



Confirmation

[Home](#) | [Security Profile](#) | [Logout](#)

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

- **Organization Name:** ALBUQ-METRO CHAPTER OF THE NATIONAL ASSOC OF RESIDENTIAL PROPERTY
- **EIN:** 223944041
- **Tax Year:** 2019
- **Tax Year Start Date:** 01-01-2019
- **Tax Year End Date:** 12-31-2019
- **Submission ID:** 10065520200583531429
- **Filing Status Date:** 02-27-2020
- **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.

MANAGE FORM 990-N SUBMISSIONS

NARPM
Balance Sheet
 As of December 31, 2019

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
First Community Bank	5,179.82
Total Checking/Savings	5,179.82
Total Current Assets	5,179.82
TOTAL ASSETS	5,179.82
LIABILITIES & EQUITY	
Equity	
Opening Bal Equity	125.59
Retained Earnings	5,146.71
Net Income	-92.48
Total Equity	5,179.82
TOTAL LIABILITIES & EQUITY	5,179.82

NARPM
Profit & Loss
January through December 2019

	Jan - Dec 19
Ordinary Income/Expense	
Income	
Fees	2,640.00
Income Education Classes	140.00
Total Income	2,780.00
Expense	
Education Classes	359.81
Meetings	1,644.69
Taxes	10.00
Travel & Ent	
Travel	578.98
Travel & Ent - Other	279.00
Total Travel & Ent	857.98
Total Expense	2,872.48
Net Ordinary Income	-92.48
Net Income	<u>-92.48</u>

Albuquerque Metro NARPM Chapter

Proposed budget for 2020

INCOME

Dues and Fees	2500.00
Education class fees	450.00
Estimated TOTAL Income for 2020	2950.00

Estimated Expenses for 2020

Education classes	1250.00
Meeting Space and lunch	1400.00
Taxes and DUES	300.00
TOTAL ESTIMATED EXPENSES for 2020	2950.00

50 Members @ 60.00 each will be 3000.00 and if we have any affiliates join under the step program.

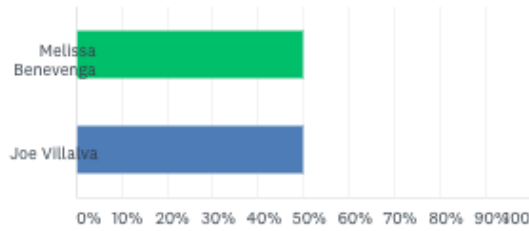
4 Affiliates @ 150.00 would be 600.00 in income . That would give us a total of 3600.00 , but some of our members joined in this last year so we may or may not get those dues right away to the chapter. We could also get more than 4 affiliates to join and that would come up as well. Just ideas.

Q1

Customize Save as

Whom would you like to vote for President-Elect 2020 and Chapter President starting 2021?

Answered: 18 Skipped: 0



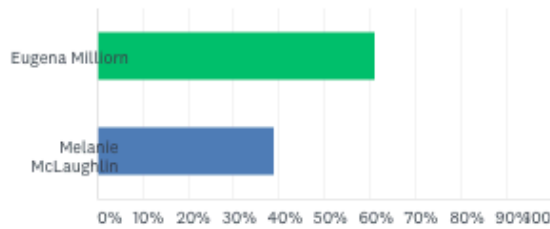
ANSWER CHOICES	RESPONSES
▼ Melissa Benevenga	50.00% 9
▼ Joe Villalva	50.00% 9
TOTAL	After tie, Joe stepped aside and allowed Melissa the win 18

Q2

Customize Save as

Whom would you like to vote for Treasurer starting in 2021?

Answered: 18 Skipped: 0



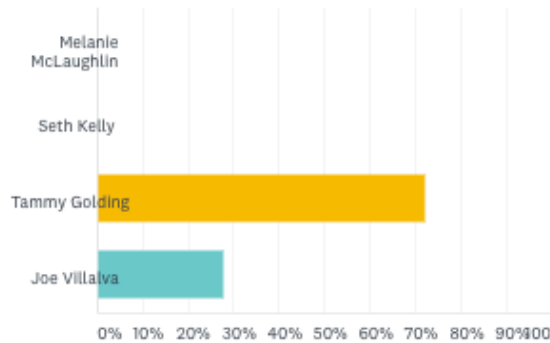
ANSWER CHOICES	RESPONSES
▼ Eugena Millorn	61.11% 11
▼ Melanie McLaughlin	38.89% 7
TOTAL	18

Q3

Customize Save as

Whom would you like to vote for Secretary starting in 2021?

