



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

King County Chapter of NARPM- Board Meeting Date: 02/06/2018

In Attendance: (cross off who isn't here)

Kasey Medina, Webmaster Chair

~~Sheilia McLaughlin, Charity~~

Devin Easterlin, 2019 President Elect

Susan Willadsen, President

Jim Henderson, Legal Chair

Sarah Laidler, Past President

Margene Alex, Treasurer

Ernie Dittmann, Member Chair

Adriana G. Madrid, Secretary

Courtney Generaux- Vendor Chair

Meeting called to order by Susan Willadsen at 10:02am

Past President Sarah-

- Will be confirming speakers for meetings

President Susan-

- Informed everyone Skylar from Zillow will not be able to speak this year

Secretary Adriana-

- Reported that she was trying to obtain minutes for March and April since she didn't attend those phone conferences
- Discussed not letting PM's who haven't joined NARPM attend meetings, didn't come to a conclusion yet

Treasurer Margene-

- Vendors who will not be renewing are Fischer Restoration, Cascade Pest Control, Active Cleaning.
- Let Susan know how much is in the bank
- Will be contacting Jim Talaga from Reserve Study again to pay dues

Legislative Chair Jim-

- Day on the Hill went as usual- highlight was that he met with Ian and they spoke to the Head of Housing Committee staff
- Will be discussing the 3 bills that are out of committee after today

Membership Chair Ernie-

- Thinks members will have to be paid by February Meeting cross reference with sign in sheet
- He will be the moderator for the fire side chat and announce the panel for March, needs people to email him questions for panel
- Suggested adding information to Feb. Evite about the March fire side chat

Vendor Chair Courtney-

- Brought up Filter Easy letter about reconsidering them being a member of our chapter. They said it was too costly to obtain a license in WA.
- Intro To Maintenance Class will be at ServPro 2/15/18 9am to 4pm, there will be breakfast and lunch served courtesy of ServPro, Not confirmed Clock Hours yet

President Elect Devin-

Webmaster Chair Kasey-

- Kasey will remove vendors who are still on the website that aren't supposed to be.
- Nothing more to add

Charity Chair Sheilia- Not in Attendance

New Business:

Jim & Ernie talked about NW Conference


- Jim is now the chair person
- They need 25 vendors to attend
- More information to come as they get it

- Christina from Light House for July is not confirmed yet
- Speaker for August is confirmed
- Devin set a motion to vote in Filter Easy as a vendor- Approved
- Devin set a motion for to pay \$300 to have Linda Warren speak at the November membership meeting- Approved

Next Board Meeting: March 6th, 2018 at 10am, Phone Conference

Next Membership Meeting: February 27th, 2017 at Best Western Exec. Inn

Meeting adjourned at _____



Submitted by Adriana G. Madrid, Secretary

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.

**King County Chapter Minutes Narpm Board Meeting
August 14, 2018**

In Attendance:

Susan Willadsen, President
Devin Easterlin, 2019 President Elect
Sarah Laidler, Past President
~~Adriana G Madrid, Secretary~~
~~Margene Alex, Treasury~~
Jim Henderson, Legislative Chair
Courtney Generaux-Vendor Chair
Ernie Dittmann, Member Chair
Lizz Loop, Education Chair

Meeting called to order by Susan Willadsen at 11:30 am

No minutes were presented

President Susan: Discussed idea of having Kellie Tollifson lead a Strategic Planning event after the Leadership conference to help us have a clear vision for next year. Both Devin and Sarah agreed it was a good idea. Cost would be \$500.00

Susan discussed working together with other Chapters to see how we can get more Chapter participation. Susan reaching out to Chrystina Rowek for ideas. Discussed having Ryan Wong be our Communication Chair.

President Elect Devin: Agreed that Strategic planning was a good idea. He asked for more info on the leadership Conference. Discussion was held on upcoming Chapter meeting.

Past President Sarah: Agreed that the Strategic planning was a good idea. Suggested, we review idea.

Vendor Chair Courtney: Discussed putting Orca on the Chapter website

Legislative Chair Jim: Asked if we can get a grant for the Strategic Planning and find out how the Idaho chapter benefited from the St Planning. Asked about Election protocol

Education Chair: Lizz Loop : Asked for more ideas on presentations

Membership Chair, Ernie Dittman discussed presenting the Hoarding Class next year. He is presenting a class in Pierce County, Sept 5 from 9 to 12:30 and and upcoming class in Bremerton at Kitsap Nov 15 from 11:30 to 2:30 pm

Meeting adjourned: 12:00 pm

Next meeting: September 4, 2018 10 am Conference call

King County Chapter of Narpm Board Meeting Date: ^{Sept.} ~~October~~ 9, 2018

In Attendance:

Susan Willadsen, President
Devin Easterlin, 2019 President Elect
~~Margene Alex, Treasurer~~
~~Adriana C Madrid, Secretary~~
Courtney Generaux-Vendor Chair
Ernie Dittmann, Member Chair
~~Lizz Loop, Education Chair~~
Jim Henderson, Legislative Chair

Meeting called to order by Susan Willadsen at 10:06 am

No minutes were read from August meeting

President Susan: She contacted Melissa Sharone with the SW Idaho President and got some positive feedback on the Strategic Planning that Kellie did with their chapter last year. They currently 20 new members and 10 new affiliates since they did the meeting. Susan confirmed that Kellie will charge \$500 to do the planning. Also, brought up upcoming election, recommending Liz Loop and reviewed the election protocol. Discussed KentHope upcoming event to see if others want to sponsor dinner.

