

2:36 PM

03/12/20

Cash Basis

**NARPM - Greater Portland Chapter**

**Balance Sheet**

As of December 31, 2019

---

	<u>Dec 31, 19</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Bank of West 3348	23,456.10
<b>Total Checking/Savings</b>	<u>23,456.10</u>
<b>Total Current Assets</b>	<u>23,456.10</u>
<b>TOTAL ASSETS</b>	<b><u>23,456.10</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
Retained Earnings	12,101.72
Net Income	11,354.38
<b>Total Equity</b>	<u>23,456.10</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>23,456.10</u></b>

**NARPM - Greater Portland Chapter**  
**Profit & Loss**  
January through December 2019

	<u>Jan - Dec 19</u>
Ordinary Income/Expense	
Income	
Affiliate Membership Dues	16,450.00
First Time Member Dues	1,350.00
Meeting Fees	240.00
Membership Dues	
Company Membership Additional	150.00
Company Membership Group of 4	2,000.00
Professional	11,420.00
Support Staff	450.00
Total Membership Dues	<u>14,020.00</u>
Raffle Income	170.00
Reimbursement from National	1,974.11
Vendor Spotlights	<u>3,850.00</u>
Total Income	<u>38,054.11</u>
Gross Profit	38,054.11
Expense	
Bank Service Charge	388.47
Board Meeting Meals	1,016.33
Contract Services	
Accounting Fees	<u>4,700.00</u>
Total Contract Services	4,700.00
Convention Reimb / Costs	
Hotel Costs	1,032.38
Parking Costs	4.00
Travel Costs	3,005.59
Convention Reimb / Costs - Other	<u>1,927.95</u>
Total Convention Reimb / Costs	5,969.92
Insurance	872.00
Rent - Monthly Meeting	13,703.01
Taxes - Filing Fees	<u>50.00</u>
Total Expense	<u>26,699.73</u>
Net Ordinary Income	<u>11,354.38</u>
Net Income	<u><u>11,354.38</u></u>

2:37 PM

03/12/20

Cash Basis

**NARPM - Greater Portland Chapter**  
**Profit & Loss Budget Overview**  
January through December 2020

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	<u>Jan - Dec 20</u>
Ordinary Income/Expense	
Income	
Affiliate Membership Dues	16,000.00
First Time Member Dues	2,000.00
Meeting Fees	300.00
Membership Dues	
Company Membership Additional	150.00
Company Membership Group of 4	2,000.00
Professional	11,000.00
Support Staff	450.00
	<hr/>
Total Membership Dues	13,600.00
Raffle Income	200.00
Reimbursement from National	3,000.00
Vendor Spotlights	3,500.00
	<hr/>
Total Income	38,600.00
Gross Profit	38,600.00
Expense	
Advertising Expenses	2,000.00
Bank Service Charge	375.00
Board Meeting Meals	1,000.00
Contract Services	
Accounting Fees	6,000.00
	<hr/>
Total Contract Services	6,000.00
Convention Reimb / Costs	
Hotel Costs	2,800.00
Travel Costs	4,000.00
	<hr/>
Total Convention Reimb / Costs	6,800.00
Insurance	872.00
Rent - Monthly Meeting	16,000.00
Speaker Fees	2,000.00
Supplies	100.00
Taxes - Filing Fees	100.00
	<hr/>
Total Expense	35,247.00
Net Ordinary Income	3,353.00
Net Income	<hr/> <hr/> <b>3,353.00</b>



National Association of Residential Property Managers

G R E A T E R P O R T L A N D C H A P T E R

Internal Revenue Service  
TE/GE, EO Determinations Office  
(855) 204-6184 **Fax**

March 5<sup>th</sup>, 2020

To Whom it May Concern,

The enclosed name change request being faxed has also been mailed toady.

Thank you,

Greater Portland Chapter of the National Association of Residential Property Managers



National Association of Residential Property Managers  

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G R E A T E R P O R T L A N D C H A P T E R

Internal Revenue Service  
TE/GE, EO Determinations Office  
Room 4024  
PO Box 2508  
Cincinnati, OH 45201

March 5<sup>th</sup>, 2020

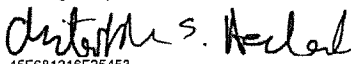
To Whom it May Concern,

Please find enclosed copy of the Articles of Amendment for the Greater Portland Chapter of the National Association of Residential Property Managers (current name), updating the name from the National Association of Residential Property Managers (prior name).