Answered: 18 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Melanie McLaughlin	0.00% 0
▼ Seth Kelly	0.00% 0
▼ Tammy Golding	72.22% 13
▼ Joe Villalva	27.78% 5
TOTAL	18

Albuquerque Metro Chapter

Board Meeting Agenda and Minutes

April 16 2019

Meeting held at Trombinos restaurant and began at 6:30 pm with the RVP and dinner hosted by the chapter:

1. Opening remarks by NARPM RVP Liz Cleyman, Liz thanked us for asking her in to speak to the chapter and she said the chapter is doing great things.
2. Treasurers report- Chapter is very solid financially with over 5000.00 in the bank
3. Membership-- 5 New Members in the last 60 days from 4 companies
4. Education classes :
 1. Triple tie class 36 in attendance with 32 being members and 4 office support staff plus two companies that were not members
 2. Next class will be Friday July 12th with Shawn Johnson teaching the Uniform Owner Resident Relations act (6 Hours of CE)
 3. August the 22nd we will have two classes:

Morning class from 8:30 am to 11:30 am NARPM ETHICS Bev Perina from Colorado will be teaching it. Shawn will work with Joe to get the Grant application sent to National for funding.

This class qualifies for 3 hours of CE

The next class will start at 1 pm and will be Allan Feuer from Preventive Pest control teaching about Pests in rental housing. This class will be 4 hours of CE in the core elective area.

Just to bring you up to speed , when we reach the end of August we will have given our members 15 hours of CE at no cost to them. This is worth more than their annual membership and they are getting Professional education to improve their business and our profession.

Closing remarks Jack Corder thanked everyone for coming out and we will see you at the meeting tomorrow. Meeting adjourned at 7:45 pm.

Albuquerque Metro Chapter

Board Meeting Agenda and Minutes

July 16 2019

1. Treasurers report Eugena reported we are in good condition
 2. Membership-- Jack said we have had 9 New Members since the start of the year
 3. Education classes :
 1. This is the main reason we are growing.
 2. Next class will be Friday July 12th with Shawn Johnson teaching the Uniform Owner Resident Relations act (6 Hours of CE)
 3. August the 22nd we will have two classes:

Morning class from 8:30 am to 11:30 am NARPM ETHICS Bev Perina from Colorado will be teaching it. Grant application has been submitted but no word back yet as to if it has been granted.

This class qualifies for 3 hours of CE

The next class will start at 1 pm and will be Allan Feuer from Preventive Pest control teaching about Pests in rental housing. This class will be 4 hours of CE in the core elective area.
- When we reach the end of August we will have given our members 12 hours of CE at no cost to them. This is worth more than their annual membership and they are getting Professional education to improve their business and our profession.
4. Symposium for next year. This was discussed and the need is to get some volunteers to put it together.

We need to vote on changing the bylaws to reflect the change of leadership officers from one year to two years. I would suggest that we do this at our September meeting as most likely we will have enough members for a quorum then.
Approved by the Board to go to the membership.

Questions and comments??

Closing

Albuquerque Metro Chapter

Board Meeting Minutes

September 26, 2019

1. Treasurers report Eugena said that expenses were higher this year than in past but that was offset by the new affiliate members joining.

2. Vote on Changing Bylaws for officer term to be two years not one

We need to vote on changing the bylaws to reflect the change of leadership officers from one year to two years. The discussion was had on this and Shawn made the motion for approval . All of the Board members voted in favor.

3. Chapter election and nomination update, the Board nominated Jack to be president, Melissa Benevinga to be Incoming president for two year, Tammy to be Secretary and Eugena to be Treasurer again. No Other nominations were put forth. Shawn Johnston sent out the ballot for voting and the nominees were elected to two year terms.

Questions or comments , there being no other discussion items the meeting was closed.

Albuquerque Metro Chapter

Board Meeting Minutes

November 26, 2019

1. Opening remarks were by Jack Corder , Chapter President
2. Treasurers report Eugena presented the report and said we are in really good shape with over 4,000.00 in the bank and she is getting ready to send out the bills for dues at the end of December.
3. Membership-- Chapter now has over 50 active members according to national roster. Members are encouraged to bring a prospect with them to a meeting.
4. Education classes :
At the end of August we had given our members 15 hours of CE at little to no cost to them. This is worth more than their annual membership and they are getting Professional education to improve their business and our profession.
5. 2020 Budget Proposal Jack Presented the proposed 2020 budget and it was approved.
6. 2020 Membership drive Will be an ongoing effort in 2020 with jack proposing to Join the Board of Realtors as an affiliate member for NARPM
7. Meeting dates and times Presented by Jack and given tentative approval
8. Meeting place, the Board approved meeting at the Apartment assoc offices again
9. Changes to by laws being sent to national for inclusion as the revision was approved by the chapter and starting in 2020 the officers will serve a two year term of office.

Open forum-- Phone calls to all members from Board, and follow up calls to new members by ?? A discussion was held but no firm decision made on this item.

Closing remarks Jack thanked everyone for taking their time to be in on the Board meeting. He will announce the next meeting for March of 2020.

**Bylaws of The Albuquerque/Metro Chapter of
The National Association of Residential Property Managers**

**ARTICLE I:
Name, Purposes, Powers and Definitions**

Section A: Name

The name of this organization shall be the Albuquerque/Metro chapter of the National Association of Residential Property Managers, Inc., hereinafter referred to as the Chapter.

Section B: Purpose

The purposes for which the organization is established are to:

1. Establish a permanent trade association in the residential property management industry in the State of New Mexico.
2. To promote a standard of business ethics, professionalism and fair practices among its members.
3. To establish and promote education of its members.
4. To provide and promote an exchange of ideas regarding residential property management.
5. To educate and promote legislative initiative in the State of New Mexico.

