



CHAPTER COMPLIANCE 2024 DUE DECEMBER 1, 2024

S003 CALIFORNIA STATE CHAPTER

Congratulations! Your NARPM 2024 Chapter Compliance Application form has been approved!

The chapter has met all recertification requirements and is fully certified.

Levels of Chapter Recertification

Full recertification

The chapter has met all recertification requirements, indicated by compliance with items listed on the certificate of compliance. Only fully certified chapters are eligible for Chapter Excellence Awards. Once recertified, an email will be sent.

Chapter in Review (Amended 2022)

Should the Chapter submittal display lack of submission of any items on the certificate of compliance. Chapters will have six (6) months from compliance deadline to restore their certification. NARPM® Board of Directors must confirm that a Chapter can be taken off Chapter in Review status.

A Chapter will be placed in **Chapter in Review/Conditional Compliance** if documents are not submitted by compliance deadline. Members of the chapter will not be notified when a Chapter is placed in conditional compliance. The chapter must meet the chapter compliance deadline for the following year.

De-certification

De-certification must be preceded by a period of Chapter in Review and indicates continued non-compliance of recertification requirements. NARPM Board of Directors must approve all de-certification of chapters.



National Association of Residential Property Managers

**CHAPTER COMPLIANCE 2024 due December 1, 2024
ATTENDANCE REQUIREMENTS MET in 2024**

S003 CALIFORNIA STATE CHAPTER

Compliance Question:

How many Chapter Leader Calls, hosted by RVPs, did the chapter president, or their representative, participate in? Your chapter president, or their representative, must attend at least two of these calls to obtain chapter compliance.

January 24, 2024, Attendee(s): Michael Braddon

April 3, 2024, Attendee(s): did not attend

June 26, 2024, Attendee(s): Michael Braddon

October 2, 2024, Attendee(s): Kevin Patterson (April Tagnipez, Kevin's assistant)

Chapter Bylaws Requirements for President and/or President-Elect to attend Chapter Leadership Meet-Up at Annual Convention on October 24, 2024, AND/OR Nuts and Bolts Virtual Session on November 21, 2024.

October 24, 2024, Attendee(s): did not attend

November 21, 2024, Attendee(s): Michael Braddon

Levels of Chapter Recertification

Full recertification

The chapter has met all recertification requirements, indicated by compliance with items listed on the certificate of compliance. Only fully certified chapters are eligible for Chapter Excellence Awards, Chapter grants and Chapter incentives. Once recertified, an email will be sent.

Conditional Compliance/Chapter in Review

If documents are not submitted by compliance deadline, members of the Chapter will be notified when a Chapter is placed in conditional compliance/Chapter in Review. The Chapter must meet full recertification by the Chapter compliance deadline for the following year.

De-certification

De-certification must be preceded by a period of Conditional Compliance/Chapter in Review and indicates continued non-compliance of recertification requirements. NARPM's Board of Directors must approve all de-certifications of Chapters.

A timeline was established for Chapter Recertification:

December 1 - DEADLINE to submit Chapter Compliance Certification to NARPM staff. Compliance status update of Chapters will be provided to RVPs.

February 1 - March 31 – RVP works with NARPM staff to get Chapter certifications completed and turned in. Updated list of Chapters in conditional compliance/Chapter in review status will be sent to RVPs regularly.

Beginning in April - A list of Chapters in conditional compliance/Chapter in review status will be included in Highlights to members.

Beginning of May - Email from President to members of all Chapters who have not responded to Chapter certification notifying them the Chapter is in conditional compliance/Chapter in review status.

June Board Meeting - Chapters are decertified, and all members are notified by email with a list of all current NARPM chapters and they are placed as at-large members until such time they choose another Chapter.

Chapter Name

California State

Name of person submitting Chapter Compliance documents

Michael Braddon

Email

michael@orionmrinc.com

1. Has your Chapter made any changes to your bylaws since last year's compliance submission?

NO

2. Has your Chapter made any changes to your Articles of Incorporation since last year's compliance submission?

NO

3. File Upload - 2024 Proof of Current State with Chapter's State (State Corporation Filings)



CALNARPM 2023 CA Statement of Inf... .pdf



CALNARPM CA Secretary of State - G... .pdf

4. File Upload - 2023 Chapter Tax Return



CALNARPM 2023 Tax Return Extension.pdf



CALNARPM 2022 Tax Return Extension.pdf

5. File Upload - 2024 Chapter's Profit & Loss Statement



CALNARPM Profit and Loss (Budget)pdf

6. File Upload - 2025 Chapter Budget



CALNARPM Profit and Loss (Budget)pdf

7. How many 2024 Chapter Leader Calls, hosted by RVPs, did the Chapter president, or their representative, participate in?

4

8. How many Membership Meetings did your Chapter hold in 2024?

1

File Upload - 2024 Membership Meetings



CALNARPM Conference & Tradeshowpdf



CALNARPM Conference & Tradeshowpdf



CALNARPM Conference Day 0 Works... .pdf

9. How many Board of Directors/Executive Committee Meetings were held in 2024?

more than 4

File Upload - 2024 Board of Directors Meeting Minutes



CALNARPM Board Meeting Minutes J... .pdf

10. File Upload - 2025 Chapter Leadership Names



CALNARPM SurveyMonkey VOTE Aug... .pdf

11. File Upload - 2024 Proof of Elections



CALNARPM SurveyMonkey 20 VOTES... .pdf



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Secretary of State

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Business Search

The California Business Search provides access to available information for **corporations**, **limited liability companies** and **limited partnerships** of record with the California Secretary of State, with **free PDF copies** of over 17 million imaged business entity documents, including the most recent imaged Statements of Information filed for Corporations and Limited Liability Companies.

Currently, information for Limited Liability Partnerships (e.g. law firms, architecture firms, engineering firms, public accountancy firms, and land survey firms), General Partnerships, and other entity types are **not contained** in the California Business Search. If you wish to obtain information about LLPs and GPs, submit a Business Entities Order paper form to request copies of filings for these entity types. Note: This search is not intended to serve as a name reservation search. To reserve an entity name, select Forms on the left panel and select Entity Name Reservation ? Corporation, LLC, LP.

Basic Search

- A Basic search can be performed using an entity name or entity number. When conducting a search by an entity number, where applicable, **remove "C"** from the entity number

[Skip to main content](#) State

CALIFORNIA STATE CHAPTER OF
NATIONAL ASSOCIATION OF
RESIDENTIAL PROPERTY
MANAGERS (2706445)



Request Certificate

Initial Filing Date	10/06/2004
Status	Active
Standing - SOS	Good
Standing - FTB	Good
Standing - Agent	Good
Standing - VCFCF	Good
Formed In	CALIFORNIA
Entity Type	Nonprofit Corporation - CA - Mutual Benefit
Principal Address	1210 28TH STREET SAN DIEGO, CA 92102
Mailing Address	1210 28TH STREET SAN DIEGO, CA 92102
Statement of Info Due Date	10/31/2026
Agent	Individual Michael Braddon 1210 28TH STREET SAN DIEGO, CA 92102



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Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, Unincorporated Common Interest Developments, and Out of State Associations). The basic search performs a contains ?keyword? search. The Advanced search allows for a ?starts with? filter. To search entities that have a status other than active or to refine search criteria, use the **Advanced** search feature.