Also enclosed is a copy of 990-N that we filed today. Our EIN is 93-1096974.

Please let us know if you require anything else to complete this name change.

Thank you,

DocuSigned by:  
  
45F681216F25453...

Chris Hermanski, President, Greater Portland Chapter of the National Association of Residential Property Managers



REGISTRY NUMBER: 309745-88

In accordance with Oregon Revised Statute 192.410-192.490, the information on this application is public record. We must release this information to all parties upon request and it will be posted on our website.

For office use only

Please Type or Print Legibly in Black Ink.

1) ENTITY NAME: National Association of Residential Property Managers

2) STATE THE ARTICLE NUMBER(S): and set forth the article(s) as it is amended to read. (Attach a separate sheet if necessary.)

Article I; New business name is  
Greater Portland Chapter of the National Association  
of Residential Property Managers

3) THE AMENDMENT WAS ADOPTED ON: March 3, 2020

(If more than one amendment was adopted, identify the date of adoption of each amendment.)

4) CHECK THE APPROPRIATE STATEMENT:

Membership approval was not required. The amendment(s) was approved by a sufficient vote of the board of directors or incorporators.

Membership approval was required.

The membership vote was as follows:

Class(es) entitled to vote	Number of members entitled to vote	Number of votes entitled to be cast	Number of votes cast FOR	Number of votes cast AGAINST

5) EXECUTION: (Must be signed by at least one officer or director.)

I declare as an authorized signer, under penalty of perjury, that this document does not fraudulently conceal, obscure, alter, or otherwise misrepresent the identity of any person including officers, directors, employees, members, managers or agents. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

Signature:

Printed Name:

Title:

Mary Ann Gray Mary Ann Gray Administrator

CONTACT NAME: (To resolve questions with this filing.)

Mary Ann Gray

PHONE NUMBER: (Include area code.)

503-292-8881

FEES

Required Processing Fee \$50

No Fee for Nonprofit Type Change.

Processing Fees are nonrefundable. Please make check payable to "Corporation Division."

Free copies are available at [sos.oregon.gov/business](http://sos.oregon.gov/business), using the Business Name Search program.

Department of the Treasury  
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2019

Open to Public Inspection

A For the 2019 Calendar year, or tax year beginning 2019-01-01 and ending 2019-12-31

## B Check if available

- Terminated for Business  
 Gross receipts are normally \$50,000 or less

C Name of Organization: NATIONAL ASSOCIATION OF  
RESIDENTIAL PROPERTY MANAGERS  
2705 E Burnside St Suite  
212, Portland, OR, US, 97214D Employee Identification  
Number 93-1096974

## E Website:

<https://portland.narpm.org/>F Name of Principal Officer: Greater Portland Chapter of the  
National Association of Residential  
2705 E Burnside St Suite  
212, Portland, OR, US, 97214

**Privacy Act and Paperwork Reduction Act Notice:** We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

The organization is not required to provide information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. The rules governing the confidentiality of the Form 990-N is covered in code section 6104.

The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

**Note:** This image is provided for your records only. Do Not mail this page to the IRS. The IRS will not accept this filing via paper. You must file your Form 990-N (e-Postcard) electronically.