Past President Sarah: Suggested we begin planning for the December Holiday Gala and Silent Auction

President Elect Devin: Reviewed how the August meeting went. Reviewed the Dimension Law presentation. Devin discussed KentHope and the individual offices may want to sponsor dinner.

Vendor Chair Courtney: Discussed App One vendor and confirmed they want to join January 2019. She also agreed to begin reaching out to vendors for the December sponsors.

Legislative Chair Jim: He has info on the 2nd part of Source of Income that he will post onto Facebook page

Membership Chair Ernie: Discussed upcoming presentation for the Sept Meeting
Discussed the importance of speakers coming early for the preparation of slides etc. Vote was held on having Kelly run the Strategic Planning for next year. Indications that we would vote yes with the confirmation we have the funds in the Budget

Question was raised for Kellie to run the Strategic Planning for next year. Indication that all were in agreement as long as we have the funds in the budget.

Meeting adjourned: 10:45 am

Next meeting: October 9, 2018

(Susan)

**King County Chapter Narpm Minutes Board Meeting
October 8, 2018**

In Attendance:

Susan Willadsen, President
Devin Easterlin, 2019 President Elect
~~Sarah Laidler, Past President~~
~~Margene Alex, Treasurer~~
~~Adriana G Madrid, Secretary~~
Courtney Generaux-Vendor Chair
~~Ernie Dittmann, Member Chair~~
Jim Henderson, Legislative Chair
Lizz Loop, Education Chair
Ryan Wong, Communication Chair

Meeting called to order by Susan Willadsen at 10:06 am

September minutes presented, vote to be held on August, September, October on Oct 23, 2018

President Susan: Reviewed Sept meeting, Discussion on Budget, attendance down and how that is affecting our funds. Susan brought up Kellie doing the Strategic planning, we need to review and confirm Budget in Oct 23, meeting. Brought up Vendor dues and reviewed options.

President Elect Devin: Reviewed how the Sept meeting went, attendance and KentHope presentation. Recommended Christmas attire for Dec Vendor Fair.

Vendor Chair Courtney: Brought up ideas for dressing up for December Vendor fair and Auction ideas

Legislative Chair Jim: Discussed Burien update, Just Cause Ordinance, resigning as Legislative chair for 2019 and has agreed to maintain Gov Affairs for the State Chapter. He has been hired as a lobbyist for other companies in Naprm and he wants to give others the opportunity to have a new perspective and hope to get others involved. Jim discussed the reasons why the amounts were raised on the Vendor dues and adding to the value. Discussed how low attendance on PM's can affect the Vendor involvement.

Education Chair: Lizz : Noted, Jim Henderson and Megan with Moco will be giving a class for the November Chapter meeting. Discussed highlighting vendors who sponsor the tables on Facebook.

Communication Chair Ryan: discussed ideas for posting on Facebook and confirmed he had gotten the info from Kasey and had updated the King County Narpm website. He also confirmed that he added Orca on the website.

Agreed to meet on day of Membership meeting to have more participation from the Board.

(Susan)

Meeting adjourned: 11:00 am

Next meeting: October 23, 2018 10am Best Western Ex Inn, Seattle

**King County Chapter Minutes Narpn Board Meeting
August 14, 2018**

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Devin Easterlin, 2019 President Elect
Sarah Laidler, Past President
~~Adriana Madrid, Secretary~~
~~Margene Alex, Treasury~~
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Confirmation

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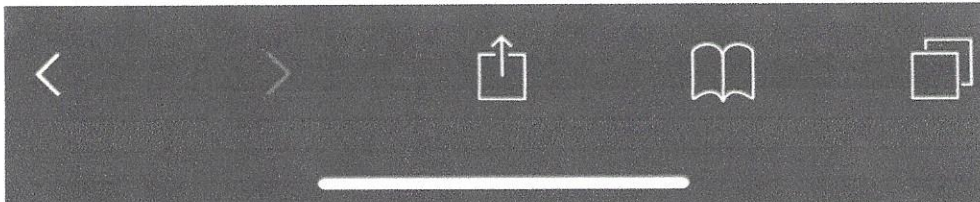
Your Form 990-N(e-Postcard) has been submitted to the IRS

- **Organization Name:** KING COUNTY CHAPTER OF THE NATIONAL ASSOC OF RESIDENTIAL PROPERTY MGRS
- **EIN:** 912080681
- **Tax Year:** 2018
- **Tax Year Start Date:** 01-01-2018
- **Tax Year End Date:** 12-31-2018
- **Submission ID:** 10065520190322551383
- **Filing Status Date:** 02-01-2019
- **Filing Status:** Pending

Note: Print a copy of this filing for your records. Once you leave this page, you will not be able to do so.

