



CHAPTER COMPLIANCE 2024 due December 1, 2024

C024 SAN DIEGO STATE

Awarded Chapter in Review/Conditional Compliance 2024 for the following reasons:

- Chapter is suspended with Franchise Tax Board and current with the Secretary of State.

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 displays 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**

C024 SAN DIEGO 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, Thomas Perfect

October 2, 2024, Attendee(s): Thomas Perfect

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): Thomas Perfect

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

San Diego

Name of person submitting Chapter Compliance documents

Hazel Meraz

Email

remoteprof03@gmail.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)



SD-NARPM CA Secretary of State - Su... .pdf

4. File Upload - 2023 Chapter Tax Return



SD-NARPM 990-N for 2024.pdf

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



SD Chapter NARPM Balance_Sheet O... .pdf

6. File Upload - 2025 Chapter Budget



SD Chapter NARPM Profit_and_Losspdf

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

3

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

More than 4

File Upload - 2024 Membership Meetings



8. Membership meetings.docx

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

4

File Upload - 2024 Board of Directors Meeting Minutes



2024 SD NARPM BOD Meetings.pdf

10. File Upload - 2025 Chapter Leadership Names



SD NARPM Notice of New Officers Jul....pdf

11. File Upload - 2024 Proof of Elections



SD-NARPM SurveyMonkey 10 VOTESpdf



SD-NARPM SurveyMonkey VOTE Aug... .pdf



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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. Note, **a basic search** will search **only ACTIVE entities** (Corporations, Limited Liability Companies, Limited Partnerships, Cooperatives, Name Reservations, Foreign Name Reservations, etc.)

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SAN DIEGO CHAPTER OF THE NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS (3062457)



Request Certificate

Initial Filing Date	01/07/2008
Status	Suspended - FTB
Standing - SOS	Good
Standing - FTB	Not Good
Standing - Agent	Good
Standing - VCFCF	Good
Inactive Date	12/01/2021
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	01/31/2026
Agent	Individual MICHAEL BRADDON 1210 28TH STREET SAN DIEGO, CA 92102



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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 information contained in the database is accurate, the Secretary of State's office is not responsible for any loss, 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.

[Skip to main content](#) State

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Results: 1

Entity Information	Initial Filing Date	Status
SAN DIEGO CHAPTER OF THE NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS (3062457)	01/07/2008	Suspended - FTB

SAN DIEGO CHAPTER OF THE NATIONAL ASSOCIATION OF RESIDENTIAL PROPERTY MANAGERS (3062457)

Request Certificate

Initial Filing Date

01/07/2008

Status

Suspended - FTB

Standing - SOS

Good

Standing - FTB

Not Good

Standing - Agent

Good

Standing - VCFCF

Good

Inactive Date

12/01/2021

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

01/31/2026

Agent

Individual
MICHAEL BRADDON
1210 28TH STREET
SAN DIEGO, CA 92102

View History

Request Access

Rebecca Woodring

From: Michael Braddon <michael@orionmrinc.com>
Sent: Tuesday, April 29, 2025 1:23 PM
To: Rebecca Woodring; thomas@upliftpm.com; Christina@collectiveprops.com
Cc: NARPM RP3; jason@redhousemgt.com; Gail Phillips
Subject: RE: SD-NARPM Pending Chapter In Review Status and facing De-certification - April 2025
Attachments: SDNARPM_suspension Response_Late 2018 tax file (1).pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Rebecca,

RE: Review Status and De-certification

Jason Rihl, current member and our former treasurer, responded to the FTB regarding notice he received in 2021.

See attached PDF

He believed that matter was resolved.

We only learned last October 2024 that we need to do additional filings with the FTB.

Thomas (Tommy), President, and Christina, Secretary, are working to get it resolved.

If they need additional help I can reach out to CALNARPM CPA to see if they will assist us.