Timestamp	First Name	Last Name	Email Address	Approve?
9/26/2019 15:47:43	Jason	Jamieson	jason@v2properties.com	Yes, I approve
9/26/2019 15:49:04	JJay	Jensen	jjay.jensen@mainlander.c	Yes, I approve
9/26/2019 15:52:32	Katie	McNeeley	katie@mcneeley.com	Yes, I approve
9/26/2019 15:55:20	Jessica	Chambers	Jessica@anoregonexperi	Yes, I approve
9/26/2019 15:57:42	Amy	Fisher	Amy@regencypropertymc	Yes, I approve
9/26/2019 15:58:04	Christopher	Hermanski	Chris@mainlander.com	Yes, I approve
9/26/2019 16:00:30	Jorge	Ferro	jorge.ferro@tmgnorthwes	Yes, I approve
9/26/2019 16:07:47	Deborah	Mundell	deb@hollandprop.com	Yes, I approve
9/26/2019 16:14:55	Sue	Shimada	sue@mainlander.com	Yes, I approve
9/26/2019 16:23:44	Cyndi	Strandberg	cyndi@evergreenproperty	Yes, I approve
9/26/2019 16:56:39	Lori	Hundhausen	Lorihu@johnlscott.com	Yes, I approve
9/26/2019 17:05:03	Richard	Voss	richard.voss@windermerc	Yes, I approve
9/26/2019 17:46:15	Sarah	Jensen	Sarah.jensen@mainlande	Yes, I approve
9/26/2019 20:08:31	Robert	Young	ryoung@legacyrenw.com	Yes, I approve
9/26/2019 21:11:06	Nicholas	Cook	Nicholas.cook@sleepsou	Yes, I approve
9/27/2019 7:30:40	Aj	Shepard	Aj@uptownpm.com	Yes, I approve
9/27/2019 8:29:41	Stuart	Monson	stuart@adiproperties.com	Yes, I approve
9/27/2019 9:41:55	Dan	Fangmeier	dan@foxmanagementinc.	Yes, I approve
9/27/2019 10:04:19	Jim	McNeeley	jim@mcneeley.com	Yes, I approve
9/27/2019 12:35:19	Denny	Miller	denny@zenithpro.com	Yes, I approve
9/28/2019 20:27:48	Ralph	Becker	rmbassoc@gmail.com	Yes, I approve
10/1/2019 15:16:59	Tara	Davisson	tara@jdpdx.com	Yes, I approve





National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

April 11, 2019

Angela Devita  
Chris Hermanski  
Katie McNeely  
Jill Maricich  
Amber Clark  
Beth Hergert

Jake Ramirez  
Matt Williams  
Lynne Whitney  
AJ Shepard  
JJay Jensen

Meeting Minutes approved

Treasurer's Report

Budget:

25% of the year

Collected 105% on vendors

55% on first time members

Outstanding bills:

\$5000 to Uptown.

Do we drop people who have not paid?

If not on national drop at local level?

Mary Ann will send out follow up Invoices

Chris and Lynne to help at Check-in

Confirm OSF we are charged per plate or per RSVP



**Mission Statement**

NARPM® provides resources for residential property management professionals who desire to learn, grow, and build relationships.

**Vision**

NARPM® will be the recognized leaders in residential property management industry.

**NARPM® Antitrust Statement:**

It is the policy of the NARPM® to comply fully with all antitrust laws. The antitrust laws prohibit, among other things, any joint conduct among competitors that could lessen competition in the marketplace. NARPM®'s membership is composed of competitors; they must refrain from discussing competitively sensitive topics, including those related to pricing (such as rates, fees, or costs), individual competitors or specific business transactions, or controlling or allocating markets. Further, NARPM® shall not restrict members' ability to solicit competitors' clients or to advertise for business in any way that is not false, deceptive or otherwise illegal.



National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

## Education Chair

### Speaker Ideas

1031 exchange  
SB608 Part 2  
Schedule R Registration  
Cost Segregation  
Forecasting Assets

### September Class

Course Coordinator - AJ Shepard  
Monitor - Matt Williams

Chris and Matt will report next meeting about Mini Broker/Owner

## Membership

Next meeting - May 16  
Tiered pricing for affiliate?  
Come up with 2 or 3 options for bringing multiple people from company

Matt to call 5 companies this week and invite them to NARPM

## Mentorship - Katie

6 people in the program  
Ask people at the meeting to be Mentors

## Affiliate Committee

Combined with Membership



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National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

#### Legislature - Amber

What are we looking for exactly?  
MFNW Meeting April 25th

#### Special Events - Beth

Social Hour? - June  
Affiliate pay for first round of drinks?  
Date & location by April 26th

#### Strategic Planning

Bring consultant in?  
Chris and AJ to discuss with Chrysztyna.

Next board meeting June 13th



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National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

June 13, 2019

In attendance:

JJay Jensen

Daniel Yahav

Beth He

Katie McNeely

Lynne Whitney

Mary Ann Gray

AJ Shepard

Chris Hermanski

Positive Focus

Treasurer's report

Significant variances

Goal is to be at 42% of annual budget

Affiliate dues are at 119%

First time dues are at 90%

Members are at 85%

Vendor Spotlight at 126%

Total income is at 95%

Expenses at 36%

Had requests for healthier choice. Potentially solved with the chicken Caesar Salad

Potential for a bigger speaker so people.