Section C: Powers

The chapter may exercise all powers granted to it as a corporation organized under the nonprofit corporation laws of the State of New Mexico.

1. The chapter shall be subject to all rules, regulations, ethics, and standards and bylaws of the National Association of Residential Property Managers, Inc.
2. Chapter bylaws shall not conflict with those of the National Association of Residential Property Managers, Inc., hereinafter referred to as the national association.

Section D: Definition

This chapter's geographical definition shall be the entire State of New Mexico.

**ARTICLE II:
Membership**

Professional, Associate, Support Staff, Affiliate Member, Junior, Student, Academic, and Honorary Members

Section A: Professional Member

Professional Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. This member has completed a course of instruction covering the NARPM® Code of Ethics.

A Professional Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property

management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

Section B: Associate Member

An Associate Member shall be an individual actively engaged in the management of residential properties as an agent for others. The individual must follow his/her specific state regulatory licensing law regarding licensure in performing the duties of a property manager. An Associate Member cannot hold the RMP® and/or MPM® designation, or hold elective office.

An Associate Member may also be an employee of a company, or employee of a property owner, or employee of an investor, who handles all aspects of residential property management. These individuals must comply with state licensing laws, but do not hold an active real estate license.

Section C: Support Staff

A Support Staff Member shall be a person acting in the role of support in the office of a Professional Member and the Support Staff Member must not be acting in a capacity requiring licensure according to his/her state's regulatory licensing law. A Support Staff Member does not vote or hold elective office.

Section D: Affiliate Member

An Affiliate Member shall be an individual or business entity, which provides products, services or expertise to the residential property management industry. Requirements relating to acceptance into affiliate membership, suspension of affiliate membership shall be identical to those specified for members, except that affiliate members are not eligible to vote; however, affiliate members can be a chairperson and can serve in advisory positions to the executive committee or chairpersons or committee members. An affiliate member does not vote or hold elective office.

The Chapter shall recognize all NARPM® National Affiliate Members as Affiliate Members of this Chapter.

Section E: Honorary Member

Honorary membership shall be bestowed upon individuals who, are recommended by the chapter board of directors to the National Association Board of Directors, have rendered or continue to render distinguished service to the Chapter or the profession of property management. Honorary members shall pay no dues or other assessments, and shall be eligible to participate in the usual activities of the association, except they shall be ineligible to vote, hold office or serve as a member of the executive committee.-

Section F: Junior member

Junior Member must meet all Professional Member qualifications. A Junior Membership is only available for new members between the ages of 18-25. A copy of a valid government issued ID must accompany the application. A Junior Membership is good for two years from join date of application. Junior members receive all the benefits as Professional Members.

Dues for these members will be set during budgeting process of the chapter. A Junior member may vote and hold an elective office

Section G: Student Member

Student member must be enrolled in an undergraduate or graduate field of study. The Student Application and subsequent renewal dues must be accompanied with a copy of a valid student ID card and a class schedule from the college/university where they are enrolled. Students who hold an active real-estate license do not qualify and must hold a Professional Membership. Should a Student Member secure employment or work as an independent contractor for a company providing property management services, their Student Membership is terminated and the student will be offered the appropriate Support Staff or Professional Membership. Members shall have the same benefits as a Support Staff Member with the following exceptions: they will not receive the Residential Resource Magazine but can obtain it through the website. These members may apply for, but not hold, a NARPM® designation. Dues for these members will be set during budgeting process of the chapter. A Student Member does not vote or hold an elective office.

Section H: Academic Member

Academic Member is an instructor who provides classroom instruction for any real-estate or property management course at any accredited college/university or Real Estate School. The instructor must provide a copy of the course title they teach, which must be real-estate or property management related. The instructor may not be employed or be an independent contractor with any company providing property management services. The Academic Member application will state that all NARPM® materials are to be used for the sole use of classroom instruction and promoting NARPM® and must be signed. Members shall have the same benefits as Support Staff Members with the following exceptions: they will not receive the Residential Resource Magazine but can obtain it through the website. These members may apply for, but not hold, a NARPM® designation. Dues for these members will be set during budgeting process of the chapter. An Academic Member does not vote or hold an elective office.

Section I: Application by Professional, Associate, Support Staff, Junior, Student, or Academic Members:

1. Acceptance into membership: An applicant for membership in a chapter shall first be a member of the national association. A member of the national association may be a member of more than one chapter as long as that member meets all requirements for each chapter membership. New Members must complete a Code of Ethics course of instruction from the National Association of Residential Property Managers to become a Professional Member.
2. Vote: Voting member shall be eligible to vote in person at the annual meeting of the chapter in which officers are elected. Any member shall be eligible to vote at all meetings of sub-committees upon which the member serves, if any.