I hope this helps,

Michael

Michael Braddon, MBA, GRI
President / Principal Broker
Orion Management & Realty, Inc.
1210 28th Street
San Diego, CA 92102
619-796-5836 cell
619-713-7300 fax
<http://www.OrionMRInc.com>
DRE # 01935996

Melody San Miguel, Executive Property Manager
(619) 345-4180 EXT 7
Melody@OrionMRInc.com
NOTE: Not a licensed real estate agent; cannot negotiate terms

[Graduate REALTOR® Institute July 2020](#)

[President of California NARPM 2018-19, Treasurer 2022-2025](#)
[San Diego NARPM Chapter President 2016-17; 2022-24; Treasurer 2025](#)



12/6/2021

To: Whom it may concern

Re: Suspension of Forfeiture Notice | **Account 3062457000**

San Diego Chapter of the National Association of Residential Property Managers

Hello,

I'm following up on behalf of the above-named entity. I'm acting treasurer of this entity.

We received the notice to file the delinquent 2018 tax returns earlier this year. The returns were filed electronically on 10/01/21. The entity does not owe any tax payments.

We are now in receipt of a suspension that we would like to get cleared up.

Please find the following enclosed:

Suspension Notice dated 12/01/2021

990-N Electronic Notice/ Filing of the 2018 tax returns in question – Filed on 10/01/21

990-N Electronic Notice/ Filing of the 2018 tax returns in question – Payment confirmation

Application of Relief from Contract Voidability – FTB 2518 BC

Application for Certificate of Revivor – Corporation – FTB 3557 BC

Please let us know if there is anything else needed.

Kind Regards,

Jason J Riehl

Managing Broker/Owner

858-220-4100

SD Chapter of the National Association of Residential Property Managers – Treasurer



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO Box 942857
Sacramento CA 94257-0511

MP22

252047031411

Notice Date: 12/01/21

0000000030624570000312012118++++++0000000000066

Suspension or Forfeiture Notice

Account: 3062457000

☐ Mark this box and write new address on reverse.

SAN DIEGO CHAPTER OF THE NATIONAL A
BOB DAVIE
STE 220
16476 BERNARDO CENTER DR
SAN DIEGO CA 92128-2531

Tax Returns Due:
12/18

Balance:

Tax Years:
12/18

Detach and mail top voucher with your payment. Do not mail if you paid electronically.

Suspension or Forfeiture Notice

Notice Date: 12/01/21
Tax Returns Due: 12/18
Tax Years: 12/18

Account: 3062457000
Balance:

Our records show you did not resolve your tax delinquency within 60 days from the date of our last notice. Therefore, we suspended or forfeited your entity's rights, powers, and privileges as of this notice date. You failed to pay an amount or file tax returns under Revenue and Taxation Code (R&TC) Sections 23301, 23301.5, and 23304.1(d). If your entity was tax-exempt, we revoked your tax-exempt status as of this notice date. (R&TC Sections 23772, 23775 and 23777)

While under suspension or forfeiture, you lose the right to:

- Conduct any business activity.
- Enforce contracts.
- Initiate or defend a lawsuit.
- Use the entity name.
- File a claim for refund.
- Protest assessments.

You are also not entitled to an automatic extension to file your entity's tax return.

If you do fail to pay the balance or file the tax returns immediately, any contract you entered into is voidable by the other party under R&TC Section 23304.1. We grant relief for contract voidability under R&TC Section 23305.1.

To get relief from contract voidability, you must:

- File all past due tax returns, and pay any tax, penalties, interest, and fees due.
- Send us a completed **FTB 2518 BC, Application for Relief from Contract Voidability**. For a copy of FTB 2518 BC, go to **ftb.ca.gov** and search for **2518 BC** or call (888) 635-0494.
- Pay a penalty for relief from contract voidability. The penalty is \$100 a day for the period we grant relief, not to exceed the tax due for that period.

To revive your business entity, you must:

- File all delinquent tax returns.
- Pay all delinquent tax balances, including penalties, fees, and interest.
- File a revivor request form.
- Go to **ftb.ca.gov** and search for **revive**.

You must continue to file tax returns and pay all taxes, penalties, interest, fees, and other amounts due for the entity, while under suspension or forfeiture. If the entity's name is no longer available, you must contact the California Secretary of State before we can reinstate your entity to good standing.