-JJay to reach out to OSF about possibility of a bigger speaker.



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National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

#### Committee's

##### Education - Lining up speakers?

Fair housing speaker later in the fall. Would cost \$500

Marc Cunningham - cost \$900

Chryszтина Rowek

##### Membership -

NARPM Happy Hour event, Lynne invited a few more people who attended

Cyndi will be joining membership committee

Only 3 spot lights open - July Normal and mini open

1st company membership - \$300, if you have 2nd attendee - \$200, if you bring 3, the third person pays for lunch each time.

Motion to pass these additional dues beginning July 1, 2019 (For this year will be \$100 for the second half of the year)

Happy Hour - How Often? Quarterly?

Bounce between sides of the river?

Plan after the class in September on Sept 12.

Lynne - we have received more money, but a few people have not paid. Remove the ones who have not paid/responded to remove them from the website?

You NW Bank next year?

#### Legislative

#### Special Events

AJ working on FRESH event. Feb 2020

Charity Event or Participation? Clothing drive and Toys drive

Membership drive would be possible. Can get up to \$500 from national



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National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

Strategic Planning - elections need to be done by September?

Nominations starting this month

Next board meeting Sept 5th - Conference Call

WSS Scope of Services

Email invites/Registration/certificates

JJay do a screen recording of uploading peoples emails.

Affiliate Member who has crossed some boundaries and we have "put them on notice" OneApp put managers properties on craigslist with out notifying the PM company and removing all information pertaining to the PM company.



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National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

Oct 23, 2019

In attendance:

JJay Jensen

Angela DeVita

Mary Ann Gray

AJ Shepard

Chris Hermanski

Matt Williams

Katie McNeeley

Cyndi Strandberg

Positive Focus

Treasurer's report

Significant Variances

Goal is to be at 67% of annual budget

Affiliate dues are at 151.5%

First time dues are at 90%

Members are at 88%

National Reimbursement: 90.7%

Vendor Spotlight at 136%

Total income is at 110.9%

Expenses at 41.6%

Keep current Policy for President/President Elect/Board Members for National Convention and Broker Owner.

-Mary Ann, will locate current policy and forward to Board to know the current policy.

Chapter to adopt National Travel Budget for Leadership Training - Chris - Motion, Matt - Second, all in favor. Motion Passed

AJ Motion to change the election process. (Current Policy says election to be done by December. With new leadership training, National ask that it be completed by Sept.) Mary Ann will help with suggested modifications to have voting done by Aug 31 of the year prior to new officers taking position.

Motion for Chapter to reimburse for RMP's, MPM's and CRMC's designations. CRMC reimbursement is contingent on them being a current Chapter Company Member. All designation reimbursements will be dependent on the person agreeing to be an active member for the next 24 month. This will be retro-active, beginning Jan 1, 2019.

Matt - Motion, JJay - Second, All in favor. Motion Passed



National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

## Committee's

### Education -

Matt has speakers for Oct, Nov, Jan and possibly Feb..

Matt and Chris are working on mini broker/owner in spring

Matt will start look into class for next year. Looking into more of a Broker/Owner to go along with their event.

Do a Spring and Fall class next year? Do not want to overlap with Broker/Owner.

Matt will look at what classes are available and email it out.

### Membership -

Meeting in Nov

Strategy to get more members for for 2020.

Will create a business card for NARPM to hand out that will also act as one free luncheon.

Putting together template slide show/format for vendor spotlight/mini

Leadsimple working well, spreadsheets seem to be outdated.

### Legislative

No Update

## Special Events

AJ participating in [FRESH event. Feb 2020](#)

Charity Event or Participation? Clothing drive and Toys drive

October 3 or November 7 for happy hour? Buffalo Gap? Breakside Brewery? Other suggestions for location

## Charity

Excited to have us do it again.

Needs to be announced at meeting for donations to be brought in November

## Additional Items

Stay at Old Spaghetti Factory





National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

#### Strategic Planning

Do a strategic planning meeting for 2020?