**ARTICLE III:
Suspension, Termination and Resignation of Membership**

Section A: Suspension of Membership

Suspension of membership shall result in a member being unable to vote in chapter matters for a period of time designated by these or the national association bylaws, or where such discretion is authorized by the national association, for any one of the following reasons:

1. Suspension of membership: Suspension of membership for reasons stated in the bylaws of the national association.
2. By notification of the National NARPM® Board of Directors as a result of violations of the Code of Ethics and Standards of Professionalism.

Section B: Termination of Membership

Membership shall be terminated for reasons identified below. Upon termination, a member shall lose all rights and interests in the chapter and the national association.

1. Resignation:
 - a. Any member, other than Affiliate Member, may resign at any time by forwarding a letter stating such intent to the [name of chapter] and the National Association, if applicable. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
 - b. Affiliate member may resign at any time by forwarding a letter stating such intent to the Chapter. The letter shall indicate the date on which the resignation is effective. No refund of chapter or national association dues shall be made for any reason.
2. Failure to Pay Obligations: Membership shall terminate automatically when a member fails to pay annual Chapter dues within 75 days of the due date. Members may file a letter of appeal to the executive committee should an extension be needed to pay obligation.
3. Delinquency in Payments: Any member failing to pay sums due to the National Association within 30 calendar days of an invoice due date, shall be considered delinquent. Delinquency status shall remain in effect for one year, or until payment of obligations is made in full, whichever occurs first.
4. By notification from the National Association to the Chapter executive committee, of a violation(s) of the Code of Ethics and Standards of Professionalism or for non-payment of national annual dues.

Section C: Reinstatement of Membership

A former member still meeting all membership requirements shall be reinstated:

1. Upon request, if such request is received during the calendar year during which a resignation occurred.
2. Upon request, provided that all financial indebtedness incurred has been paid and is current.
3. After a waiting period of one calendar year from the date of termination as a result of a presidential request or by an action of the board of directors of the national association.
4. Upon request through the normal application procedures, if the resignation occurred beyond the current fiscal year.

**ARTICLE IV:
Executive Committee/Board of Directors**

Section A: Responsibilities

The chapter executive committee/board of directors, hereinafter known as the committee, shall have responsibility for the management of the chapter and shall exercise all rights and powers not expressly reserved by these bylaws or the bylaws of the national association. Such management responsibilities shall include, but not be limited to:

1. Establishing and implementing an organization framework for the chapter.
2. Establishing new or modifying existing operating rules that are not inconsistent with these bylaws, the bylaws of the national association or their intent. Changes to the bylaws must be submitted to the board of directors of the national association for approval.
3. Establishing annual chapter dues, application fees and special assessments.
4. Establishing new committees and dissolving existing committees.

Section B: The Executive Committee

All chapter executive committee members should faithfully attend all chapter executive committee meetings, the executive committee, hereinafter known as the committee, shall be composed of five (5) officers as follows:

1. **President:** The president shall:
 - a. Be the chief executive officer of the chapter.
 - b. Preside at all meetings of the chapter.
 - c. Act as an alternate signatory for funds withdrawn from the chapter account(s).
 - d. Sign all legal documents.
 - e. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - f. Shall ensure the completion of all documentation required by the National Association.
 - g. Serve a term of one year commencing with the beginning of the new calendar year.
 - h. Must be a Professional Member of the Chapter.
2. **Vice-President:** The vice-president shall act as the chapter's publications chairperson. In this capacity the vice-president shall:
 - a. Coordinate Meeting Room.
 - b. Fulfill the responsibilities of the President during his/her absence.
 - c. Coordinate speakers and lecturers that are relevant to the residential industry for chapter meetings.
 - d. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - e. Serve a term of one year commencing with the beginning of the calendar year.
 - f. Automatically accede to the presidency during a calendar year when the presidency becomes vacant.
 - g. Must be a Professional Member of the Chapter.

5. Secretary: The secretary shall:
 - a. Notify all chapter members of upcoming meetings
 - b. Maintain current chapter membership records to coincide with the national association's membership database.
 - c. Record, maintain and distribute minutes of all regular and special meetings of the committee as appropriate.
 - d. File all federal, state and local reports as needed.
 - e. Undertake responsibility for such other activities as deemed appropriate by the committee.
 - f. Serve a term of one year commencing with the beginning of the calendar year.
 - g. Must be a Professional Member of the Chapter.

5. Treasurer: The treasurer shall:
 - a. Be a signatory for all funds withdrawn from chapter account(s).
 - b. Distribute annual renewal notices for chapter dues and special assessments.
 - c. Deposit all funds into a federally insured financial institution.
 - d. Prepare a financial report for the committee upon request.
 - e. Prepare an endofiscal year report for the national association.
 - f. File tax and other financial reports with the appropriate government agencies.
 - g. Undertake responsibility for other such activities as deemed appropriate by the committee.
 - h. Serve a term of one year commencing with the beginning of the calendar year.
 - i. Must be a Professional Member of the Chapter.

4. Past President
 - a. Shall serve as Chairman of the Nominating Committee
 - b. Undertake responsibilities as assigned by the President
 - c. Serve a term of one year commencing with the beginning of the calendar year.