For a full list of payment options, including installment agreements, go to **ftb.ca.gov** and search for **payment options**. If you are not required to pay by electronic funds transfer, make your check or money order payable to the Franchise Tax Board, write your entity's name and account on the front of your payment, and mail your payment along with the top part of this notice to: FRANCHISE TAX BOARD, PO Box 942857, Sacramento CA 94257-0511.

If you have questions about this notice, call (888) 635-0494 or write to us at the address above. If you write to us, include the name, address, and daytime telephone number of an authorized person we may contact for additional information about your entity.

Enclosure – FTB 7265 BC, Corporation Collections Information

FORM 990-NDepartment of Treasury
Internal Revenue Service**Electronic Notice (e-Postcard)**

For Tax Exempt Organizations not Required to File Form 990 or 990 EZ

OMB No. 1545-NNNN

2018

Open To Public Inspection

A For the <u>2018</u> calendar year, or tax year beginning <u>01/01/2018</u> , and ending <u>12/31/2018</u>		
B Check if applicable ☐ Termination ☒ Gross Receipts are \$50,000 or less	C Name of Organization <u>SAN DIEGO CHAPTER OF THE NARPM INC</u>	D Employer ID number <u>80-0157263</u>
	Number and Street (or P.O. box, if mail is not delivered to street address) <u>444 SOUTH CEDROS AVE</u>	
E Website Address	City or town, state or country, and Zip + 4 <u>SOLANA BEACH, CA 92075-1980</u>	
F Name of Principal Officer <u>Jason Riehl</u>		
Number of street (or P.O. box, if mail is not delivered to street address) of Principal Officer <u>444 S. Cedros Ave.</u>		
City or town, state or country, and ZIP + 4 <u>Solana Beach, CA 92075</u>		

Form 990-N



Jason Riehl <jason@redhousemgt.com>

File990.org Payment Receipt

1 message

File990 Info <info@file990.org>

Fri, Oct 1, 2021 at 5:03 PM

To: Jason@redhousemgt.com



We would like to thank you for your payment of \$49.99 on October 02, 2021.
Below is a confirmation of your payment.

Confirmation Number: F990597011567F5BA812521316

ITEM	AMOUNT
2018 990N	\$49.99
Total Payment Amount: \$49.99	

Regards,
File990.org



File your 990-N and 990 EZ
Email info@file990.org

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PO Box 2277, Columbus, GA 31902 USA
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info@file990.org



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-2021
Telephone: 916.845.7033
800.852.5711

Application of Relief from Contract Voidability

Before the California Franchise Tax Board

In the matter of the relief from contract voidability of : San Diego Chapter of the National A

Entity Number : 3062457000

Entity Name : San Diego Chpater of the National Association of

Address : 444 S. Cedros Ave.
Suite 215
Solana Beach, CA 92075

On behalf of the above-referenced entity, I request relief from contract voidability as authorized by California Revenue and Taxation Code (R&TC) Section 23305.1(a) - (e). I request relief for the period beginning on * 12/01/21 and ending on the date of revivor or the date relief is granted. I submitted the payment, returns, or documents required by R&TC Section 23305.1.

Print Name: Teresa J. Rishel

Title: Treasurer

Signature: [Signature]

Date of Application: 12/6/21

Daytime Telephone Number: 858-220-4100

Those who can sign this application on behalf of an entity (domestic or foreign) include:

- Any stockholder, creditor, member, general partner, or officer.
- Any person having an interest in relief from suspension or forfeiture.

*Date subject to approval by the Franchise Tax Board.



Application for Certificate of Revivor – Corporation

SAN DIEGO CHAPTER OF THE NATIONAL ASSOCIATION/
RESIDENTIAL PROPERTY MANAGERS

Entity Number: 3062457000
FEIN: 80-0157263
SOS Number:

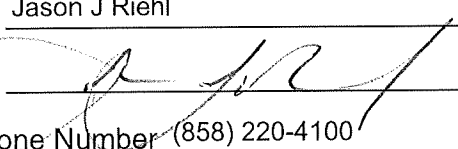
Before the California Franchise Tax Board

In the matter of the application for certificate of revivor of:

Entity Name: SAN DIEGO CHAPTER OF THE NATIONAL ASSOCIATION

Address: 444 S. CEDROS AVE.
SUITE 215
SOLANA BEACH, CA 92075

I request relief from suspension or forfeiture for this entity. I previously submitted or I am enclosing all required payments, returns, or documents.