Advanced Search

- An Advanced search is required when searching for publicly traded disclosure information or a status other than active.
- An Advanced search allows for searching by specific entity types (e.g., Nonprofit Mutual Benefit Corporation) or by entity groups (e.g., All Corporations) as well as searching by ?begins with? specific search criteria.

Disclaimer: Search results are limited to the 500 entities closest matching the entered search criteria. If your desired search result is not found within the 500 entities provided, please refine the search criteria using the Advanced search function for additional results/entities. The California Business Search is updated as documents are approved. The data provided is not a complete or certified record.

Although every attempt has been made to ensure that the

[Skip to main content](#) State

CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS (2706445)



Request Certificate

Initial Filing Date	10/06/2004
Status	Active
Standing - SOS	Good
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consequence, or damage resulting directly or indirectly from reliance on the accuracy, reliability, or timeliness of the information that is provided. All such information is provided "as is." To order certified copies or certificates of status, (1) locate an entity using the search; (2)select Request Certificate in the right-hand detail drawer; and (3) complete your request online.

2706445

Advanced

Results: 1

Entity Information	Initial Filing Date
CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS (2706445)	10/06/2004

CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS (2706445)

Request Certificate

Initial Filing Date

Status

Standing - SOS

Standing - FTB

Standing - Agent

Standing - VCFCF

Formed In

Entity Type

Principal Address

Mailing Address

Statement of Info Due Date

Agent

10/06/2004

Active

Good

Good

Good

Good

CALIFORNIA

Nonprofit Corporation - CA - Mutual Benefit

1210 28TH STREET
SAN DIEGO, CA 92102

1210 28TH STREET
SAN DIEGO,CA92102

10/31/2026

Individual
Michael Braddon
1210 28TH STREET
SAN DIEGO, CA 92102

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BA20242218448



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
CA NONPROFIT CORPORATION

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20242218448

Date Filed: 12/18/2024

B3275-7490 12/18/2024 12:05 PM Received by California Secretary of State

Entity Details			
Corporation Name	CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS		
Entity No.	2706445		
Formed In	CALIFORNIA		
Street Address of California Principal Office of Corporation			
Street Address of California Office	1210 28TH STREET SAN DIEGO, CA 92102		
Mailing Address of Corporation			
Mailing Address	1210 28TH STREET SAN DIEGO, CA 92102		
Attention	Michael Braddon		
Officers			
Officer Name	Officer Address	Position(s)	
Chris Matteucci	1300 1ST STREET SUITE 368 NAPA, CA 94559	Chief Executive Officer	
Michael Braddon	1210 28TH STREET SAN DIEGO, CA 92102	Chief Financial Officer	
Karen Jordan	672 W 11TH ST STE 380 TRACY, CA 95376	Secretary	
Additional Officers			
Officer Name	Officer Address	Position	Stated Position
None Entered			
Agent for Service of Process			
Agent Name	Michael Braddon		
Agent Address	1210 28TH STREET SAN DIEGO, CA 92102		
Email Notifications			
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.		
Electronic Signature			
☒ By signing, I affirm that the information herein is true and correct and that I am authorized by California law to sign.			
Michael Braddon		12/18/2024	
Signature		Date	

CAREY & RAICEVIC CPAs, INC.
9939 HIBERT ST., SUITE 206
SAN DIEGO, CA 92131-1031
858-566-8020 Office 858-695-7953 Fax

May 11, 2023

CONFIDENTIAL

California State Chapter of
National Association of Residential
16516 Bernardo Center Dr, Suite 330
San Diego, CA 92128

Dear Bob:

We have prepared the enclosed extension forms from information submitted by you without verification or audit. We suggest that you examine these forms carefully to fully acquaint yourself with all items contained therein to ensure that there are no omissions or misstatements. Attached to each form is an instruction sheet for signing and filing. Please follow those instructions carefully.

In order that we may properly advise you of tax considerations, please keep us informed of any significant changes in your financial affairs or of any correspondence received from taxing authorities.

If you have any questions or if we can be of assistance in any way, please do not hesitate to call.

Sincerely,

CAREY & RAICEVIC CPAs, INC.

Filing Instructions

California State Chapter of National Association of Residential

Application for Extension for Form 990-EZ

Taxable Year Ended December 31, 2022

Date Due: May 15, 2023

Remittance: None is required. Your 2022 Form 8868 for Form 990-EZ shows no balance due.

Other: Your extension is being filed electronically with the IRS and is not required to be mailed. Mailing a paper copy of Form 8868 to the IRS will delay the processing of your extension.

The extension for Form 990-EZ is valid until November 15, 2023; therefore, the return must be filed on or before this date. We will be contacting you in advance of this date with the completed return.

Form

8868

(Rev. January 2022)

Department of the Treasury
Internal Revenue Service**Application for Automatic Extension of Time To File an
Exempt Organization Return**

OMB No. 1545-0047

u File a separate application for each return.**u Go to www.irs.gov/Form8868 for the latest information.**

Electronic filing (e-file). You can electronically file Form 8868 to request a 6-month automatic extension of time to file any of the forms listed below with the exception of Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts, for which an extension request must be sent to the IRS in paper format (see instructions). For more details on the electronic filing of this form, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Automatic 6-Month Extension of Time. Only submit original (no copies needed).

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Type or print	Name of exempt organization or other filer, see instructions. CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL	Taxpayer identification number (TIN) 20-1862735
	Number, street, and room or suite no. If a P.O. box, see instructions. 16516 BERNARDO CENTER DR, SUITE 330	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. SAN DIEGO CA 92128	

Enter the Return Code for the return that this application is for (file a separate application for each return) **01**

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 1041-A	08
Form 4720 (individual)	03	Form 4720 (other than individual)	09
Form 990-PF	04	Form 5227	10
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 6069	11
Form 990-T (trust other than above)	06	Form 8870	12
Form 990-T (corporation)	07		

GEORGE DAVIE**16516 BERNARDO CENTER DRIVE STE 330**• The books are in the care of **u SAN DIEGO****CA 92128**Telephone No. **▶ 858-485-6565**Fax No. **▶**• If the organization does not have an office or place of business in the United States, check this box **▶** ☐

• If this is for a Group Return, enter the organization's four digit Group Exemption Number (GEN) **.....**. If this is for the whole group, check this box **▶** ☐. If it is for part of the group, check this box **▶** ☐ and attach a list with the names and TINs of all members the extension is for.