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Susan Willadsen, President

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Margene Alex, Treasurer

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Adriana G. Madrid, Secretary

Courtney Generaux- Vendor Chair

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Treasurer Margene-

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- Let Susan know how much is in the bank
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President Elect Devin-

Webmaster Chair Kasey-

- Kasey will remove vendors who are still on the website that aren't supposed to be.
- Nothing more to add

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New Business:

Jim & Ernie talked about NW Conference


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Next Board Meeting: March 6th, 2018 at 10am, Phone Conference

Next Membership Meeting: February 27th, 2017 at Best Western Exec. Inn

Meeting adjourned at _____



Submitted by Adriana G. Madrid, Secretary

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National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

King County Chapter of NARPM- Board Meeting Date: 03/06/2018

In Attendance: (cross off who isn't here)

Kasey Medina, Webmaster Chair

Devin Easterlin, 2019 President Elect

Susan Willadsen, President

Jim Henderson, Legal Chair

~~Sarah Laidler, Past President~~

Margene Alex, Treasurer

Ernie Dittmann, Member Chair

Adriana G. Madrid, Secretary

Courtney Generaux- Vendor Chair

Meeting called to order by Susan Willadsen at 10:03am

President Susan-

- Suggested charity of the year to be Kent Hope, everyone seemed ok with that
- Will Reach out to Kent Hope
- Follow up on Compliance paper work
- Would like to see if we could get a booklet with a summary of landlord/tenant law again
- Jim has ideas on this booklet, review next meeting
- Talked about having a mock meeting on how a board meeting works. Will be discussed at a later time

Past President Sarah- Not in attendance

Secretary Adriana-

- Needing description of topic for upcoming meeting
- Will email Ernie to get details

Treasurer Margene-

- Will send a list of vendors who haven't paid to Kasey

Legislative Chair Jim-

- WA Conference May 17th through 19th, Brian or Ernie will talk about the conference at the chapter luncheon.

Membership Chair Ernie-

Open Floor Q & A discussion

- One piece of advice PM's want to know?
- What would you say makes a good tenant?
- Susan has a Section 8 question
- Enough time for 4-5 questions

Vendor Chair Courtney-

- Orca is not a local vendor and cannot sponsor a table
- Brett from Ingersoll Rand paid in full in 2017, does that lower his 2018 dues. Susan will look into this.

President Elect Devin-

- Likes the white board idea at the beginning of the meetings
- Suggested Habitat for Humanity as a charity

Webmaster Chair Kasey-

- Waiting for list from Margene for the vendors who haven't paid

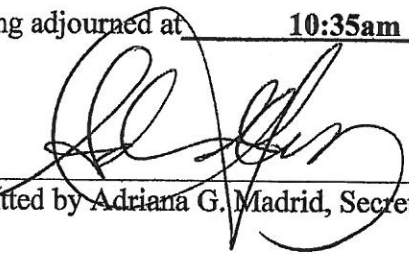
New Business:

- Approve February Minutes

Next Board Meeting: April 3rd, 2018- Conference Call

Next Membership Meeting: March 27th, 2017 at Best Western Exec. Inn

Meeting adjourned at 10:35am


Submitted by Adriana G. Madrid, Secretary

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National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

King County Chapter of NARPM- Board Meeting Date: 4/3/2018

In Attendance: (cross off who isn't here)

Kasey Medina, Webmaster Chair
Devin Easterlin, 2019 President Elect
Willadsen, President
~~Jim Henderson, Legal Chair~~
Sarah Laidler, Past President
Margene Alex, Treasurer

Ernie Dittmann, Member Chair
~~Adriana G. Madrid, Secretary~~ Susan
Courtney Generaux- Vendor Chair

Meeting called to order by Susan Willadsen at 10:03am

President Susan-

- Thanked Ernie for leading table topics last chapter meeting
- thanked everyone for taking time out of their busy day. She asked everyone to join in so we can represent the Association well

Past President Sarah

- Confirmed that the speakers for next month are set for the Panel Discussion: Sarah, Devin and Stacey. It was noted that we have \$2800 in the budget for speakers and the Chris Benis usually charges \$300.

Secretary Adriana- Not in attendance

Treasurer Margene-

- Gave a treasurer's report
- Check for the Washington State table sponsorship \$150. Request was sent to Margene. Board Approved

Legislative Chair Jim- Not in attendance

Membership Chair Ernie-

Vendor Chair Courtney-

- Discussed how she is going to have the vendors sign up earlier if they want to sponsor a table so we can add them on the agenda. After that deadline, she will be open to adding on additional tables for that vendor. She is also going to encourage more raffle items.

President Elect Devin-

- will begin to call on tables to introduce themselves closer to the time that everyone gets their food. Courtney will introduce vendor sponsors next

Webmaster Chair Kasey-

- Kasey spoke about the WA Conference and how she thought it would be a good idea to have us sponsor a table. Board agreed to sponsor a table and Courtney volunteered to prepare the items for the basket and table decoration with a \$300.00 budget. Board Approved

New Business:

Discussed having a drive to bring in items throughout the year to build baskets for new home move ins by the end of the year. Kasey volunteered to help store items and get items prepped.

Concerns about meeting ending at 1:30

Goal, welcome and begin to get food at 11:15, Adriana to contact the hotel to ask them to make sure food is ready to serve at 11:15.