**ARTICLE V:
Eligibility, Nominations, Elections, Terms of Office and Vacancies**

Section A: Eligibility

To be eligible to serve as a chapter officer, an individual shall be a member in good standing with both the chapter and the national association. Furthermore, the chapter member must be willing to fulfill the duties of the office to which he/she is elected, including those duties relating to the national association.

Section B: Notification of Members

Chapter members shall be notified in writing, or electronically if approved by the Chapter Executive Committee, of the pending election and nominations solicited from chapter members

at least thirty (30) days prior to the end of the calendar year. Nominations shall be done in two ways:

- a. **Written:** Any member who writes in the name of a nominee shall provide a signed letter from the individual so nominated indicating the said individual's willingness to serve if elected and signed by five percent (5%) of the professional chapter members.
- b. **In Person:** Any member who is present during the electoral process can be nominated.

Section C: Elections

Elections shall be conducted in the last regularly scheduled chapter meeting, or electronically if approved by the chapter executive committee, prior to the end of the calendar year.

1. **Presiding Authority:** The outgoing president shall conduct the election. The outgoing president can delegate the electoral process to the presidentelect or any other chapter member provided that member is not a nominee.
2. **Quorum:** If due notice was given to all chapter members, a quorum need not be present to make the proceedings official.
3. **Uncontested Offices:** The presiding authority shall identify those offices for which there is only one nominee. Upon a motion to close the nominations for such offices, that nominee shall be considered duly elected.
4. **Contested Offices:** In the case of contested office(s), each office shall be dealt with through a ballot presented to those who are in attendance at the chapter meeting, or electronically if approved by the chapter executive committee. The nominee receiving a simple majority shall be elected to the position.

Section D: Term of Office

An officer's term of office shall commence with the beginning of beginning of the chapters calendar year and conclude at the end of the same.

Section E: Vacancy

An office shall be declared vacant when an officer:

1. Resigns that office through written notification to the president or the secretary.
2. Is no longer eligible for membership in the chapter or the national association.
3. Is no longer capable of fulfilling duties of the office involved.

Section F: Filling a Vacated Office

In the event that the position of president is vacated, the presidentelect shall automatically fill that position and shall continue to serve as both president and presidentelect. In the case of other officers, a vacated office shall be filled:

1. **When:** When more than three (3) calendar months remain before the next election at which the vacancy shall be filled.
2. **Procedure:** By an individual nominated and approved by the executive committee.

**ARTICLE VI:
Meetings, Locations and Majority Rules**

Section A: The executive committee shall meet with the same frequency as the chapter meetings, or at a time approved by the chapter executive committee.

1. Notice of Regular Meeting: With the advice and consent of the president, the secretary shall notify all members of the executive committee of the date, time and place by regular letter mailed to each member of the committee.
2. Waiver of Notice: Attendance by any member of the executive committee at a regularly scheduled meeting at which date, time and place is established for the next meeting shall constitute a waiver of notice of the next regular meeting of the committee.
3. Electronic Meetings: If approved by the chapter executive committee, meeting can be held electronically in order to conduct the business of the chapter.

Section B: Location

All meetings of the chapter shall be held within the geographic definition of the chapter. All meetings of the executive committee shall be held within the geographic definition of the chapter unless otherwise waived by all the members of the executive committee. Annual meeting location of the Chapter shall be approved by the Executive Committee.]

Section C: Quorum

1. A Majority of the executive committee officers in attendance shall constitute a quorum.
2. Quorum: If due notice was given to all chapter members, a quorum to conduct business by the members shall be the members present at the meeting who are eligible to vote at a regularly scheduled meeting.

Section D: Simple Majority Vote

All actions and decisions of the executive committee shall be made official by simple majority vote of the members present at any regular or special meeting of the committee, unless otherwise precluded by law.

**ARTICLE VII:
Committees**

Section A: Appointment

Except as otherwise stated in these bylaws or the bylaws of the national association, the chairpersons and members of all subcommittees shall be appointed by the president with the advice and consent of the executive committee.

Section B: Responsibilities

Committees shall undertake such responsibilities as are identified in these bylaws or as may be assigned to them by the president with the advice and consent of the executive committee. No

subcommittee may take any action on behalf of or representative of the chapter unless specifically authorized by the executive committee.

Section C: Creation and Dissolution

The president, with the advice and consent of the executive committee, shall have the authority to create and dissolve subcommittees according to the needs of the chapter.

ARTICLE VIII:

Code of Ethics & Standards of Professionalism Acknowledgment and Enforcement

As a condition of membership all Professional Members of NARPM® must complete a NARPM® Code of Ethics training once within a four year period, beginning January 1, 2012, and each four year period thereafter. Each Professional Member of the association is required to complete a NARPM® approved ethics training either in classroom or through other means as approved by the board of directors of NARPM® National.

Failure to satisfy this requirement will result in the professional members reverting to an associate member until course is completed.