Print Name Jason J Riehl Title Treasurer
Signature  Date 12/16/2021
Daytime Phone Number (858) 220-4100

Those who can sign this application on behalf of an entity (domestic or foreign) include:

- Any stockholder, creditor, member, general partner, or officer.
- Any person having an interest in relief from suspension or forfeiture.

Domestic entities can also have a majority of the surviving trustees or directors sign on their behalf.

FORM 990-N

Department of Treasury
Internal Revenue Service

Electronic Notice (e-Postcard)

For Tax Exempt Organizations not Required to File Form 990 or 990 EZ

OMB No. 1545-NNNN

2024

Open To Public Inspection

A For the 2024 calendar year, or tax year beginning 01/01/2024 , and ending 12/31/2024	
B Check if applicable ☐ Termination ☒ Gross Receipts are \$50,000 or less	C Name of Organization SAN DIEGO CHAPTER OF THE NARPM INC
	Number and Street (or P.O. box, if mail is not delivered to street address) 1210 28th Street
E Website Address	City or town, state or country, and Zip + 4 San Diego, CA 92102
	F Name of Principal Officer Michael Braddon
	Number of street (or P.O. box, if mail is not delivered to street address) of Principal Officer 1210 28th Street
	City or town, state or country, and ZIP + 4 San Diego, CA 92102
D Employer ID number 80-0157263	

SD Chapter NARPM

Balance Sheet

As of October 31, 2024

	<u>Total</u>	<u>Budget</u>
ASSETS		
Current Assets		
Bank Accounts		
Checking	29,451.44	32,396.58
Merchant Services	0.00	0.00
PayPal	0.00	0.00
Total Bank Accounts	<u>\$ 29,451.44</u>	<u>\$ 32,396.58</u>
Total Current Assets	<u>\$ 29,451.44</u>	<u>\$ 32,396.58</u>
TOTAL ASSETS	<u>\$ 29,451.44</u>	<u>\$ 32,396.58</u>
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Refunds Payable	0.00	0.00
Total Other Current Liabilities	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Total Current Liabilities	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Total Liabilities	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Equity		
Unrestricted Net Assets	22,746.66	25,021.33
Net Income	6,704.78	7,375.26
Total Equity	<u>\$ 29,451.44</u>	<u>\$ 32,396.58</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 29,451.44</u>	<u>\$ 32,396.58</u>

Prepared by Michael Braddon, Treasurer Jan 19, 2025

SD Chapter NARPM

Balance Sheet

As of October 31, 2024

	<u>Total</u>	<u>Budget</u>
ASSETS		
Current Assets		
Bank Accounts		
Checking	29,451.44	32,396.58
Merchant Services	0.00	0.00
PayPal	0.00	0.00
Total Bank Accounts	<u>\$ 29,451.44</u>	<u>\$ 32,396.58</u>
Total Current Assets	<u>\$ 29,451.44</u>	<u>\$ 32,396.58</u>
TOTAL ASSETS	<u>\$ 29,451.44</u>	<u>\$ 32,396.58</u>
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Refunds Payable	0.00	0.00
Total Other Current Liabilities	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Total Current Liabilities	<u>\$ 0.00</u>	<u>\$ 0.00</u>
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Prepared by Michael Braddon, Treasurer Jan 19, 2025