Mary Ann has helped other organizations do a meeting. Mary Ann will give us a proposal for a half day meeting.

#### National updates

Leadership Training in San Antonio Nov 18 & 19

**Next Board meeting Dec 12, conference call 11:30 - 12:30**



National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

February 14, 2019

AJ Shepard  
Matt Williams  
Angela Devita  
Mary Anne Gray  
Katie McNeely

12:38 - Motion to approve previous meeting minutes

Treasurer report - Mary Anne

2019

- Normally send a monthly balance sheet - budget vs actual
- January 2019 - Watch budget vs actual profit/actual loss, should be in the 8% range. Vendors are at 87% Professional members are at 74%
- Doing a lot of work filtering mail. (I.E. Old address/ members sending national members)
- Expenses are under budget, right where we should be
- Expenses at 1.5% annual budget

2018 budget

- Over budget on reimbursement on conferences for president and president elect. Only because it was a guess for the year.
- All others very good

Nation vs local members

- Took list of National members and compared list to paying local members to find potential new members

Luncheons

- Locations?
- Vendor 30 second spotlight - not allow guests to do it?
- Matt - Guests can come and pay for lunch twice, then decide if they are going to join or quit?



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National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

- Stick with current system come free once and then pay for every meal after or join?
- Vendors attending with more than one member? Allow? How to prevent that or monetize on it?
- Matt - In other organizations there are "Guest" vs "qualified guest". A qualified guest is someone attending for the first time and is free. A guest is a second person from the same company and should be charged.
- Katie - Tiered payment program for vendors?
- A smaller cost for bringing a second person?

Motion to charge vendors who bring a second person 1:04pm

Have a lead simple account

Angela incharge to call people who have not yet paid.

- Leadsimple makes it much easier
- Membership committee will help with calling unpaid members.
- Will send out an email asking for volunteers

Leadsimple Account

- Put accounts in that are national members, but not joining local.

Mentorship Program - Katie is heading that up

Goal for members? - 90+ attendee's per meeting by the end of the year

Next board meeting - discuss penalizing people who RSVP and do not show up.

Updates from Committee's



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National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

Education - Matt highlighted the options from National that would be good for the general population.

Plans for a mini broker/owner

NARPM Sponsored Class - Sept 12th - Finance: Cash Flow Analysis

Legislative

- Amber Clark from Ron's office is heading that up.
- Need to take a opinion about the new law (608) that we strongly oppose it.
- Matt will talk to Amber and will bring attention to it next meeting

Meeting speakers

- April - Someone to talk about the new laws
- Idea's/Topics - Matt is heading up.

Special Events

- Fresh Event - First Real Estate Social - Chris attending
- Charity? Blanchet House - Other Ideas?

Mentorship

- Been happening on a national level. Helping new members as they get their start in NARPM

Strategic Planning

- Typically does one at the end of the year. Been done before?
- Take a full day to plan for the chapter for the upcoming year. - AJ will follow up with Denny about doing/organzing

Need to find a new location. Options:

Lucky Lab

Multnomah Art Center



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National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

Old Spaghetti Factory  
MAC  
Eagles Lodge

Next board meeting: April 11th 2:00 pm - Location: Northwest Bank: 4900 Meadows Road, Suite 410,  
Lake Oswego



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NARPM® will be the recognized leaders in residential property management industry.

**NARPM® Antitrust Statement:**

It is the policy of the NARPM® to comply fully with all antitrust laws. The antitrust laws prohibit, among other things, any joint conduct among competitors that could lessen competition in the marketplace. NARPM®'s membership is composed of competitors; they must refrain from discussing competitively sensitive topics, including those related to pricing (such as rates, fees, or costs), individual competitors or specific business transactions, or controlling or allocating markets. Further, NARPM® shall not restrict members' ability to solicit competitors' clients or to advertise for business in any way that is not false, deceptive or otherwise illegal.



