

Those present: Ed Byington, Tom Turner, Juanita Glaubitz, Dorothy Cox, Stacey Budell, Jim Grieve,
Heather Harrison, Craig Penke.

Ed called the meeting to order at 7:35.

Ed said that he had talked to Mountain West Bank and they told him they would be more than happy to assist the association in the purchase of their own property. They said we would need to put 25% down, proof of income and a corporate resolution to purchase. He then went over 6 listings that he found, that could possibly work. Discussions were had about finances and locations. Jim G. said this gives us some good ideas and shows that we can do this, but he said he does not believe we can touch any of the monies in reserve except for maybe some seed money to do fund raisers so that the money stays in the bank to show we can make the payments. Ed said that any purchases over \$2000 needs to be approved by the entire association. He suggested we take \$15,000 out of reserves and place it in a building fund to show the membership that we are serious about this. Dorothy said that the NAR said yesterday that the home prices are dropping at a rate similar to that just before the great depression and that she thinks we are going to be losing agents and that we should not do anything yet. Stacey said she does not believe that and that we are still one of the top 3 places in the country and people are not leaving Idaho but they are still moving here. I agreed pretty much with everything Stacey said. Craig said his office has just had their best month ever and he agrees we are probably going to lose members, but he also thinks that the dues are fairly low. Juanita said she is a conservative also but she said it is a great time to buy and that we keep telling our clients that. She thought is we would put a plan together to raise the money first before putting it in front of the membership. Dorothy said we need to figure out what it is going to cost and how we are going to raise the money. Juanita said we need to focus on a 2 stage plan- 1-to purchase a piece of property and 2-to build on it in the future. Ed talked about the 2 properties on 6th. Dorothy asked what it would cost to get out of our current lease which is not up until June 2008. Ed said that we need to take the leadership roll in this and suggested we take a look at the 2 properties on 6th at 3:00 today for all that can make it.

No further business,
Meeting adjourned 8:30

Tom Turner
2007 Secretary

Those present: Ed Byington, Jim Powell, Shawna Ray-Carlson, Tom Turner, Juanita Glaubitz, Michael Eshom, Kenny Wroten, Dorothy Cox, Will Pryor, Julie Brown, Dori Greene, Claudia Halden, Jim Greive, Teri Hawkins, Heather Harrison, George Andrews.

Ed called the meeting to order at 9:00.

George Andrews from George's Carpet and Upholstery Cleaning talked to us as an affiliate member and what we may be able to do to help attract and keep our affiliates. Discussion was had and Ed asked Dorothy to work on getting our affiliates back.

Minutes from the March meeting were approved as emailed.

Presidents Report; Ed went over the 2007 top goals and how we are doing on them. He feels we are doing really good on them. Ed talked about the Building Committee and what they and the Executive Committee thinks about going forward with locating a piece of property. He then went into Action Item #1 (See Attachment #1). Discussion was had and everyone was given the opportunity to voice their opinion. Jim P, Kenny, Teri and Claudia all donated \$100. Teri and Julie said they would work on the fund raisers. Vote was taken. Motion passed. Ed and Heather then went over Action Item #2 (See Attachment #2). Discussion was had. Vote was taken. Motion passed. Heather then talked about Action Item #3 (See Attachment #3), all of the request she is getting to send out email blasts to the entire membership and the Executive Committee suggested we charge \$25.00 for each one to be sent out and they would all be sent out at the same time one day a week. Discussion was had. Vote taken. 12 "yeas", 2 "neas", Motion passed. Ed went over Item #4 (See Attachment #4). Discussion was had. Vote taken. Motion passed. Heather was then asked to leave the room so the board could go over her evaluation. Discussion was had and Ed talked about the recommendation from the Executive Committee. Vote taken. 13 "yeas", 1 "nea". Motion passed.

The rest of the agenda was tabled until 9:00 Monday, April 23rd at Re/Max Advantage.