Board agreed to plan of paying the speaker decided that we should plan on paying an additional speaker this year. Sarah can give details on who the speaker is.

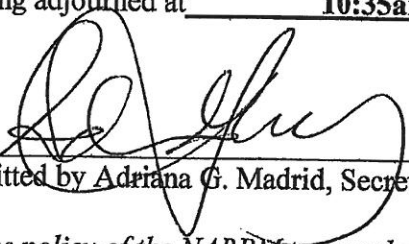
Board agreed to hold a drawing to give away one ticket to the WA State Conference at the April meeting. Adriana to advertise that you must be present to win. (You do not have to be in the raffle), but, you do have to be there at the meeting. If the winner has already purchased their ticket, they can get reimbursed.

Discussed buying a Starbucks Gift card and send a thank you note to Shelia Board Approved. Also discussed gathering the information needed in one place so we will be ready to do it next time. Susan will reach out to Shelia to get the info on the Dropbox she used and send the card.

Next Board Meeting: May 1st, 2018 at 10am- conference call

Next Membership Meeting: April 24th, 2017 at Best Western Exec. Inn

Meeting adjourned at 10:35am


Submitted by Adriana G. Madrid, Secretary

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National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

King County Chapter of NARPM- Board Meeting Date: 5/22/2018

In Attendance: (cross off who isn't here)

~~Kasey Medina, Webmaster Chair~~

Devin Easterlin, 2019 President Elect

Susan Willadsen, President

Jim Henderson, Legal Chair

~~Sarah Laidler, Past President~~

Margene Alex, Treasurer

Ernie Dittmann, Member Chair

Adriana G. Madrid, Secretary

Courtney Generaux- Vendor Chair

Meeting called to order by Susan Willadsen at 10:42am

Minutes were approved for March and April

President Susan-

- Discussed new vendors, a prospect must submit an application prior to Board meeting for approval to be voted on

Past President Sarah- Not in Attendance

Secretary Adriana-

Treasurer Margene-

Legislative Chair Jim-

Membership Chair Ernie-

Vendor Chair Courtney-

- Orca wants to be able to speak and/or give a class

President Elect Devin-

- will begin to call on tables to introduce themselves closer to the time that everyone gets their food. Courtney will introduce vendor sponsors next

Webmaster Chair Kasey-Not in attendance

New Business:

- Orca needs to submit their application to join the Chapter and board will be scheduling the calendar for 2019 and make a decision at that time.

Next Board Meeting: June 12th, 2018 at 10am- conference call

Next Membership Meeting: May 22nd, 2017 at Best Western Exec. Inn

Meeting adjourned at 11:00am


Submitted by Adriana G. Madrid, Secretary

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National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

King County Chapter of NARPM- Board Meeting Date: 6/19/2018

In Attendance: (cross off who isn't here)

Kasey Medina, Webmaster Chair

Devin Easterlin, 2019 President Elect

Susan Willadsen, President

Jim Henderson, Legal Chair

Sarah Laidler, Past President

Margene Alex, Treasurer

~~Ernie Dittmann, Member Chair~~

Adriana G. Madrid, Secretary

Courtney Generaux- Vendor Chair

Meeting called to order by Susan Willadsen at 10:06

Minutes were approved for May

President Susan-

- Created a spread sheet to save all documents for board under Google Docs.

Past President Sarah-

Secretary Adriana-

- 36 Attendees so far for June Membership Lunch
- Change of speaker due to scheduling conflict, no longer Chris Benis, will now be Evan Loeffler speaking on the same topic

Treasurer Margene-

- Balance in the bank \$7315.07
- Received check from National for member retention

Legislative Chair Jim-

- Will clarify at membership meeting what was talked about in May meeting regarding source of income law

Membership Chair Ernie- Not in Attendance

Vendor Chair Courtney-

- Morgan Maintenance is going to be a table sponsor and bringing a give away to the June Membership Meeting

- Matt Haase still has a pending table sponsorship pre-paid, Courtney is in contact with him
- Has an application for another screening company, it isn't complete and will be talked about at the next membership meeting

President Elect Devin-

- Wanted to know if there was a cap on how many vendors we have in each industry.

Webmaster Chair Kasey-

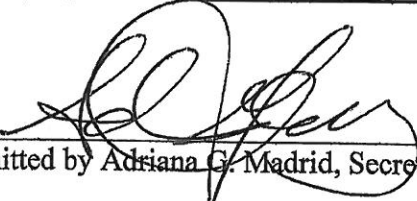
- This is her last board meeting, she will no longer be doing property management or on the NARPM board
- Will forward information for what she helps with to Susan

New Business:

Next Board Meeting:

Next Membership Meeting: June 16th , 2018 at Best Western Exec. Inn

Meeting adjourned at 11:00am


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2019 King County Board Elections

President Elect-Open

Lizz Loop, MPM RMP

Other _____

Treasurer-Open

Margene Alex

Other _____

Secretary-Open

Adriana Gomez

Other _____

President-Devin Easterlin

Past President-Susan Willadsen

2019 King County Board Elections

President Elect-Open

Lizz Loop, MPM RMP

Other _____

Treasurer-Open

Margene Alex

Other _____

Secretary-Open

Adriana Gomez

Other _____

President-Devin Easterlin

Past President-Susan Willadsen

January Chapter Meeting



National Association of Residential Property Managers

KING COUNTY CHAPTER



How To Prepare For Court

January 23rd, 2018

11am to 1pm

Featuring:

Jim Henderson From LandlordSolutions Inc.

