee to contribute items
3. Large auction item will be a time-share. The winner will not have the option of taking cash value and must sign a liability waiver.

X. New Business

WAR Forms on Designated Agency

President Valentine-Pond instructed that the newly created forms on Designated Agency be placed in a protected area of the website to be used as teaching tools until the law takes effect July 1, 2009.

WAR Banking Services

To switch all of the WAR accounts from Hilltop National Bank to First Interstate Bank.

Motion: Cliff Alexander

Second: Ron Adams

Action: Passed

WAR Audit

Sandra Eike suggested we lay this issue aside. Counsel suggested the WAR conduct a review every other year and when there is a change of CEO. CEO stated there was no audit done when she assumed CEO role and that NAR recommends that all Associations have an audit every year.

WAR CPA

To interview CPA's from Casper and possibly replace the current.

Motion: Sandra Eike

Second: Ron Adams

Action: Passed

President Valentine Pond appointed Randy Hall to head up a work group comprised of VP/Treasurer Pat Graham, President-Elect Steve Beazley, President and Executive Officer.

2010 WAR Budget

Ratify the 2010 budget as presented. Based on 2400 projected members, 170 affiliates, 50 at-large members, and 300 convention registrations.

Motion: Steve Beazley

Second: Sandra Eike

Action: Passed

2010 ~ 2012 WAR Strategic Plan

Ratify the Strategic Plan as presented.

Motion: Cliff Alexander

Second: Randy Hall

Action: Passed

WAR liaison to WREC

President Valentine Pond appointed Pat Graham. He accepted.

Non-member access to WAR forms

The consensus was to leave the price at the current \$500 per year.

Multi Board Management / Board in a Box

In the budget session, the fee was set at an annual fee of \$85 per member. President-Elect Beazley is going to personally visit the local boards to present this option.

RPAC training of Local Board Chairs

Director Snowden discussed the idea of conducting training for them at the annual Legislative Meetings.

Cooperative Agreements for Professional Standards and Ethics.

Please see CEO hand out and report.

2010 WAR Officers Slate

Approve the Nominating Committee's slate as follows:

President-Elect	Patrick Graham
Vice President/Treasurer	Cynthia Biggs
NAR Director (2010-2012)	Bob Snowden
Southeast DVP (2010-2011)	Joseph F. Prunty
Northwest DVP (2010-2011)	Cliff Alexander & Rebecca Elwood

Motion: Cynthia Biggs
Second: Steve Beazley
Action: Passed

Additional Funds for WAR Lobbyist

Approve up to \$20,000 from the legislative account to additionally pay Laurie Urbigkit to lobby the Wyoming Legislature regarding the transfer tax issue. Counsel recommended her current lobbying contract be amended.

Motion: Bob Snowden
Second: Cynthia Biggs
Action: Passed

Federal Political Coordinator Policy

By nature of the title, the Federal Political Coordinator (FPC) are highly political and it is important, therefore, that the FPCs enjoy more than a casual acquaintance with the Senators and Representative. Duties of the FPCs include acting as liaison between the members of Congress and the membership of the National Association of REALTORS[®], especially "calls to action" as recommended by NAR. From time to time, it may be necessary for the FPCs to appear, in person, before the U.S. House or Senate and/or the members of Congress to espouse a position established by the National Association of REALTORS[®], or the Wyoming Association of REALTORS[®]. Accordingly, it is critical that the FPC's be keenly aware of those issues that affect the real estate industry in general and Wyoming specifically. The FPC shall report to the Result Group, Executive Committee, and the membership, those matters of concern and shall serve to communicate the membership concerns to the members of Congress as the occasion demands. ~~The National Association of Realtors for any travel required for this position shall fund the FPC's.~~ Funding to be determined annually. (Amended June 2009)

Composition: The Executive Committee shall appoint the Federal Political Coordinator Leaders for Wyoming's one United States Representative and two Senators, the term of office desired to be in direct relationship with the term of office of the member of Congress. The Federal Political Coordinator shall appoint the members of his/her team from REALTORS[®], who deal in appraisal, residential, commercial, farm and ranch, and property management with the Executive Committee approval.

Motion: Sandra Eike
Second: Steve Beazley
Action: Passed

XII. Adjourned