1 I request an automatic 6-month extension of time until **11/15/23**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:

▶ ☒ calendar year **2022** or**▶** ☐ tax year beginning **.....**, and ending **.....**

2 If the tax year entered in line 1 is for less than 12 months, check reason: ☐ Initial return ☐ Final return
☐ Change in accounting period

3a If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-TE and Form 8879-TE for payment instructions.

For Privacy Act and Paperwork Reduction Act Notice, see instructions.

Form **8868** (Rev. 1-2022)

CAREY & RAICEVIC CPAs, INC.
9939 HIBERT ST., SUITE 206
SAN DIEGO, CA 92131-1031
858-566-8020 Office 858-695-7953 Fax

May 15, 2024

CONFIDENTIAL

California State Chapter of
National Association of Residential
16516 Bernardo Center Dr, Suite 330
San Diego, CA 92128

Dear Michael:

We have prepared the enclosed extension forms from information submitted by you without verification or audit. We suggest that you examine these forms carefully to fully acquaint yourself with all items contained therein to ensure that there are no omissions or misstatements. Attached to each form is an instruction sheet for signing and filing. Please follow those instructions carefully.

In order that we may properly advise you of tax considerations, please keep us informed of any significant changes in your financial affairs or of any correspondence received from taxing authorities.

If you have any questions or if we can be of assistance in any way, please do not hesitate to call.

Sincerely,

CAREY & RAICEVIC CPAs, INC.

Filing Instructions

California State Chapter of National Association of Residential

Application for Extension for Form 990-EZ

Taxable Year Ended December 31, 2023

Date Due: May 15, 2024

Remittance: None is required. Your 2023 Form 8868 for Form 990-EZ shows no balance due.

Other: Your extension is being filed electronically with the IRS and is not required to be mailed. Mailing a paper copy of Form 8868 to the IRS will delay the processing of your extension.

The extension for Form 990-EZ is valid until November 15, 2024; therefore, the return must be filed on or before this date. We will be contacting you in advance of this date with the completed return.

Form

8868

(Rev. January 2024)

Department of the Treasury
Internal Revenue Service

Application for Extension of Time To File an Exempt Organization
Return or Excise Taxes Related to Employee Benefit Plans

OMB No. 1545-0047

File a separate application for each return.

Go to www.irs.gov/Form8868 for the latest information.

Electronic filing (e-file). You can electronically file Form 8868 to request up to a 6-month extension of time to file any of the forms listed below except for Form 8870, Information Return for Transfers Associated With Certain Personal Benefit Contracts. An extension request for Form 8870 must be sent to the IRS in a paper format (see instructions). For more details on the electronic filing of Form 8868, visit www.irs.gov/e-file-providers/e-file-for-charities-and-non-profits.

Caution: If you are going to make an electronic funds withdrawal (direct debit) with this Form 8868, see Form 8453-TE and Form 8879-TE for payment instructions.

All corporations required to file an income tax return other than Form 990-T (including 1120-C filers), partnerships, REMICs, and trusts must use Form 7004 to request an extension of time to file income tax returns.

Part I — Identification

Type or Print	Name of exempt organization, employer, or other filer, see instructions. CALIFORNIA STATE CHAPTER OF NATIONAL ASSOCIATION OF RESIDENTIAL	Taxpayer identification number (TIN) 20-1862735
	Number, street, and room or suite no. If a P.O. box, see instructions. 16516 BERNARDO CENTER DR, SUITE 330	
	City, town or post office, state, and ZIP code. For a foreign address, see instructions. SAN DIEGO CA 92128	

Enter the Return Code for the return that this application is for (file a separate application for each return) 01

Application Is For	Return Code	Application Is For	Return Code
Form 990 or Form 990-EZ	01	Form 4720 (other than individual)	09
Form 4720 (individual)	03	Form 5227	10
Form 990-PF	04	Form 6069	11
Form 990-T (sec. 401(a) or 408(a) trust)	05	Form 8870	12
Form 990-T (trust other than above)	06	Form 5330 (individual)	13
Form 990-T (corporation)	07	Form 5330 (other than individual)	14
Form 1041-A	08		

- After you enter your Return Code, complete either Part II or Part III. Part III, including signature, is applicable only for an extension of time to file Form 5330.
- If this application is for an extension of time to file Form 5330, you must enter the following information.

Plan Name

Plan Number

Plan Year Ending (MM/DD/YYYY)

Part II — Automatic Extension of Time To File for Exempt Organizations (see instructions)

MICHAEL BRADDON
1210 28TH STREET
SAN DIEGO CA 92102-2206

The books are in the care of
Telephone No. **858-485-6565** Fax No.

- If the organization does not have an office or place of business in the United States, check this box ☐
- If this is for a Group Return, enter the organization's four-digit Group Exemption Number (GEN) If this is for the whole group, check this box ☐. If it is for part of the group, check this box ☐ and attach a list with the names and TINs of all members the extension is for.

- 1** I request an automatic 6-month extension of time until **11/15/24**, to file the exempt organization return for the organization named above. The extension is for the organization's return for:
- ☒ calendar year **2023** or
- ☐ tax year beginning, and ending
- 2** If the tax year entered in line 1 is for less than 12 months, check reason: ☐ Initial return ☐ Final return ☐ Change in accounting period

3a If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter the tentative tax, less any nonrefundable credits. See instructions.	3a	\$	0
b If this application is for Forms 990-PF, 990-T, 4720, or 6069, enter any refundable credits and estimated tax payments made. Include any prior year overpayment allowed as a credit.	3b	\$	0
c Balance due. Subtract line 3b from line 3a. Include your payment with this form, if required, by using EFTPS (Electronic Federal Tax Payment System). See instructions.	3c	\$	0

Part III — Extension of Time To File Form 5330 (see instructions)

1 I request an extension of time until , 20 , to file Form 5330.

You may be approved for up to a 6-month extension to file Form 5330, after the normal due date of Form 5330.

a Enter the Code section(s) imposing the tax.	1a	
b Enter the payment amount attached.	1b	\$
c For excise taxes under section 4980 or 4980F of the Code, enter the reversion/amendment date (MM/DD/YYYY).	1c	

2 State in detail why you need the extension.

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Under penalties of perjury, I declare that to the best of my knowledge and belief, the statements made on this form are true, correct, and complete, and that I am authorized to prepare this application.