National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

Sept 17, 2019

In attendance:

JJay Jensen

Amber Clark

Jill Maricich

Daniel Yahav

Beth Hergert

Katie McNeeley

Lynne Whitney

Mary Ann Gray

AJ Shepard

Chris Hermanski

Matt Williams

Positive Focus

Treasurer's report

Significant variances

Goal is to be at 67% of annual budget

Affiliate dues are at 150%

First time dues are at 90%

Members are at 88%

National Reimbursement: 90.7%

Vendor Spotlight at 136%

Total income is at 110.4%

Expenses at 38%

Had requests for healthier choice. Potentially solved with the chicken Caesar Salad

Potential for a bigger speaker so people.

-Matt to bring new speaker

Committee's

Education -

The class seemed to be very successful. Great location. 18 in attendance, including vendors and nonmember guests.

Big challenge is lining up Speakers. Matt is working on planning a head.



National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

Next meeting (October) will be October 26th.

Has Tax Accountant, 1031 exchange specialist

Focus on one National class in Sept.

Do mini broker/owner in spring

Matt will start looking into classes for next year.

Membership -

Creating generic NARPM business cards.

Charge an affiliate for a gift card sponsor, the chapter provide the card from the sponsors funds.

Legislative

No Update

Special Events

AJ participating in [FRESH event. Feb 2020](#)

Charity Event or Participation? Clothing drive and Toys drive

October 3 or November 7 for happy hour? Buffalo Gap? Breakside Brewery? Other suggestions for location

Additional Items

Stay at Old Spaghetti Factory

National updates

National Convention Oct 15-18. Golf on the 15

Leadership Training in San Antonio

Elections:

Chris Hermanski - President

JJay Jensen - President Elect

Cyndi Strandberg - Secretary

Jill Maricich - Treasurer

Talk about nominations in next reminder email for luncheon.

Next Board meeting October 22. 12:30 pm



National Association of Residential Property Managers  
GREATER PORTLAND CHAPTER

Dec 13, 2019

In attendance:

JJay Jensen

Chris Hermanski

Lynne Whitney

Matt Williams

Mary Ann Gray

Katie McNeeley

Jill Maricich

Angela DeVita

AJ Shepard

Cyndi Strandberg

Strategic Planning Meeting

Mary Ann has a system for sending out CE credits within 30 days of meeting.

Discussion of Goals for the next year. Increasing potential clients awareness of NARPM.

Possibility of recording the luncheons for those who are not able to attend. They would still not receive CE credit, but would expand our boundary to outside of Portland Metro

Continue with OSF

Set calendar dates for 2020 Can view here: [Google Sheet](#)

Matt motion full vendor spotlight for affiliates who bring the most bring Property Managers (above 2) in the first quarter. If tied, it continues to the following month for those two affiliates

Motion passed.

Next Board Meeting: Friday Feb 19 at Northwest Bank - 4900 Meadows Rd Ste #410, Lake Oswego, OR 97035

Increase dues, just for professional members by 5% per year.

Matt motion - passed



President: Chris Hermanski  
President Elect: JJay Jensen  
Past President: AJ Shepard  
Secretary: Cyndi Strandberg  
Treasurer: Jill Maricich

For committees (provided everyone still wants to volunteer):

Membership (Professional):

- Angela DeVita
- Katie McNeeley
- Betty Benson
- Kristi Martin

Membership (Affiliate):

- Lynne Whitney
- Betty Benson
- Beth Hergert

Mentorship Program:

- Katie McNeeley
- AJ Shepard

Legislative:

- Charlie Kovas
- Jill Maricich

Education:

- Chris Hermanski
- Matt Williams
- AJ Shepard

Marketing/Communications:

- Katie McNeeley

Strategic Planning:

- Chris Hermanski
- JJay Jensen
- Katie McNeeley
- AJ Shepard

# THE MONTH OF January

## January Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

Email RSVP's will **NOT** be counted

RSVP

We Need to Plan for Food!

January 18, 2019

11:30- 1:30

## Speaker Cole Hockett ACRANet

Cole will be speaking to us about the Screening Process and what Portland's potential laws could mean.

Lunch is provided by:

Vendor Spotlight

### Kennedy Restoration

Thank you!

Vendors will be staying afterward to meet with Members.

**2019 dues are due by January 18, 2019. There will be a late fee if not paid by that date.**

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the CE Credit.

January 18, 2019

11:30- 1:30

Widmer Pub

[955 N Russell St, Portland, OR 97227](#)

Don't forget to arrive earlier for parking!