Topic:

Our meeting will feature Jim Henderson, President at LandlordSolutions Inc. Come listen to him give some great tips on how you can prepare for Small Claims Court.

Some of the things he will speak on:

- Thinking about the end at the beginning
 - Sticking to the facts
 - Being organized
- Keeping your motion to 10 minutes
 - Bringing Evidence

Please join us for this great topic!

- Member Lunch \$25
- Non-Member Lunch \$35

Lunch Menu:

Soup, Salad and Potato Bar

Lunch will be served at 11:30am

Make Checks Payable to King County NARPM Debit/Credit or Cash may be used at the door

Best Western Executive Inn

**200 Taylor Ave N
Seattle, WA. 98109**

Please make your reservations on the monthly Evite. For more information or if you did not receive the Evite, contact Adriana at agomez@bell-anderson.net

June Chapter Meeting



"The New Housing Climate"

June 26th, 2018

11am to 1pm

Our meeting will feature Evan Loeffler

Topic:

Join King County NARPM as we host Evan Loeffler who will share with us the latest legislative decisions and how they are affecting our tenants, our property owners and our business practices. Don't miss out on this fantastic, interactive speaking engagement!

Get to Know Evan:

Evan Loeffler is the principal attorney at the Loeffler Law Group PLLC in Seattle. Since 2002, the firm has emphasized landlord-tenant relations, real estate litigation and commercial litigation.

Mr. Loeffler has practiced law in Washington since graduating from Gonzaga University School of Law in 1994. He is an author and contributor to several chapters on landlord-tenant law in the Washington Lawyers Practice Manual published and annually updated by the King County Bar Association. He lectures frequently for property managers and lawyers on landlord-tenant law and ethics.

Mr. Loeffler relies on extensive litigation experience and knowledge of the law to effectively represent property management companies, landlords, and commercial tenants in Seattle and surrounding counties.



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

Lunch Menu:

Beef Stroganoff with Wild Mushrooms
Served with Scalloped potatoes, Bow Tie Pasta, Cesar Salad, Field Green Salad and Chef's Choice of Dessert

Lunch will be served at 11:30am

Make Checks Payable to King County NARPM
Debit/Credit or Cash may be used at the door

Best Western Executive Inn
200 Taylor Ave N
Seattle, WA. 98109

Please make your reservations on the monthly Evite. For more information or if you did not receive the Evite, contact Adriana at agomez@bell-anderson.net

August Chapter Meeting



Avoiding Legal Pitfalls

August 28th, 2018

11am to 1pm

Our meeting will feature:

Julie Martiniello, Synthia Melton and Kaitlyn Jackson
from Dimension Law Group, PLLC

Topic:

Join us while the attorneys from Dimension Law Group discuss some of the most common legal pitfalls that occur from managing tenants, best practices to avoid a legal battle, and what happens when the property owner, property manager, or a tenant passes away.

Get to Know Synthia, Kaitlyn and Julie:

- Synthia Melton is a co-founder and Managing Partner of Dimension Law Group. Synthia's practice focuses on Business Law and Commercial and Residential Real Estate, including Landlord-Tenant matters. Synthia works primarily with real estate investors and small business owners on matters involving complex transactional and litigation matters. She also regularly speaks and teaches classes in the community on real estate law.
 - Kaitlyn is an Associate Attorney at Dimension Law Group, PLLC. Kaitlyn's practice focuses on Business Law, Commercial and Residential Real Estate, Landlord-Tenant matters, and Estate Planning. Kaitlyn currently serves on the Board of several non-profits, including the Executive Board of Highline Schools Foundation.
- Julie Martiniello is a Managing Partner of Dimension Law Group, PLLC. She focuses her practice on Estate Planning, Probate and Trust Administration, Real Estate, and Business Law with particular consideration for clients that need succession planning for their businesses and real estate investments. With years of experience in Landlord-Tenant, Real Estate, Business, Estate Planning, and Probate Administration-Dimension Law Group has the perfect team to help you Plan. Protect. Prosper.



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

Lunch Menu:

BBQ Buffet

Field Green Salad w/ House Dressing, Redskin Potato Salad, Cole Slaw

Slow Cooked BBQ Ribs, Beef Brisket with Burnt Ends, BBQ Baked Beans, Sweet Corn Cobbets

Homemade Honey Corn Bread and Cherry Cobbler

Lunch will be served at 11:15am

Make Checks Payable to King County NARPM Debit/Credit or Cash may be used at the door

**Best Western Executive Inn
200 Taylor Ave N
Seattle, WA. 98109**

Please make your reservations on the monthly Evite. For more information or if you did not receive the Evite, contact Adriana at agomez@bell-anderson.net

October Chapter Meeting



"Legislative Update"

October 23rd, 2018

11am to 1pm

Our meeting will feature Chris Benis

Topic:

Join King County NARPM as we host Chris Benis who will share with us the latest legislative decisions and how they are affecting our tenants, our property owners and our business practices. Don't miss out on this fantastic, interactive speaking engagement!