SD Chapter NARPM

Profit and Loss by Month

January - October, 2024

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	Jun 2024	Jul 2024	Aug 2024	Sep 2024	Oct 2024	Total
Income											
Sales	5,452.62	1,749.25	2,041.65	2,589.77	3,645.53	1,384.00	4,555.37	4,402.25	1,595.64	1,356.18	28,772.26
Total Income	\$ 5,452.62	\$ 1,749.25	\$ 2,041.65	\$ 2,589.77	\$ 3,645.53	\$ 1,384.00	\$ 4,555.37	\$ 4,402.25	\$ 1,595.64	\$ 1,356.18	\$ 28,772.26
Gross Profit	\$ 5,452.62	\$ 1,749.25	\$ 2,041.65	\$ 2,589.77	\$ 3,645.53	\$ 1,384.00	\$ 4,555.37	\$ 4,402.25	\$ 1,595.64	\$ 1,356.18	\$ 28,772.26
Expenses											
Banking Fees	389.95	19.95	23.90	23.90	101.00	19.95	324.95	321.95	19.95	19.95	1,265.45
Business Expenses											0.00
Board Meetings	971.45	1,049.12		977.99	1,333.73	1,429.85		402.14	1,105.04	884.25	8,153.57
Computer Software	284.99	230.00	133.45	490.00	290.00	290.00	290.00	614.43	319.00	299.00	3,240.87
Total Business Expenses	\$ 1,256.44	\$ 1,279.12	\$ 133.45	\$ 1,467.99	\$ 1,623.73	\$ 1,719.85	\$ 290.00	\$ 1,016.57	\$ 1,424.04	\$ 1,183.25	\$ 11,394.44
Chapter Meetings											0.00
Speaker Fees						4,986.00					4,986.00
Total Chapter Meetings	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,986.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,986.00
Contract Services											0.00
Outside Contract Services	250.00						2,400.00				2,650.00
Total Contract Services	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,400.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,650.00
NARPM Golf Outing Donation for						170.00					170.00
Operations											0.00
Books, Subscriptions, Reference				28.00		1,188.00					1,216.00
Printing and Copying									135.59		135.59
Total Operations	\$ 0.00	\$ 0.00	\$ 0.00	\$ 28.00	\$ 0.00	\$ 1,188.00	\$ 0.00	\$ 0.00	\$ 135.59	\$ 0.00	\$ 1,351.59
Other Types of Expenses											0.00
Other Costs								250.00			250.00
Total Other Types of Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00	\$ 0.00	\$ 0.00	\$ 250.00
Total Expenses	\$ 1,896.39	\$ 1,299.07	\$ 157.35	\$ 1,519.89	\$ 1,724.73	\$ 8,083.80	\$ 3,014.95	\$ 1,588.52	\$ 1,579.58	\$ 1,203.20	\$ 22,067.48
Net Operating Income	\$ 3,556.23	\$ 450.18	\$ 1,884.30	\$ 1,069.88	\$ 1,920.80	\$ 6,699.80	\$ 1,540.42	\$ 2,813.73	\$ 16.06	\$ 152.98	\$ 6,704.78
Net Income	\$ 3,556.23	\$ 450.18	\$ 1,884.30	\$ 1,069.88	\$ 1,920.80	\$ 6,699.80	\$ 1,540.42	\$ 2,813.73	\$ 16.06	\$ 152.98	\$ 6,704.78