Signature

Date

DAA

Form 8868 (Rev. 1-2024)

CALNARPM

Profit and Loss (Proforma)

July 2023 - June 2024

FY 2025

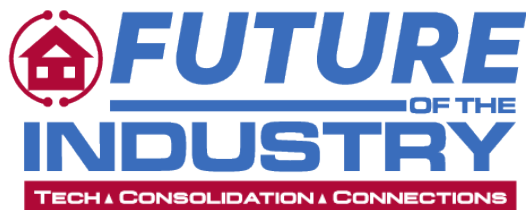
	Total	Budget
Income		
CALNARPM Conference Income		
Attendee Registration	96,075.00	110,000.00
Exhibitor Registration	91,515.00	100,000.00
Total CALNARPM Conference Income	\$ 187,590.00	\$ 210,000.00
Total Income	\$ 187,590.00	\$ 210,000.00
Gross Profit	\$ 187,590.00	\$ 210,000.00
Expenses		
Accounting Fees	1,085.00	1,085.00
Advertising/Promotional	400.00	400.00
CALNARPM Conference Expense		
Audio/Visual Expenses	6,700.00	6,700.00
Hotel/Facilities	150,205.00	168,000.00
Instructor & Speaker Expense	7,898.30	10,000.00
Day 0 (50/50)	11,250.00	
Marketing		
Postage/Printing	1,500.00	1,500.00
Social Media Management and Email Campaigns	3,850.00	3,850.00
Website Services	3,900.00	3,900.00
Total Marketing	\$ 9,250.00	\$ 9,250.00
Reimbursable Expense	0.00	0.00
Supplies, Gifts, Raffle Items	0.00	0.00
Total CALNARPM Conference Expense	\$ 185,303.30	\$ 193,950.00
Charitable Contributions	0.00	0.00
Insurance	900.00	900.00
Merchant Account Fees		
Standard Fees	5,000.00	5,400.00
Total Merchant Account Fees	\$ 5,000.00	\$ 5,400.00
P.O. Box Fees	0.00	0.00
Software Applications	3,000.00	3,000.00
Supplies, Gifts, Raffle Itemst	1,200.00	1,200.00
Taxes		
Franchise Tax Board	25.00	25.00
Total Taxes	\$ 25.00	\$ 25.00
Total Expenses	\$ 194,528.30	\$ 203,575.00
Net Operating Income	-\$ 6,938.30	\$ 6,425.00
Net Income	-\$ 6,938.30	\$ 6,425.00

Michael Braddon

From: CALNARPM <info+narpmcalifornia.org@ccsend.com>
Sent: Tuesday, January 9, 2024 6:31 AM
To: Michael Braddon
Subject: Introducing Keynote Speaker Deb Newell



NARPM California 2024 Conference & Trade Show



Set against the picturesque backdrop of Napa Valley's rolling vineyards and lush landscapes, this conference promises a unique and enriching experience for wine enthusiasts, innovators, and industry professionals alike.

Appreciate the cultural richness of Napa Valley at the beautiful [Meritage Resort](#). Join us in this idyllic setting, where like-minded individuals come together to learn, grow and be informed.

INTRODUCING KEYNOTE SPEAKER DEB NEWELL



Deb Newell, PhD-ABD, MBA, is a seasoned business "Fixer and Implementer" focusing on diagnosing and treating the crucial pain points that impede organizational success. Since 2010, her expertise in people, processes, and technology has driven companies to increase revenue, expand, hire, train staff, and more. Her credentials include an MBA with dual concentrations in Leadership and Marketing, a B.S. in Political Science, and ongoing Ph.D. research in Qualitative Industrial and Organizational Psychology. Her diverse background spans leadership training, business strategy, M&As, process optimization, Six Sigma, Lean Management, and a knack for tackling root issues rather than mere symptoms.

Deb also brings an added layer of specialized knowledge with her extensive background in maintenance operations. Deb's entrepreneurial journey began with founding her property management company in 2001 and a maintenance firm in 2009. She later sold these ventures, moved to Arizona, and shifted to full-time consulting. Her leadership roles include prominent real estate industry positions and multiple state and national realtor association boards. Rooted in integrity, quality service, and continuous improvement, her consultancy work has spanned from startups to Fortune 500 companies, leaving a lasting imprint on organizations globally.

Early Bird Registration

Deadline to Register for the Early Bird is February 29, 2024. Save your seat now!

Register



Meritage Resort And Spa
875 Bordeaux Way, Napa, CA 94558

[View on map](#)



Mar 28, 2024 08:00am - Mar 29, 2024 06:00pm

Add to [Google](#) · [Outlook](#) · [Yahoo](#)

[Book Room](#)



Contact: info@narpmcalifornia.org

Become a Sponsor

**Benefit from Networking with the Top Local Property Management
Entrepreneurs.**

Sponsor Application



CALNARPM | 2801 B Street # 190, San Diego, CA 92102

[Unsubscribe michael@orionmrinc.com](mailto:michael@orionmrinc.com)

[Update Profile](#) | [Constant Contact Data Notice](#)

Sent by info@narpmpcalifornia.org powered by

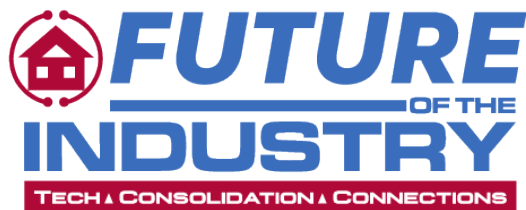


Michael Braddon

From: CALNARPM <info+narpmcalifornia.org@ccsend.com>
Sent: Thursday, December 7, 2023 11:05 AM
To: Michael Braddon
Subject: Registration Open! Introducing Keynote Speaker Valerie Garcia



NARPM California 2024 Conference & Trade Show



Set against the picturesque backdrop of Napa Valley's rolling vineyards and lush landscapes, this conference promises a unique and enriching experience for wine enthusiasts, innovators, and industry professionals alike.

Appreciate the cultural richness of Napa Valley at the beautiful [Meritage Resort](#). Join us in this idyllic setting, where like-minded individuals come together to learn, grow and be informed.

INTRODUCING KEYNOTE SPEAKER VALERIE GARCIA



As an international speaker who has worked with organizations across the globe, Valerie uses creative storytelling and actual nuts-and-bolts content to ensure that her audiences truly enjoy the learning process. Focusing on the importance of leading with joy, marketing like a human, and growth amid change, Valerie is known for delivering encouragement and truth with her signature straightforward style and sense of humor.

With over 20 years of experience in the corporate world and nearly a decade as an entrepreneur, Valerie gets it. She is well acquainted with the messy parts of life and leadership, and she is passionate about helping leaders celebrate change and move from fear to forward.

She doesn't just talk about bravery, she lives it, and she knows what it means to "do it scared". She believes that work and life get immensely better when we stop pretending and embrace our own messy, authentic humanity.

Early Bird Registration

Deadline to Register for the Early Bird is February 29, 2024. Save your seat now!

Register



Meritage Resort And Spa
875 Bordeaux Way, Napa, CA 94558
[View on map](#)



Mar 28, 2024 08:00am - Mar 29, 2024 06:00pm
Add to [Google](#) · [Outlook](#) · [Yahoo](#)

[Book Room](#)



Contact: info@narpmmcalifornia.org

Become a Presenter

Workshops and panel presentations are being invited for the CALNARPM 2024 California Conference. The CALNARPM Conference boasts attendance of approximately 200 attendees of the profession's most influential and qualified residential property managers throughout the State of California.