Get to Know Our Chris

Christopher T. Benis is a partner with the law firm of HARRISON-BENIS, LLP, with offices in Seattle, WA. Mr. Benis attended the University of Washington, where he received a B.A. in Political Science, a Master of Urban Planning and J.D. from its School of Law. He represents property management firms, individual real estate investors, real estate brokerages, industry trade associations, design professionals, and construction companies.

Chris is a regular speaker and author on topics related to property management. Chris currently serves as Legal Counsel for the Rental Housing Association of Washington (RHA) and is a past-President of the organization. He is currently on RHA's Executive Committee.



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

**Lunch Menu:
Soup, Salad and Potato Bar**

**Lunch will be served at
11:30am**

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2018 ANNUAL NARPM HOLIDAY PARTY, VENDOR FAIR & SILENT AUCTION

Tuesday December 11th

11:00a.m. to 1:00 p.m.

Best Western Executive Inn

200 Taylor Avenue North Seattle, WA 98109

Wonderful Vendors! Please dress festively and join us for food, networking, and fun as we wrap up the year with a Holiday Celebration and Vendor Fair! We will be having a silent auction to benefit Kent Hope, along with a 'raise the paddle' and vendor of the year award announcement!

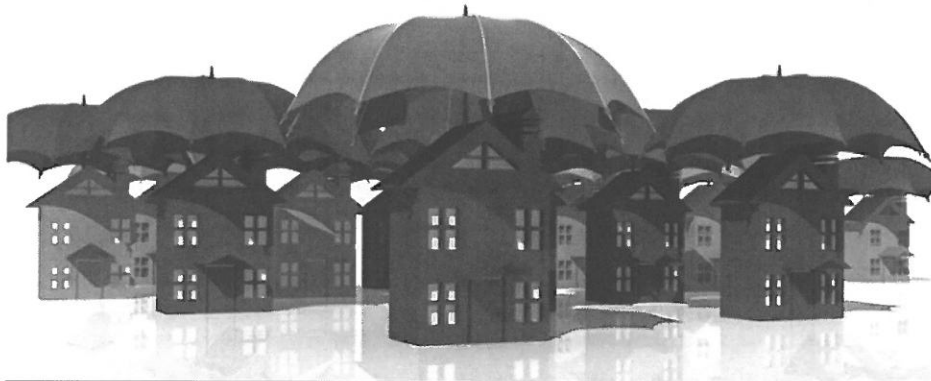
- Would you like a complimentary table to decorate with your promotional information?
- Would you be willing to donate a silent auction item?

Please contact courtneyg@servproofedmonds.com for your table and any questions related to the silent auction. **We greatly appreciate your support of the King County NARPM Chapter and Kent Hope.**

February Chapter Meeting



National Association of Residential Property Managers
KING COUNTY CHAPTER



What Property Managers Need to Know About Insurance

February 27th, 2018

11am to 1pm

Featuring:

Ryan Wong from Whitcomb Insurance Agency

Topic:

Ryan will lead a discussion on what property managers need to know about insurance. The topics that I will address include:

- Overview of Landlord and Renters Insurance
- How to make sure both you and your clients are adequately protected
 - Best Practices for Owner and Renter Insurance Requirements
 - Common Coverage Gaps
- Other Frequently Asked Questions

About Ryan:



Ryan has been an agent at the Whitcomb Insurance Agency since the summer of 2013. He specializes in helping people obtain the protection they need for their home, auto, business, life and other insurance needs. Ryan enjoys making insurance easy and understandable assisting in everything from identifying gaps in your coverage to finding you the best available discounts

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

Lunch Menu:

Italian Buffet

Chicken Parmesan & Spaghetti W/ Cesar Salad, Antipasto Salad, Vegetable Ratatouille

**Lunch will be served at
11:30am**

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July Chapter Meeting



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

Growing Your Business

"Growing Your Successful Business"

July 24th, 2018

11am to 1pm

Our meeting will feature Brian Harding from The Plumbing and Drain Co.

Topic:

Growing Your Successful Business chronicles many lessons that Brian and his team have learned with their business over the last several years. These lessons are universal and can help any business. It covers real obstacles modern businesses face and offers methods to successfully navigate through them. Brian will share strategies that worked, as well as share some expensive lessons learned along the way with tips on how you can avoid similar pitfalls.

Get to Know Brian:

Brian's career in the plumbing industry began with an entry-level position as a plumbing apprentice for a large, national plumbing company. After working in the field for a couple of years, he decided that being a plumber wasn't for him. But, he did like the industry, so he took a commercial sales job within that company - which he was very successful at. That led to a transition as he moved into operations becoming the Assistant General Manager of that Seattle branch, and later he moved on to become the General Manager. At 33, he was the youngest General Manager in the country.