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### March Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

You will have three options for dishes that you can select when RSVPing. If you have dietary restrictions, such as gluten or dairy intolerance, please mark that option and we can notify the restaurant.

Email RSVP's will **NOT** be counted

[RSVP](#)

### Remember the address has changed!

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)  
Don't forget to arrive early for parking!

March 15, 2019  
11:30- 1:30

### Speaker Peter Bale

### How to stay out of trouble with OREA

After years of working for the Oregon Real Estate Agency, Peter is working as an advisor to help keep you out of trouble in case of an audit.

Lunch is provided by:  
Vendor Spotlight  
**Rate.com**

Vendors will be staying afterward to meet with Members.

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the CE Credit.

March 15, 2019  
11:30- 1:30

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)  
Don't forget to arrive early for parking!

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### April Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

You will have three options for dishes that you can select when RSVPing. If you have dietary restrictions, such as gluten or dairy intolerance please mark that option and we can notify the restaurant.

Email RSVP's will **NOT** be counted

RSVP

### We are doing the Luncheon a week later on **APRIL 26** due to the Washington State Conference on April 18

[The Old Spaghetti Factory](#)

[0715 SW Bancroft St, Portland, OR 97239](#)

Don't forget to arrive early for parking!

April 26, 2019

11:30- 1:30

Speaker

**Charlie Kovas**

**SB 608**

Charlie will be speaking to us about Senate Bill 608 and how we can navigate through these new changes.

Vendors will be staying afterward to meet with Members.

**2019 dues can be paid at the meeting.**

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the CE Credit.

April 26, 2019

11:30- 1:30

[The Old Spaghetti Factory](#)

[0715 SW Bancroft St, Portland, OR 97239](#)

Don't forget to arrive early for parking!

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**October****25**

## October Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

You will have three options for dishes that you can select when RSVPing. If you have dietary restrictions, such as gluten or dairy intolerance, please mark that option and we can notify the restaurant.

Email RSVP's will **NOT** be counted

[RSVP](#)

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

**October 25, 2019**

11:30- 1:30



Speaker

**Matthew D. Fields**  
**Senior Vice President**  
**The Fields Tennant Group**

Financial planner Matthew Fields will be discussing how our clients' investment should and does incorporate real estate into their portfolio for wealth building and diversification. What to expect on return and how those real estate investments compare to the stock market as well as some pros and cons of each.

**2019 dues can be paid at the meeting.**

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the CE Credit.

October 25, 2019

11:30- 1:30

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

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## November Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

You will have three options for dishes that you can select when RSVPing. If you have dietary restrictions, such as gluten or dairy intolerance please mark that option and we can notify the restaurant.

Email RSVP's will NOT be counted

[RSVP](#)

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

**November 15, 2019**  
11:30- 1:30



Speaker  
**Tim Downing**  
Certified Public Accountant  
Downing & Corzatt, LLC

CPA will be discussing the tax benefits to real estate investments, Best tax strategies that most people don't use, Qualified Business Deduction credit and qualifications for that, Changes/Updated in tax law for us as business owners, Portland business taxes.

2019 dues can be paid at the meeting.

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the CE Credit.

November 15, 2019  
11:30- 1:30

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

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## July Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

You will have three options for dishes that you can select when RSVPing. If you have dietary restrictions, such as gluten or dairy intolerance please mark that option and we can notify the restaurant.

Email RSVP's will **NOT** be counted

[RSVP](#)

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

July 19, 2019  
11:30- 1:30

Speaker: TBD

**2019 dues can be paid at the meeting.**

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the CE Credit.

July 19, 2019  
11:30- 1:30

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

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### June Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

You will have three options for dishes that you can select when RSVPing. If you have dietary restrictions, such as gluten or dairy intolerance please mark that option and we can notify the restaurant.

Email RSVP's will **NOT** be counted

[RSVP](#)

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

June 21, 2019  
11:30- 1:30

#### Speaker

Lonny Hutchison

## "How Your Homes Work and How to Maintain Them"

Wolcott Services  
Plumbing, Electrical, and HVAC.

Vendor Spotlight  
**JR Johnson**  
Thank you!

**2019 dues can be paid at the meeting.**

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the [CE Credit](#).