Meeting adjourned at 10:50

Tom Turner

2007 Secretary

Attachment #1

NAMPA ASSOCIATION OF REALTORS®

16 12th Avenue South Ste. 202
Nampa, ID 83651
www.Nampapboard.com

Office (208) 467-9534
Fax (208) 466-5173
frontdesk@nampapboard.com

NAR BOARD OF DIRECTORS ACTION ITEMS April 18, 2007

Item # 1
4-18-2007

To adopt the Corporate Resolution dated April 18, 2007, for the Nampa Association of REALTORS®

Board Action:

- Approved
- Referred to Committee
- Postponed until _____
- Approved with the following amendment:

Item # 2
4-18-2007

To amend the current joint golf tournament policy of the Nampa and Caldwell Associations of REALTORS® to only distribute money to public high schools. The schools that will receive money are as follows: Vallivue, Caldwell, Nampa, Skyview, Columbia, Melba, Middleton, Parma, Notus, Wilder, Liberty Charter, Centerpoint, Homedale, and Marsing.

Board Action:

- Approved
- Referred to Committee
- Postponed until _____
- Approved with the following amendment:

Item # 3
4-18-2007

To amend the current Nampa Association Policy Manual regarding E-mail blasts to the membership:
E-mails to be disseminated to the general membership will be Association business only. Members of the Association may purchase paid advertisement space. The guidelines for the paid advertisement space are as follows:

1. All advertisements will be reviewed and approved at the discretion of the Executive Officer.
2. The price for one e-mail blast is \$25
3. Payment must be received prior to the ad being distributed
4. Advertisements will be e-mailed on Wednesdays only, between 8:30 a.m. and 5:00 p.m.
5. Advertisements must be submitted to the association in word or pdf formats, complete; the association will not make changes to the ad after it has been submitted

NAMPANA ASSOCIATION OF REALTORS®

Attachment #2

16 12th Avenue South Ste. 202

Nampa, ID 83651

www.NampaBoard.com

Board Action:

Approved

Referred to Committee

Postponed until _____

Approved with the following amendment:

Item # 4

4-18-2007

To amend the current Nampa Association Policy Manual regarding Association Staff rules and regulations;

Paid Association staff is prohibited from holding active real estate licenses during their employment with the Nampa Association of REALTORS®. Any activity associated with holding a real estate license must cease by the employees' first day of work. Any violation of these rules can result in immediate termination.

Board Action:

Approved

Referred to Committee

Postponed until _____

Approved with the following amendment:

Item # 5

4-18-2007

For the Nampa Board of Directors to adopt the proposed Conflict of Interest and Confidentiality Agreement.

Board Action:

Approved

Referred to Committee

Postponed until _____

Approved with the following amendment:

Those present: Ed Byington, Jim Powell, Shawna Ray-Carlson, Tom Turner, Juanita Glaubitz, Michael Eshom, Dorothy Cox, Will Pryor, Julie Brown, Deborah Byron, Jim Grieve, Teri Hawkins, Heather Harrison.

Ed called the meeting to order at 9:05.

Ed gave Heather a gift and a thank you card for her hard work, and "kudos" to Juanita for her work on Friday with Home Federal. He then talked about the "Google Group" and thought we could use it to help shorten our meeting times. Heather talked about Diane Edwards and said she is doing very well.

Committee Reports: Teri said they did not have a meeting last month. Juanita went over the financial report. Discussion was had about Tracy delivering the checks to the high schools and it was brought up that we had discussed and voted previously that the checks were going to just be mailed out to the schools instead of doing a presentation. Ed said he thinks the GAD monies should be earmarked as such on the financial report because it was monies that were collected for a specific thing. It was discussed and determined that we need to do this. Discussion was had about the "Profit and Loss Budget vs Actual". State Director report, Jim G. said they had a good state meeting and there will be more education required either "post licensing" or "pre licensing" in the near future. He said next years state convention will be in Portland, OR. Deborah talked about what is going on in McCall as far as "affordable housing". Michael made a motion to send a letter to the state board showing our dissatisfaction with their decision to hold our state convention out side the state of Idaho. Motion 2nd. Discussion was had. Vote taken. 11 "yeas", 1 "nea". Motion passed. Discussion was had about the confidentiality report. Vote taken. Motion passed. Ed talked about the upcoming elections and asked everyone to think of people that would work well on the board. Dorothy suggested we not do the slide show about our own building at the May luncheon because that is the Scholarship Luncheon and we would not have any time for "Q&A's". Jim G. made a motion to not bring up the building fund ant the May luncheon. Motion 2nd.

Discussion was had. Vote taken. 3 "yeas", 8 "neas". Motion failed.

No further business,

Meeting adjourned at 10:40

Tom Turner

2007 Secretary