Section A: Acknowledgment

A Chapter Charter is granted only upon the acknowledgment that the chapter members shall:

1. Be familiar with Code: Read and be familiar with the applicable Code of Ethics to which continual adherence is mandatory for continuation of a Chapter Charter and individual membership.
2. Be Unopposed to Application: By receipt of the Chapter Charter, the chapter does hereby formally agree to not take any legal action(s) against the national association, its officer(s), director(s), committee chairperson(s), committee member(s) or the chapter, its officer(s), subcommittee chairperson(s) or sub-committee member(s) for any prescribed action identified by these bylaws or the bylaws of the national association taken for the purpose of enforcing the applicable Code of Ethics and Standards of Professionalism.

Section B: Enforcement

It is the duty of the President of the chapter to report all violations to national association's Code of Ethics and Standards of Professionalism to the national association's grievance committee.

ARTICLE IX:

Financial Considerations

Section A: Calendar Year

The chapter's financial year shall be a calendar year.

Section B: Chapter Dues

The Chapter may charge annual and prorated dues, subject to approval by the national association, as outlined below:

1. Payable: Dues for local chapters are payable no later than January 1 of each year.
2. Nonpayment of Dues: Failure to pay the annual chapter dues within 75 days after the first day of the year shall result in automatic termination of chapter membership unless there are extenuating circumstances.
3. Member Dues: The amount of the Chapter dues for all members and each class of membership shall be established annually by the board of directors during the budgeting process.
4. Affiliate dues: The amount of local chapter dues for Affiliate dues shall be established annually by the board of directors during the budgeting process. The chapter will not charge dues to National Affiliate members.
5. Late Fees: Any payment received after the due date will be considered late, and a late fee will be assessed. The Board of Directors must approve any schedule of late fees or returned check fees during the budgeting process.

Section C: Special Assessments

Special Assessments may be established by the executive committee and imposed upon its chapter members and/or affiliate members for a specific funding purpose. The purpose and amount of any special assessment shall be announced at a regular or special meeting of the chapter prior to the imposition of such an assessment. No more than one special assessment may be imposed in any calendar year.

Section D: Budget

The treasurer, in conjunction with the executive committee, shall prepare an itemized budget of income and expenses for each calendar year. The budget shall not exceed the chapter's ability to pay the same and shall be approved by the Albuquerque/Metro Executive Committee or Board of Directors.

Section E: NonBinding

The chapter shall not have any authority to financially obligate or bind the national association for any reason.

**ARTICLE X:
Proposals and Procedures for Amending**

Section A: Proposals

Amendments to these bylaws may be proposed by any chapter member or board of director of the national association at any time through a letter addressed to the executive committee and presented or mailed to the secretary. Any proposal shall be studied by the entire executive committee or an officer of the executive committee or by a subcommittee created and/or assigned for that purpose as appointed by the president.

Section B: Procedure for Amending

The entity assigned for the purpose of reviewing proposed Bylaw revisions shall present the proposed amendment to the executive committee with its findings and proposed recommendations of actions. A two-thirds majority of the Executive Committee is necessary in order to amend these bylaws.

Once approved by the Chapter Executive Committee, amendments shall be subject to approval by the board of directors of the national association prior to their implementation or adoption by the chapter and a final copy of these bylaws are to remain on file at national's office.

**ARTICLE XI:
Miscellaneous**

Section A: Invalidity

The invalidity of any provision of these bylaws shall not impair or affect in any manner the validity, enforceability or affect of the remainder of these bylaws.

Section B: Waiver

No provision of these bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, regardless of the number of violations or breaches which may have occurred.

Section C: Hold Harmless and Indemnify

The chapter shall hold harmless and indemnify members of the executive committee, officer(s), subcommittee chairperson(s) and subcommittee members, as well as the national association, its board of directors, officers, chairpersons and committee members who are acting within the scope of their responsibilities, duties or these bylaws.

Section D: State Laws

These bylaws may be amended to conform and comply with the laws, statues, rules and regulations of the governing bodies of local, county and/or state authorities that have jurisdiction. Should amendments to these bylaws be required by [insert state name] state law, Chapter shall notify the National Association of said amendments but no further action will be required.

Section E: Dissolution

Should the membership vote by majority to dissolve the operations of the [insert chapter name], all remaining funds in the treasury will be sent to the National Association of Residential Property Managers.

Education
network

educator.