June 21, 2019  
11:30- 1:30

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

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## February Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

Email RSVP's will **NOT** be counted

RSVP

### Remember the address has changed!

[Bridgeport Brewpub](#)

[1313 NW Marshall St, Portland, OR 97209](#)

Don't forget to arrive early for parking!

February 15, 2019

11:30- 1:30

### Speaker

## Christian Kaylor

### Oregon Economist

Workforce Economist with the Oregon Employment Department.  
He will share the latest U.S. Census data with a special focus on the  
Portland market.

Lunch is provided by:  
Vendor Spotlight

### Squires Electric

Thank you Trina!

Vendors will be staying afterward to meet with Members.

**2019 dues can be paid at the meeting.**

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the  
CE Credit.

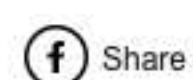
February 15, 2019

11:30- 1:30

[Bridgeport Brewpub](#)

[1313 NW Marshall St, Portland, OR 97209](#)

Don't forget to arrive early for parking!



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## May Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

You will have three options for dishes that you can select when RSVPing. If you have dietary restrictions, such as gluten or dairy intolerance, please mark that option and we can notify the restaurant.

Email RSVP's will **NOT** be counted

RSVP

**We will be starting 30 minutes earlier at 11:00 am.**

[The Old Spaghetti Factory](#)

[0715 SW Bancroft St, Portland, OR 97239](#)

Don't forget to arrive early for parking!

May 17, 2019

11:00- 1:30

**Speaker**

**Matt Williams**

## Follow up to Charlie Kovas

Matt will be doing a follow-up class to last month's Charlie Kovas class about SB 608.

Vendors will be staying afterward to meet with Members.

**2019 dues can be paid at the meeting.**

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the

CE Credit.

May 17, 2019

11:00- 1:30

[The Old Spaghetti Factory](#)

[0715 SW Bancroft St, Portland, OR 97239](#)

Don't forget to arrive early for parking!



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SEPTEMBER

20

## September Greater Portland Chapter Meeting

Please be sure to RSVP so we can have the appropriate count for food.

You will have three options for dishes that you can select when RSVPing. If you have dietary restrictions, such as gluten or dairy intolerance, please mark that option and we can notify the restaurant.

Email RSVP's will **NOT** be counted

[RSVP](#)

[The Old Spaghetti Factory](#)  
[0715 SW Bancroft St, Portland, OR 97239](#)

[September 20, 2019](#)

11:30- 1:30



Speaker  
**Guy Edwards**  
**Brainjar Media**

- SEO Processes
- Social Media Marketing
- Obtaining and Displaying Review
- New Ranking systems

**2019 dues can be paid at the meeting.**

If you are not a NARPM Member or first-time visitor, attendance is \$40 plus \$10 for the CE Credit.

September 20, 2019

11:30- 1:30

[The Old Spaghetti Factory](#)



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### December Greater Portland Chapter Holiday Party!

Please be sure to RSVP so we can have the appropriate count for food.

Email RSVP's will **NOT** be counted

RSVP

Please join us for the annual Holiday Party!

It will be held at the Irving Street Kitchen

Irving Street Kitchen  
701 NW 13th Ave  
PORTLAND, OR 97209

Arrive early for parking.

**December 20, 2019**  
11:30- 1:30

This year we will have the great opportunity to have a "Hammie" from the [Alexander Hamilton Scholars](#) attend our meeting and briefly speak to us about this foundation. This is the foundation that Kellie Tollifson, our 2020 NARPM National president has chosen as the charity in which we will raise funds throughout the year. In addition, we will have the privilege of welcoming George Cox, the founder of the Alexander Hamilton Scholars, to attend our meeting this month.

We also have a second opportunity to donate to the Blanchet House so please do not forget to bring your donations to the meeting!

[Katie McNeeley](#) will be collecting these items.

[Please click here to see what is needed.](#)

If you are interested in the [FRESH Event 2020](#), [Early Bird registration is open](#). You can find more information about this [event here](#). It is a great opportunity to meet more people in the Real Estate industry in and around Portland.

[Registration can be found here.](#)

If you're joining NARPM for next year and future dues have been paid you're welcome to join us for the party at no charge.

December 20, 2019  
11:30- 1:30

Irving Street Kitchen  
701 NW 13th Ave  
PORTLAND, OR 97209

RSVP

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