After taking similar jobs with a couple of other companies, Brian decided that he could run his own company better than the people he had been working for. Or at least he wanted the chance to find out for himself. In 2011, Brian and 2 business partners, Randy and Eric, started The Plumbing & Drain Company. When they started, Brian's living room was their Global Headquarters. In seven years, The Plumbing & Drain Company has grown substantially - even through very difficult economic conditions.

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

Lunch Menu:

Asian Buffet

Chef's Choice of Two Asian Style Salads

Egg Flower Soup, Vegetable Spring Rolls

With Sweet Chili Sauce, Almond Chicken, Pork Fried Rice

Mango Coconut Rice Pudding

Lunch will be served at 11:15am

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May Chapter Meeting



Legislative Update

May 22nd, 2018

11am to 1pm

Topic:

Our meeting will feature Heather Pierce from Rental Housing Association of Washington. The meeting will consist of a list of issues impacting landlords and property managers. Such as a State Legislature update, regional expansions of tenant protections, market restrictions and fair housing laws.

Get to Know Our Heather



Heather Pierce currently serves as Deputy Director of Government Affairs at the Rental Housing Association of Washington. Her past work includes Legislative Affairs Associate for Grist Public Affairs focused on a variety of legislative policy issues affecting consumer protection, clean energy, and access to public funding for local projects, with more than 10 years of experience working on a variety of public policy platforms.

Heather graduated in 2013 from Washington State University with a master's degree in Public Affairs.

She can be reached by email at hpierce@rhawa.org



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

Lunch Menu:

DELI BUFFET

Sliced Honey Ham, Turkey Breast and Roast Beef, Sliced Swiss, American and Cheddar, with Lettuce, Onions, Tomatoes and Pickles,

Basket of Breads and a Bowl of Potato Chips

Red skin potato salad, bow tie pasta, Caesar salad

Appropriate Condiments and Chef's Choice of Dessert

Lunch will be served at
11:30am

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King County NARPM
2017 Propsed Budget

Income	2018 Approved	2018 Actual	2019 Proposed	Notes
Monthly Luncheon/Table Sponsors	\$ 14,000.00	\$ 10,296.00	\$ 14,000.00	
Raffle	\$ 1,800.00	\$ 1,145.00	\$ 1,800.00	
Vendor Dues	\$ 3,000.00	\$ 6,270.00	\$ 6,000.00	
NARPM HQ Contributions	\$ 1,000.00	\$ 840.00	\$ 1,000.00	
Table Sponsorship	\$ 1,000.00			
Education Income	\$ -	\$ -	\$ -	
	\$ 20,800.00	\$ 18,551.00	\$ 22,800.00	

Expense	2018 Approved	2018 Actual	2019 Proposed	Notes
Luncheon	\$ 13,200.00	\$ 13,141.98	\$ 13,200.00	
Gifts & Tips	\$ 300.00	\$ 434.95	\$ 400.00	
Education/Speakers	\$ 2,800.00	\$ 300.00	\$ 2,800.00	
Office Supplies /Conf Calls/Board Mtgs	\$ 650.00	\$ 110.20	\$ 650.00	
Donations	\$ 1,500.00	\$ 425.00	\$ 1,500.00	
Secretary of State	\$ 10.00	\$ 10.00	\$ 10.00	
Pres & Member Reimb for National	\$ 1,500.00	\$ 1,000.00	\$ 1,500.00	
Entertainment	\$ -	\$ -	\$ -	
Raffle Expense	\$ 300.00	\$ 665.00	\$ 467.00	
Credit Card Fees	\$ 350.00	\$ 454.72	\$ 450.00	
Strategic Planning			\$ 500.00	
Leadership Training			\$ 600.00	
Professional Services (quickbooks)		\$ 240.00	\$ 240.00	
	\$ 20,610.00	\$ 16,781.85	\$ 22,317.00	

\$	190.00	\$	1,769.15	\$	483.00
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King County NARPM
2017 Proposed Budget



March Chapter Meeting

Q&A

“Someone Help Me!” An Open Floor Q & A Discussion

March 27th, 2018

11am to 1pm

Topic:

Are you looking for some peer to peer advice regarding a current problem you are having in your business? Do you need to stop and fix something that's bugging you, but you're not sure how? Or do you need some good suggestions of how to take yourself and your business to the next level? Join us for an open forum discussion where you can benefit from asking questions to and getting answers from your fellow NARPM professionals. Let's take advantage of the wealth of information and experience our members have! Ernie Dittmann, our membership chair, will moderate this event. If you could please email your questions to Ernie prior to the March 27th meeting, it will help to organize topics together to insure we get as many questions to the floor as possible. You can send your question to: edittmann@smtacom.com.

Please join us for a very fun and engaging meeting!



National Association of Residential Property Managers
KING COUNTY CHAPTER

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

Lunch Menu:

Downhome Buffet

Fried Chicken, Swiss Steak, Garlic Mashed Potatoes with Gravy, Biscuits, Waldorf Salad, Field Green Salad with House Dressing & Potato Salad and Dessert.

**Lunch will be served at
11:30am**

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April Chapter Meeting



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

Property Manager Panel

April 24th, 2018

11am to 1pm

Topic:

Who better to learn from than your fellow Property Managers? Join us Tuesday, April 24th to learn from three property managers in our industry that are all making a mark. Each of the panelist operate different size and structured businesses throughout our region. This will be an interactive session where the tips, tricks and mishaps will be shared. If you have specific questions or challenges, the floor will be open for you to participate!