Raffle tickets

\$1

to be

① Ethics 8/3 3hr

former
teacher 8/4 6hr

Cherry Hill library
limit 45 / 55

- Non member price
member price free

apw

2020 ABQ Metro NARPM Board of Directors

President – Jack Corder

President Elect – Melissa Benevenga

Treasurer – Eugena Millorn

Secretary – Tammy Golding

Past President – Shawn Johnson



National Association
of Residential Property Managers

Albuquerque Metro Chapter

Name	Company	Phone #	Email	NARPM Member?
Joe Villalva	ABSOLUTE PM	604-8291	Joe@mysouthhome.com	yes/no
BARI CLARK	Equitable Realty	4105965	barb@4rentabq.com	yes/no
Mark Fiedler	M+S Prop Svc	2173842	mark@msprop.com	yes/no
Melanie McLaughlin	Blue Door Realty	505-389-4316	melanie@bluedoorhomes.com	yes/no
Paul McLaughlin	Blue Door Realty	(505) 389-4316	paul@bluedoorhomes.net	yes/no
Tammy Golding	Corner Post	265-1241	tammy@cornerpost.com	yes/no
Eydie Millian	Con Post	265 1211	eydie@cornerpost.com	yes/no
Cathy McKenzie	LOE	453-3946	cathy@loehomes.com	yes/no
Kristin Johnson	KDM	505 427 3434	kristin@icpmrentismart.com	yes/no
Shawn Johnson	ICPM	"	shawn@"	" yes/no
CHIP OLSON	DC Ventures LLC	505-228-2165	chipolson44@gmail.com	yes/no
Dora Conley Ouellet	DC Ventures LLC	505-944-5844	dcolson2018@gmail.com	yes/no
Theresa McFarland	Discovery Realty	505 898 4660	theresa@discoverylrealty.com	yes/no
Duynne McFarland	Discovery Realty	505 898 4660	duynne@discoverylrealty.com	yes/no
Alex Uscavez				yes/no
Pam Brasley				yes/no
Avery Pugh				yes/no
Marijane Pasquale	ESPM	505-263-5939	marijane@swcp.com	yes/no
Kyle Deacon	Deacon Property Services	(505) 878-6100	kdeacon24@swcp.com	yes/no
David Stead	Equity Realty	714 611 1111		yes/no
Arcelin Perez	Sun State	294-5196	aperez2@gmail.com	yes/no
Eloisa Hernandez	Corder & Company	505-896-7700	eloisa@corderandcompany.com	yes/no
Jean Kilpatrick	Corder & Company	(505) 896-7700	jean@corderandcompany.com	yes/no
				yes/no
				yes/no
				yes/no
				yes/no

NARPM

ALBUQUERQUE METRO CHAPTER

May 21, 2019

Meeting Agenda

1. Welcome to Members and Guests
Welcome NEW members:
Purpose and Overview:
 - Mission
NARPM Provides resources for residential property management professionals who desire to learn, grow and build relationships.
 - Vision
NARPM will be the recognized leaders in the residential property management industry
2. Introductions Your Name, Company you work for, NARPM Member, How long in the business?
3. Code of Ethics
4. Reports ---
 1. Education
 2. Membership
 3. Treasurer
5. Introduction of Speaker Mr. Bill Hallett
6. Announcements
7. Next Meeting --- **June 18th Ashley Strauss –Martin from the New Mexico Association of Realtors will be our speaker.**

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 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.

NARPM

ALBUQUERQUE METRO CHAPTER

June 18th, 2019

Meeting Agenda

1. Welcome to Members and Guests

2. Purpose and Overview:

Mission

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

Vision

NARPM Members will be the recognized leaders in the residential property management industry

3. Introductions Your Name, Company you work for, NARPM Member, How long in the business?

4. Reports --- 1. **Education** We have scheduled 3 classes for this summer: Class 1 is on July 19 and it is the Uniform Owner resident relations act this is a six hour class with 6 CE Mandatory for PM.

Thursday August 22nd NARPM Ethics class 8:30am to 11:30 am (3 Hours of CE) **Plus it meets the NARPM for ethics PRO membership**
Afternoon Class: 1 to 5 pm Managing pest in rental properties (4 Hours of Core Elective CE Credit)

2. Membership

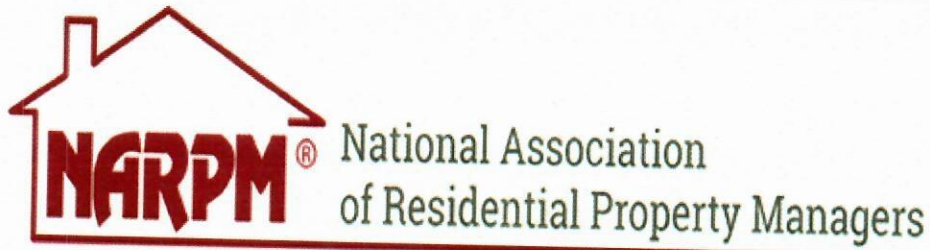
3. Treasurer

5. Introduction of Speaker : Ashley Strauss-Martin Attorney for the New Mexico Association of Realtors

6. Announcements

7. Next Meeting --- **July 16 Property Managers Best Practices - Solve your problems by letting us help you DON'T reinvent the wheel!!!**

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 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.