Presenter Application



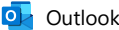
CALNARPM | 2801 B Street # 190, San Diego, CA 92102

[Unsubscribe michael@orionmrinc.com](mailto:michael@orionmrinc.com)

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Special Invite! Join Marc Cunningham for Day 0 at CALNARPM on Wed 3/27/24

From CALNARPM <narpm@calnarpm.ccsend.com>
Date Mon 3/18/2024 2:22 PM
To michael.braddon@outlook.com <michael.braddon@outlook.com>

Chris, Christine & Michael. Here is the draft for the Day 0 Event.



CALNARPM CONFERENCE & TRADE SHOW

Still time to sign up for Day 0 Event!
The Conference is Sold Out but we still have spots available for
this special pre-conference event!

REGISTER FOR DAY 0

HOW TO RUN A SUCCESSFUL PROPERTY MANAGEMENT BUSINESS

Day 0 Workshop - Special Invite by Marc Cunningham



CALNARPM is excited to offer our 2024 conference attendees an exclusive add-on opportunity. Our keynote speaker, Marc Cunningham has graciously agreed to provide a full day of PM training the day before the official start of our event.

This event is not about the nuts and bolts of being a property manager, rather it will focus on the principles and strategies necessary to RUN the business end of the property management business. It is designed for company owners and leaders.

Topics Include:

- How to create & formalize your internal business principles
- What financial & operational metrics you should be tracking
- Can a PM business run by itself?
- How to be a leader and manager that your team wants to work for

Pre-Conference Event!
Wednesday March 27, 2024
9:00am - 4:00pm
\$250

This event takes place the day before the Conference & Trade Show at the Meritage Resort.

Please Note!
This special Pre-Conference Presentation is not included in the Conference & Trade Show Price.

Attendees must be registered for the full conference in order to register or attend the add-on event. Individuals not registered for the conference may be denied entry to the add-on event with their fees refunded.

Course & Materials Valued Over \$600 for the low price of \$250!

Provided Materials:

- PM business organizational roadmap

- How to hire & train property managers
- How to structure your company to grow your doors and your profit
- How to stress test your business to ensure it is built to survive

- Quarterly trends measurement tool
- CEO dashboard measurement tool
- Property Manager system manual

REGISTER FOR DAY 0 PRE-CONFERENCE
EVENT

Already registered for the conference and want to attend Marc's special pre-conference workshop? Just choose the ticket - Add on Education- How to Run a Successful PM Business

The Meritage Resort and Spa, Napa
March 28 - 29, 2024

[GET A ROOM](#)

NOTICE!

If you have not booked your rooms yet, it is highly encouraged as the guarantee for the block has ended and rooms are subject to availability!

2024 Sponsors

PARTNER



CONFERENCE SPONSORS

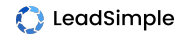


GOLD SPONSORS





SILVER SPONSORS



The Meritage Resort & Spa
875 Bordeaux Way
Napa, CA 94558
[BOOK ROOM](#)

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2023-2024 CALNARPM Executive Team

Chris Mattuecci, President
Kevin Patterson President-Elect
Michael Braddon, Treasurer
Karen Jordan, Secretary
Michael Braddon, Past President

CalNARPM Executive Board Meeting Agenda

Wednesday, January 10, 2024– 9:00 am PST via Zoom

1. **Called to order: Chris Matteucci 9:03 am**
2. **Quorum Confirmed: Chris Matteucci** (Keith Becker, Tracey Merrell, Matt Tandy, Karen Jordan, Michael Braddon, Chris Mattuecci)
3. **NARPM Code of Ethics, read by: Karen Jordan**
 - Article 2: DISCRIMINATION
 - i. The Property Manager shall not discriminate in the management, rental, lease, or negation for real property, shall operate consistent with fair housing laws and regulations and shall comply with all federal, state, and local laws concerning discrimination.
 - ii. STANDARDS OF PROFESSIONALISM
 - 1. 2-1 It is the duty of the Property Manager to educate those with whom the Property Manager is affiliated to comply with all fair housing laws and laws regarding discrimination.
 - 2. 2-2 The Property Manager shall not deny service to any person due to sex, race, religion, color, national origin, handicap, family status, or sexual orientation or identity.

(Find the rest of the Code of Ethics at <https://www.narpm.org/code-of-ethics/>)
4. **Our Purpose, read by: Kevin Patterson**
 - a. **The purpose of CalNARPM**
 - i. Establish a permanent trade association in the residential property management industry in the State of California.
 - ii. To promote a standard of business ethics, professionalism, and fair practices among its members.
 - iii. To establish and promote the education of its members.
 - iv. To provide and promote an exchange of ideas regarding residential property management.
 - v. To educate and promote the legislative initiative in the State of California.
5. **President's Update: Chris Matteucci**
 - a. Update on Day Zero training with Marc Cunningham.
 - b. Laurie created landing page.
 - c. Must attend conference to attend Day Zero.
6. **Secretary's Report: Karen Jordan**
 - a. Reviewed minutes from the last meeting 2 yr term is not just for the President

- b. Meetings from the previous meeting to be approved.
- 7. **Conference Committee: Tracey Merrell**
 - a. 44 attendees so far
 - b. 21 Sponsors so far.
 - c. Postcard going out
 - d. Expanding room reservation for Fri & Sat.
 - e. Cost for food: \$84K does not include welcome party or AV needs
 - f. Bartender fee \$500 min alcohol and 100% cash bar
 - g. Glen Second Nature to sponsor evening party
 - h. Make sure we have 4 breakout rooms
- 8. **Legislative Committee: Keith Becker - Skipped**
 - a.
- 9. **Membership Committee: Kevin Patterson - Skipped**
 - a.
- 10. **Affiliate Update: Anne Lackey**
 - a. Anne advised 1 new sign; up- current revenue is at \$46,300
 - b. 14 booths remain to be sold
 - c. Maybe another \$5000 may come in for revenue
 - d. Home Depot is not coming - conflict with another conference at the same time.
 - e. So it looks like most attendees are brokers/decision-makers so vendors will be happy with this interaction.
 - f. Anne still needs a decision if the \$325 registration charge for additional attendees.
- 11. **Treasurer's Report: Michael Braddon**
 - a. June - Oct \$30K surplus funds
 - b. Final payment for hotel is due the month of conference.
 - c. Michael reviewed contract and we do not have 4th breakout room, he will follow up.