Get to Know Our Panelist

Stacey Salyer - Leading Edge Property Management - She began her career in Property Management/Real Estate in 2004. Stacey began managing single family investment homes in multiple counties in WA State and realized this is her passion. Stacey realized a need for cutting edge property management with focus on customer service, so she opened Leading Edge Property Management and Real Estate in 2016. Stacey is Past-President of the Greater Snohomish County Chapter. Current President of the WA State Chapter and NW RVP Ambassador.

Devin Easterlin - SJA Property Management - Devin graduated from college with degrees in Philosophy Pre-Law and Business, and then attended law school where he specialized in real estate transactional law.

Devin is currently a licensed real estate agent and a licensed attorney and has worked in the property management industry for over ten years.

Devin grew up in Kirkland and has lived in the Seattle area for over twenty-five years. Devin is a partner at SJA Property Management.

Sarah Laidler - Accolade Property Management - Sarah grew up in Eastern Washington and upon graduating college started managing multifamily properties throughout the Puget Sound Region. In 2011 she opened a brokerage in Ellensburg specializing in property management. With over 15 years of experience in the multi-family housing industry, Sarah enjoys pulling from this expertise and blending it into single-family property management.

- Member Lunch \$25
- Non-Member Lunch \$35

Lunch Menu:

Taco/Fajita Bar (Fajita Beef Strips & fajita chicken strips)
Black Bean and Roasted Corn Salad, Fresh Salad Greens with an Avocado Lime Vinaigrette, Southwestern Style Coleslaw, Southwestern Style Rice

**Lunch will be served at
11:30am**

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September Chapter Meeting

Emergency Preparedness



Basic Emergency Preparedness/ Disaster Recovery

September 25th, 2018

11am to 1pm

Our meeting will feature:

Ernie Dittman from ServiceMaster of Tacoma

Topic:

When it comes to a disaster it's not if, but when. Smooth and less painful recovery requires planning. In this workshop we will discuss details on basic emergency preparedness and how to develop a contingency plan to minimize the impact of a disaster event. We will cover planning for large area wide catastrophic events, all the way down to the small toilet overflow in one of your client's properties. Remember: Planning for the worst will leave you not having to hope for the best!

Get to Know Ernie:

Ernie Dittmann serves as the Commercial Accounts Executive and Sales and Marketing Manager for ServiceMaster of Tacoma / ServiceMaster by ASI. He works with clients ranging from small business owners to large size corporations and municipalities helping with emergency mitigation and restoration for damage resulting from fire/smoke, water, mold, trauma, and hoarding. He is a resource for many organizations and associations for emergency preparedness and business continuity planning. Ernie is the acting company representative for a number of professional associations, including NARPM, BOMA, MBA, and PSAA. Ernie is a WA state certified instructor for Insurance Professionals and a WA state licensed Real Estate Instructor, providing state required continuing education training. Ernie comes from a background of technology, real estate, and sales.



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

Lunch Menu:

Chicken Marsala, Roast Pork Loin with Balsamic Reduction. Served with Rice Pilaf, Mixed Green Salad, Potato Salad and Bow Tie Pasta Salad

**Lunch will be served at
11:15am**

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November Chapter Meeting



National Association of Residential Property Managers
K I N G C O U N T Y C H A P T E R

Disparate Impact & The Use of Criminal Records For Screening

November 27th, 2018

11am to 1pm

Our meeting will feature Jim Henderson from Landlord Solutions and Megan McCormick from Moco Inc.

Topic:

We've all learned about the HUD guidelines surrounding disparate impact and have adjusted our business practices to comply. What happens when we're faced with a real-life disparate impact scenario?! Do you know how to handle the individualized assessment? Don't miss this opportunity to how to follow HUD three step guidelines around disparate impact analysis.

Get to Know Our Speakers:

Jim Henderson is the President of LandlordSolutions. He is very active with NARPM holding numerous leadership positions within the organization. Passionate about legislation, Jim is the current Chair of Government Affairs for the State NARPM Chapter. As a registered lobbyist Jim is a persuasive, knowledgeable, and powerful voice to advocate on behalf of the rental housing industry. Jim is an expert in understanding the needs of today's property manager and is committed to landlord advocacy and education.

Megan McCormick is the Marketing Manager for Moco Inc. a tenant and employment screening company founded in Seattle, WA in 1989, known for exceptional reporting integrity and quality customer service.

Megan been a member of the Rental Housing Industry for the last 12 years. Prior to joining the Moco team, she was and executive staff member at the Rental Housing Association of Washington. Megan has had the privilege of speaking at several industry related events and is actively involved in a number of industry Associations including MHCW, NAPBS, NARPM, RHAWA, WMFHA and WSCAI.

- **Member Lunch \$25**
- **Non-Member Lunch \$35**

Lunch Menu:

**Turkey & London Broil
Served with Garlic Mashed
Potato, Waldrof Apple Salad,
Bow Tie Pasta Salad
and Mixed Field Greens**

**Lunch will be served at
11:30am**

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