Albuquerque Metro Chapter

June 18th 2019

Name	Company	Phone #	Email	NARPM Member?
Joe Villalva	ABSOLUTE	900-4332	Joe@my505Home.com	<input checked="" type="checkbox"/> yes/no
Chip Olson	OC Ventures	278-2165	chipolson44@gmail.com	<input checked="" type="checkbox"/> yes/no
Barb Clark	Equitable Realty	410 5965	barb@4rentabg.com	<input checked="" type="checkbox"/> yes/no
Mark Fiedler	M/S Prop Srv	217 3842	mark@msprop.w	<input checked="" type="checkbox"/> yes/no
Theresa Treadwell	Blue Door Realty	389-4316	Theresa@BlueDoorRealty.com	<input checked="" type="checkbox"/> yes/no
Elizabeth Korver	Glenn UNM	847-404-3241	ekg@unm.edu	<input checked="" type="checkbox"/> yes/no
Liz Mazzuca	Mazzuca Inc	250-1250		<input checked="" type="checkbox"/> yes/no E21
Warwick	Kellogg	896-1750		<input checked="" type="checkbox"/> yes/no
Kris Szymanski	Moonlight	235 9048	Moonlightrealty@gmail.com	<input checked="" type="checkbox"/> yes/no
Tammy Boldin	Corner Post	265-1241	hotmail.com	<input checked="" type="checkbox"/> yes/no
Eugene Miller	Corner Post	265-1241	eugene@cornerpost.com	<input checked="" type="checkbox"/> yes/no
Marianne Pasquale	Eastside Prop.	263-5939	marianne@swcp.com	<input checked="" type="checkbox"/> yes/no
Michelle Rodriguez	6 Realty	681-4893	michelle/505 Realty@gmail.com	<input checked="" type="checkbox"/> yes/no
Lee Wilfrid	mazzuca Inc	730 5232	lwilfrid94@gmail.com	<input checked="" type="checkbox"/> yes/no
RICHARD SMALL	ADV. POINTE PROP.	205 1581	RICHARD@Box133.com	<input checked="" type="checkbox"/> yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no
				yes/no

NARPM

ALBUQUERQUE METRO CHAPTER

July 16th, 2019

Meeting Agenda

1. Welcome to Members and Guests
2. Purpose and Overview:

Mission

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

Vision

NARPM Members will be the recognized leaders in the residential property management industry

3. Introductions Your Name, Company you work for, NARPM Member, How long in the business?

4. Reports --- **1. Education** We have scheduled 3 classes for this summer: **Class 1 is on July 19 and it is the Uniform Owner resident relations act this is a six hour class with 6 CE Mandatory for PM.**

Thursday August 22nd NARPM Ethics class 8:30am to 11:30 am (3 Hours of CE) Plus it meets the NARPM for ethics PRO membership Afternoon Class: 1 to 5 pm Managing pest in rental properties (4 Hours of Core Elective CE Credit)

2. Membership

3. Treasurer

5. Today's Topic: Your BEST Practices, Problems and Solutions
6. Announcements
7. Next Meeting --- **August 20, HOW TO BUY ANOTHER COMPANY**

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 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.

NARPM

ALBUQUERQUE METRO CHAPTER

November 19th, 2019

Meeting Agenda

1. Welcome to Members and Guests
2. Purpose and Overview:
 - Mission**
NARPM Provides resources for residential property management professionals who desire to learn, grow and build relationships.
 - Vision**
NARPM Members will be the recognized leaders in the residential property management industry
3. Introductions Your Name, Company you work for, NARPM Member, How long in the business?
4. Reports --- **1. Education**
 - 2. Membership**
 - 3. Treasurer**
5. Todays Topic: Atty. Eugene Vance: Are you ready for Court??
6. Announcements
7. Next Meeting --- **Christmas social Officer installation**

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 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.

NARPM

ALBUQUERQUE METRO CHAPTER

August 20th, 2019

Meeting Agenda

1. Welcome to Members and Guests
2. Purpose and Overview:

Mission

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

Vision

NARPM Members will be the recognized leaders in the residential property management industry

3. Introductions Your Name, Company you work for, NARPM Member, How long in the business?
4. Reports --- **1. Education**
Thursday August 22nd NARPM Ethics class 8:30am to 11:30 am (3 Hours of CE) Plus it meets the NARPM for ethics PRO membership Afternoon Class: 1 to 5 pm Managing pest in rental properties (4 Hours of Core Elective CE Credit)

2. Membership We are continuing to grow and now have

3. Treasurer

5. Today's Topic: How to buy a Property Management Company, the pitfalls and ugly truths. How to protect yourself and your business
6. Announcements
7. Next Meeting --- **September 17th, Are you ready for COURT???**
Attorney Eugene Vance is our scheduled speaker

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 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.

NARPM

ALBUQUERQUE METRO CHAPTER

September 17th, 2019

Meeting Agenda

1. Welcome to Members and Guests
2. Purpose and Overview:

Mission

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

Vision

NARPM Members will be the recognized leaders in the residential property management industry

3. Introductions Your Name, Company you work for, NARPM Member, How long in the business?
4. Reports --- 1. **Education**
**The classes for august went very well about 40
(Total)people attended the two classes**

**CONGRATULATIONS OT OUR TWO NEWEST DESIGNATION
RECEIPTS , SHAWN JOHNSON AND KRISTEN JOHNSON ON
YOUR MPM ACHIEVEMENT!!!**

**2. Membership We are continuing to grow and
have added another new member in the last thirty days.**

3. Treasurer Report

5. Todays Topic: RENT SCAMS -- IS YOUR COMPANY A VICTIM??
6. Announcements
7. Next Meeting --- **NO MEETING IN OCTOBER (NATIONAL
CONVENTION) Our next regular meeting will be November 19th.**

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 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.