12. Adjourned

2023-2024 CALNARPM Executive Team

Chris Mattuecci, President
Kevin Patterson President-Elect
Michael Braddon, Treasurer
Karen Jordan, Secretary
Michael Braddon, Past President

CalNARPM Executive Board Meeting Agenda

Wednesday, Feb 14– 9:00 am PST via Zoom

1. **Called to order: Chris Matteucci 9:03 am**
2. **Quorum Confirmed: Chris Matteucci** (Tracey Merrell, Karen Jordan, Michael Braddon,Chris Mattuecci, Kevin Patterson)
3. **NARPM Code of Ethics, read by: SKIPPED**
4. **Karen Jordan** Article 2: DISCRIMINATION
 - i. The Property Manager shall not discriminate in the management, rental, lease, or negation for real property, shall operate consistent with fair housing laws and regulations and shall comply with all federal, state, and local laws concerning discrimination.
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(Find the rest of the Code of Ethics at <https://www.narpm.org/code-of-ethics/>)
5. **Our Purpose, read by: SKIPPED**
 - a. **The purpose of CalNARPM**
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 - v. To educate and promote the legislative initiative in the State of California.
6. **President's Update SKIPPED**
 - a.
7. **Secretary's Report: SKIPPED**
 - a.
8. **Conference Committee: Tracey Merrell**
 - a. 91 Registrations so far

- b. Goal is 170
- c. Silver sponsorship sold out
- d. 2 Gold left
- e. Michael makes motion to approve bid from DJ Dave, KJ seconded, all in favor.

9. Legislative Committee: Keith Becker - Skipped

a.

10. Membership Committee: Kevin Patterson - Skipped

a.

11. Affiliate Update: Skipped

a.

12. Treasurer's Report: Skipped

a.

13. Adjourned

2023-2024 CALNARPM Executive Team

Chris Mattuecci, President
Kevin Patterson President-Elect
Michael Braddon, Treasurer
Karen Jordan, Secretary
Michael Braddon, Past President

CalNARPM Executive Board Meeting Agenda

Wednesday, April 11, 2024– 9:00 am PST via Zoom

1. **Called to order: Chris Matteucci 9:00 am**
 2. **Quorum Confirmed: Chris Matteucci** (Keith Becker, Karen Jordan, Michael Braddon, Chris Mattuecci, Matt Tandy)
 3. **NARPM Code of Ethics, read by: SKIPPED**
 4. **Karen Jordan** Article 2: DISCRIMINATION
 - i. The Property Manager shall not discriminate in the management, rental, lease, or negation for real property, shall operate consistent with fair housing laws and regulations and shall comply with all federal, state, and local laws concerning discrimination.
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 - iv. To provide and promote an exchange of ideas regarding residential property management.
 - v. To educate and promote the legislative initiative in the State of California.
6. **President's Update Chris Matteucci**
 - a. After conference meeting
7. **Secretary's Report: SKIPPED**
 - a.
8. **Conference Committee: SKIPPED**

9. Legislative Committee: SKIPPED

a.

10. Membership Committee: Kevin Patterson - Skipped

a.

11. Affiliate Update: Skipped

a.

12. Treasurer's Report: Michael Braddon

a. SKIPPED

13. Adjourned

2023-2024 CALNARPM Executive Team

Chris Mattuecci, President
Kevin Patterson President-Elect
Michael Braddon, Treasurer
Karen Jordan, Secretary
Michael Braddon, Past President

CalNARPM Executive Board Meeting Agenda

Wednesday, March 13, 2024– 9:00 am PST via Zoom

1. **Called to order: Chris Matteucci 9:00 am**
 2. **Quorum Confirmed: Chris Matteucci** (Keith Becker, Karen Jordan, Michael Braddon, Chris Mattuecci, Matt Tandy)
 3. **NARPM Code of Ethics, read by: SKIPPED**
 4. **Karen Jordan** Article 2: DISCRIMINATION
 - i. The Property Manager shall not discriminate in the management, rental, lease, or negation for real property, shall operate consistent with fair housing laws and regulations and shall comply with all federal, state, and local laws concerning discrimination.
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 - v. To educate and promote the legislative initiative in the State of California.
6. **President's Update Chris Matteucci**
 - a. Matt makes motion to cover hotels for Tracey and Christine, KJ seconded, all in favor
 - b. Keeping same board for next year
 - c. By laws sent to Matt via docuSign

7. Secretary's Report: SKIPPED

a.

8. Conference Committee: Tracey Merrell

- a. Michael made a motion to reimburse Chris for Wednesday dinner. Keith seconded, all in favor.
- b. Michael will ship all supplies to Chris house
- c. Tracey will help coordinate with hotel to comp room for herself and Christine.
- d. Confirm we have board room available Tuesday.
- e. Second Nature our partner sponsor was slotted to speak but fell thru, also the CAR speaker. Kevin Patterson will take one slot to speak about community marketing.
- f. We need final numbers by Monday
- g.

9. Legislative Committee: Keith Becker -

- a. Nothing new to report at State level.

10. Membership Committee: Kevin Patterson - Skipped

a.

11. Affiliate Update: Skipped

a.

12. Treasurer's Report: Michael Braddon

- a. \$141k in bank as of 03/13/2024

13. Adjourned

2023-2024 CALNARPM Executive Team

Chris Mattuecci, President
Kevin Patterson President-Elect
Michael Braddon, Treasurer
Karen Jordan, Secretary
Michael Braddon, Past President

CalNARPM Executive Board Meeting Agenda

Wednesday, May 8th, 2024– 9:00 am PST via Zoom

- 1) **Called to order: Chris Matteucci 9:15 am**
 - 2) **Quorum Confirmed: Chris Matteucci** (Karen Jordan, Michael Braddon, Chris Mattuecci, Matt Tandy, Kevin Patterson, Tracey Merrell)
 - 3) **NARPM Code of Ethics, read by: SKIPPED**
 - 4) **Karen Jordan** Article 2: DISCRIMINATION
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- 5) **Our Purpose, read by: SKIPPED**
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 - iv) To provide and promote an exchange of ideas regarding residential property management.
 - v) To educate and promote the legislative initiative in the State of California.
- 6) **President's Update Chris Matteucci**
 - a) Small meeting reviewing Prices for next years conference
- 7) **Secretary's Report: SKIPPED**
 - a)
- 8) **Conference Committee: Tracey Merrell Propose new early early bird price \$495, Early**

Bird \$549 end Sept 2024, Regular registration \$650, onsite \$750

9) Legislative Committee: SKIPPED

a)

10) Membership Committee: Kevin Patterson - Skipped

a)

11) Affiliate Update: Skipped

a)

12) Treasurer's Report: Michael Braddon

a) SKIPPED

13) Adjourned

2023-2024 CALNARPM Executive Team

Chris Mattuecci, President
Kevin Patterson President-Elect
Michael Braddon, Treasurer
Karen Jordan, Secretary
Michael Braddon, Past President

CalNARPM Executive Board Meeting Agenda

Wednesday, June 12, 2024– 9:00 am PST via Zoom

1. **Called to order: Chris Matteucci 9:10 am**
 2. **Quorum Confirmed: Chris Matteucci** (Karen Jordan, Michael Braddon, Chris Mattuecci, Tracey Merrell)
 3. **NARPM Code of Ethics, read by: SKIPPED**
 4. **Karen Jordan** Article 2: DISCRIMINATION
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 - v. To educate and promote the legislative initiative in the State of California.
6. **President's Update Chris Matteucci**
 - a. Matt has stepped down as past president
 - b. Nomination committee is being taken care of by Michael Braddon - will go out for board approval.
 - c. Review hotel contract- Michael will follow up with hotel to modify the deposit due dates.

7. **Secretary's Report: SKIPPED**
 - a.
8. **Conference Committee: Tracey Merrell**
 - a. First postcard going out in July.
 - b. Should we buy a mailing list?
 - c.
9. **Legislative Committee: Keith Becker -**
 - a. Nothing new to report at State level.
10. **Membership Committee: Kevin Patterson - Skipped**
 - a.
11. **Affiliate Update: Skipped**
 - a.
12. **Treasurer's Report: Michael Braddon**
 - a. No report
13. **Adjourned**

2023-2024 CALNARPM Executive Team

Chris Mattuecci, President
Kevin Patterson President-Elect
Michael Braddon, Treasurer
Karen Jordan, Secretary
Michael Braddon, Past President

CalNARPM Executive Board Meeting Agenda

Wednesday, Aug 19, 2024– 9:00 am PST via Zoom

1. **Called to order: Chris Matteucci 9:10 am**
2. **Quorum Confirmed: Chris Matteucci** (Karen Jordan, Michael Braddon, Chris Mattuecci, Kevin Patterson)
3. **NARPM Code of Ethics, read by: SKIPPED**
4. **Karen Jordan** Article 2: DISCRIMINATION
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5. **Our Purpose, read by: SKIPPED**
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 - v. To educate and promote the legislative initiative in the State of California.
6. **President's Update** **Chris Matteucci**
 - a.
7. **Secretary's Report: SKIPPED**
 - a.
8. **Conference Committee: Tracey Merrell**

- a. \$4500 Partner 1 spot 2 seats \$450 additional seat
- b. \$3000 Sponsor 3 spots 1 seat \$450 additional seat
- c. \$2500 Gold sponsor 16 spots 1 seat \$450
- d. \$2000 Silver 16 spots 1 seat \$450 additional
- e. Email/Post card to go out
- f. Christine call for speakers
- g. Jermee for enterprise to join committee

9. Legislative Committee: Keith Becker -

- a. Nothing new to report at State level.

10. Membership Committee: Kevin Patterson - Skipped

- a.

11. Affiliate Update: Skipped

- a.

12. Treasurer's Report: Michael Braddon

- a. No report

13. Adjourned

2023-2024 CALNARPM Executive Team

Chris Mattuecci, President
Kevin Patterson President-Elect
Michael Braddon, Treasurer
Karen Jordan, Secretary
Michael Braddon, Past President

CalNARPM Executive Board Meeting Agenda

Wednesday, October 9, 2024– 9:00 am PST via Zoom

1. **Called to order: Chris Matteucci 9:15 am**
 2. **Quorum Confirmed: Chris Matteucci** (Karen Jordan, Michael Braddon, Chris Mattuecci,)
 3. **NARPM Code of Ethics, read by: SKIPPED**
 4. **Karen Jordan** Article 2: DISCRIMINATION
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5. **Our Purpose, read by: SKIPPED**
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 - v. To educate and promote the legislative initiative in the State of California.
6. **President's Update Chris Matteucci**
 - a. Review Prop 33 upcoming voting
7. **Secretary's Report: SKIPPED**
 - a.
8. **Conference Committee: Tracey Merrell**
 - a. Postcards mailed out last week (vendors)

- b. Attendee card to be mailed 10/15
- c. Day Zero Deb wants \$3000- she can split up into two parts, maybe KPI and maintenance
- d. Marc Cunningham is also an option
- e. Maybe Deb can be keynote speaker?
- f. Lets try to stay ahead of 2026

9. Legislative Committee: Keith Becker -

- a. Nothing new to report at State level.

10. Membership Committee: Kevin Patterson - Skipped

- a.

11. Affiliate Update: Skipped

- a.

12. Treasurer's Report: Michael Braddon

- a. No report

13. Adjourned

#1

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:08:01 PM
Last Modified: Friday, August 30, 2024 3:08:09 PM
Time Spent: 00:00:07
First Name: Michael
Last Name: Braddon
Email: michael@orionmrinc.com
IP Address: 72.199.50.45

Page 1

Q1

Yes

PLEASE VOTE CALNARPM !!

#2

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:07:56 PM
Last Modified: Friday, August 30, 2024 3:08:16 PM
Time Spent: 00:00:19
First Name: Kyle
Last Name: Larson
Email: klarson@sterlingmonterey.com
IP Address: 104.6.124.21

Page 1

Q1

Yes

PLEASE VOTE CALNARPM !!

#3

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:08:11 PM
Last Modified: Friday, August 30, 2024 3:08:18 PM
Time Spent: 00:00:06
First Name: Cheryl
Last Name: Muzinich
Email: cherylmuzinich@gmail.com
IP Address: 172.56.169.76

Page 1

Q1

Yes

PLEASE VOTE CALNARPM !!

#4

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:09:55 PM
Last Modified: Friday, August 30, 2024 3:10:05 PM
Time Spent: 00:00:09
First Name: Christine
Last Name: Goodin
Email: Christine@prandiprop.com
IP Address: 173.8.135.57

Page 1

Q1

Yes

PLEASE VOTE CALNARPM !!

#5

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:13:35 PM
Last Modified: Friday, August 30, 2024 3:13:42 PM
Time Spent: 00:00:07
First Name: Karen
Last Name: Carlson
Email: kcarlson@pmerents.com
IP Address: 96.81.166.85

Page 1

Q1

Yes

PLEASE VOTE CALNARPM !!

#6

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:13:42 PM
Last Modified: Friday, August 30, 2024 3:13:55 PM
Time Spent: 00:00:13
First Name: Bob
Last Name: Gunson
Email: bob@bobgunson.com
IP Address: 76.102.7.225

Page 1

Q1

Yes

PLEASE VOTE CALNARPM !!

#7

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:15:05 PM
Last Modified: Friday, August 30, 2024 3:15:18 PM
Time Spent: 00:00:13
First Name: Gail
Last Name: Valdez
Email: GValdez@baypropertymgmt.com
IP Address: 50.250.240.189

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Q1

Yes

PLEASE VOTE CALNARPM !!

#8

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:16:10 PM
Last Modified: Friday, August 30, 2024 3:16:27 PM
Time Spent: 00:00:16
First Name: Alexa
Last Name: Lopez
Email: alexa.lopez@purepm.co
IP Address: 174.227.177.52

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Q1

Yes

PLEASE VOTE CALNARPM !!

#9

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 3:21:26 PM
Last Modified: Friday, August 30, 2024 3:22:02 PM
Time Spent: 00:00:35
First Name: Melissa
Last Name: Prandi
Email: melissa@prandiprop.com
IP Address: 107.127.14.67

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Q1

Yes

PLEASE VOTE CALNARPM !!

#10

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 4:00:01 PM
Last Modified: Friday, August 30, 2024 4:00:18 PM
Time Spent: 00:00:17
First Name: Jan
Last Name: Leasure
Email: jan@montereyrentals.com
IP Address: 73.231.103.39

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Q1

Yes

PLEASE VOTE CALNARPM !!

#11

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 4:32:54 PM
Last Modified: Friday, August 30, 2024 4:33:06 PM
Time Spent: 00:00:12
First Name: Danyel
Last Name: Brooks
Email: danyel@bpmsd.com
IP Address: 174.193.136.36

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Q1

Yes

PLEASE VOTE CALNARPM !!

#12

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Friday, August 30, 2024 10:04:13 PM
Last Modified: Friday, August 30, 2024 10:04:40 PM
Time Spent: 00:00:26
First Name: Tammy
Last Name: Matthews
Email: Tammy@TMRealEstate.One
IP Address: 38.56.129.160

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Q1

Yes

PLEASE VOTE CALNARPM !!

#13

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Saturday, August 31, 2024 8:41:17 AM
Last Modified: Saturday, August 31, 2024 8:41:44 AM
Time Spent: 00:00:27
First Name: Rusty
Last Name: Hannum
Email: reorusty@gmail.com
IP Address: 99.75.20.177

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Q1

Yes

PLEASE VOTE CALNARPM !!

#14

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Saturday, August 31, 2024 10:48:34 PM
Last Modified: Saturday, August 31, 2024 10:48:46 PM
Time Spent: 00:00:12
First Name: Michelle
Last Name: Vaakil
Email: mvaakil@eglproperties.com
IP Address: 174.194.130.154

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Q1

Yes

PLEASE VOTE CALNARPM !!

#15

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Tuesday, September 03, 2024 6:52:18 AM
Last Modified: Tuesday, September 03, 2024 6:52:26 AM
Time Spent: 00:00:07
First Name: Jeff
Last Name: Erwin
Email: jeff@erwinrealty.com
IP Address: 72.197.19.37

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Q1

Yes

PLEASE VOTE CALNARPM !!

#16

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Tuesday, September 03, 2024 9:15:21 AM
Last Modified: Tuesday, September 03, 2024 9:15:32 AM
Time Spent: 00:00:11
First Name: Jannell
Last Name: Gard-Lazzarino
Email: jgard-lazzarino@sacdelta.net
IP Address: 50.245.180.210

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Q1

Yes

PLEASE VOTE CALNARPM !!

#17

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Tuesday, September 03, 2024 10:02:32 AM
Last Modified: Tuesday, September 03, 2024 10:02:44 AM
Time Spent: 00:00:12
First Name: Bob
Last Name: Davie
Email: bob@sandiegorpm.com
IP Address: 76.88.4.1

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Q1

Yes

PLEASE VOTE CALNARPM !!

#18

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Tuesday, September 03, 2024 2:52:53 PM
Last Modified: Tuesday, September 03, 2024 2:53:02 PM
Time Spent: 00:00:08
First Name: Karen
Last Name: Jordan
Email: karen@hbrrentals.com
IP Address: 50.213.111.190

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Q1

Yes

PLEASE VOTE CALNARPM !!

#19

COMPLETE

Collector: Email Invitation 1 (Email)
Started: Wednesday, September 04, 2024 5:36:32 PM
Last Modified: Wednesday, September 04, 2024 5:36:49 PM
Time Spent: 00:00:17
First Name: Cheryl
Last Name: Chase-Berkson
Email: cheryl@chasepacific.com
IP Address: 172.112.150.55

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Q1

Yes

PLEASE VOTE CALNARPM !!

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, September 20, 2024 5:01:33 AM
Last Modified: Friday, September 20, 2024 5:01:47 AM
Time Spent: 00:00:13
IP Address: 76.50.73.205

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Q1

Yes

PLEASE VOTE CALNARPM !!

CALNARPM Chapter BOD (Board of Directors) VOTE 2024-2025

Chris Matteucci, President 2023-24; 2024-2025

Atlas Property Management (DRE # 01984348)

With an extensive career spanning since 2014 in the dynamic field of property management, I have consistently demonstrated leadership and dedication to advancing the interests of rental property owners. Currently serving as the Treasurer on the Executive Board of the Nor Cal Rental Property Association, I have been elected by my peers to represent the Central Valley, greater Sacramento Area, and the Napa and Sonoma wine country—comprising a total of 12 counties—as the local affiliate for the National Apartment Association (NAA).

In this role, I actively champion rental owner rights, contributing not only to the national discourse but also perpetuating my advocacy at local and state levels. In 2023, I achieved a significant milestone in my professional journey by being elected President of the California Chapter of the National Association of Residential Property Managers (CALNARPM). In this influential role, I have assumed a pivotal position in shaping legislative efforts that directly impact property managers throughout the state of California. My responsibilities extend beyond advocacy, as I actively engage in fostering an environment that facilitates the education and professional development of property managers, ensuring they have the knowledge and skills necessary to excel in their roles.

Kevin Patterson, President Elect 2023-2024; 2024-2025

RentSource Corporation (DRE # 01433032)

RentSource Corporation is a FULL SERVICE Property Management Company serving the Southern California area From Santa Barbara to San Diego. We are in the process of acquiring offices in Florida, Idaho, and Nevada so that we can address our clients needs. If you are looking for a company that can manage ALL your Real Estate investment needs give us a call or visit our website to see how we can get you the best ROI the market has to offer.

Karen Jordan, Secretary 2023-2024; 2024-2025

HBR Rentals LLC (DRE # 01730746)

Property Manager & Realtor - Karen moved to Tracy when she was 10 years old. She graduated from Tracy High and prides herself on being a hometown girl. She is a breast cancer survivor and has helped raise funds for local Tracy Sutter Hospital Imaging Department. With the help of her family and community Karen has helped raise over \$15,000 towards the fight against breast cancer.

When not working Karen enjoys spending time with her family, eating brunch and cooking new recipes. Karen's motto is always to: Do what you love, love what you do!!

Michael Braddon, Treasurer 2023-2024; 2024-2025

Orion Management & Realty, Inc (DRE # 01935996)

Broker/Owner, 2009 - Present. We specialize in single family and small multi-unit rental properties. Utilizing our 25+ years of combined real estate experience both in California and Hawaii we have successfully applied our business expertise and professional skills to property management. Initially involved in the management of our own real estate investments we expanded to manage client properties in both Hawaii and California. We have for 15+ years managed a boutique portfolio of client properties as long term investments as well as handling sales.

1. PLEASE VOTE CALNARPM !!

☐ Yes

☐ No