SD Chapter NARPM

Profit and Loss by Month BUDGET

January - December, 2025

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
Income													
Sales	5,997.88	1,924.18	2,245.82	2,848.75	4,010.08	1,522.40	5,010.91	4,842.48	1,755.20	1,491.80	1,800.00	1,800.00	31,649.49
Total Income	\$ 5,997.88	\$ 1,924.18	\$ 2,245.82	\$ 2,848.75	\$ 4,010.08	\$ 1,522.40	\$ 5,010.91	\$ 4,842.48	\$ 1,755.20	\$ 1,491.80	\$ 1,800.00	\$ 1,800.00	\$ 31,649.49
Gross Profit	\$ 5,997.88	\$ 1,924.18	\$ 2,245.82	\$ 2,848.75	\$ 4,010.08	\$ 1,522.40	\$ 5,010.91	\$ 4,842.48	\$ 1,755.20	\$ 1,491.80	\$ 1,800.00	\$ 1,800.00	\$ 31,649.49
Expenses													
Banking Fees	389.95	19.95	23.90	23.90	101.00	19.95	324.95	321.95	19.95	19.95	19.95	19.95	1,265.45
Business Expenses													0.00
Board Meetings	971.45	1,049.12		977.99	1,333.73	1,429.85		402.14	1,105.04	884.25	900.00	900.00	8,153.57
Computer Software	284.99	230.00	133.45	490.00	290.00	290.00	290.00	614.43	319.00	299.00	300.00	300.00	3,240.87
Total Business Expenses	\$ 1,256.44	\$ 1,279.12	\$ 133.45	\$ 1,467.99	\$ 1,623.73	\$ 1,719.85	\$ 290.00	\$ 1,016.57	\$ 1,424.04	\$ 1,183.25	\$ 1,200.00	\$ 1,200.00	\$ 11,394.44
Chapter Meetings													0.00
Speaker Fees						4,986.00							4,986.00
Total Chapter Meetings	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,986.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 4,986.00
Contract Services													0.00
Outside Contract Services	250.00						2,400.00						2,650.00
Total Contract Services	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,400.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,650.00
NARPM Golf Outing Donation for Operations						170.00							170.00
Books, Subscriptions, Reference				28.00		1,188.00							1,216.00
Printing and Copying									135.59				135.59
Total Operations	\$ 0.00	\$ 0.00	\$ 0.00	\$ 28.00	\$ 0.00	\$ 1,188.00	\$ 0.00	\$ 0.00	\$ 135.59	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,351.59
Other Types of Expenses													0.00
Other Costs								250.00					250.00
Total Other Types of Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00
Total Expenses	\$ 1,896.39	\$ 1,299.07	\$ 157.35	\$ 1,519.89	\$ 1,724.73	\$ 8,083.80	\$ 3,014.95	\$ 1,588.52	\$ 1,579.58	\$ 1,203.20	\$ 1,219.95	\$ 1,219.95	\$ 22,067.48
Net Operating Income	\$ 4,101.49	\$ 625.11	\$ 2,088.47	\$ 1,328.86	\$ 2,285.35	\$ 6,561.40	\$ 1,995.96	\$ 3,253.96	\$ 175.62	\$ 288.60	\$ 580.05	\$ 580.05	\$ 9,582.01
Net Income	\$ 4,101.49	\$ 625.11	\$ 2,088.47	\$ 1,328.86	\$ 2,285.35	\$ 6,561.40	\$ 1,995.96	\$ 3,253.96	\$ 175.62	\$ 288.60	\$ 580.05	\$ 580.05	\$ 9,582.01

SD Chapter NARPM

Profit and Loss by Month BUDGET

January - December, 2025

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
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Gross Profit	\$ 5,997.88	\$ 1,924.18	\$ 2,245.82	\$ 2,848.75	\$ 4,010.08	\$ 1,522.40	\$ 5,010.91	\$ 4,842.48	\$ 1,755.20	\$ 1,491.80	\$ 1,800.00	\$ 1,800.00	\$ 31,649.49
Expenses													
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Business Expenses													0.00
Board Meetings	971.45	1,049.12		977.99	1,333.73	1,429.85		402.14	1,105.04	884.25	900.00	900.00	8,153.57
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Contract Services													0.00
Outside Contract Services	250.00						2,400.00						2,650.00
Total Contract Services	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,400.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,650.00
NARPM Golf Outing Donation for						170.00							170.00
Operations													0.00
Books, Subscriptions, Reference				28.00		1,188.00							1,216.00
Printing and Copying									135.59				135.59
Total Operations	\$ 0.00	\$ 0.00	\$ 0.00	\$ 28.00	\$ 0.00	\$ 1,188.00	\$ 0.00	\$ 0.00	\$ 135.59	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,351.59
Other Types of Expenses													0.00
Other Costs								250.00					250.00
Total Other Types of Expenses	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00
Total Expenses	\$ 1,896.39	\$ 1,299.07	\$ 157.35	\$ 1,519.89	\$ 1,724.73	\$ 8,083.80	\$ 3,014.95	\$ 1,588.52	\$ 1,579.58	\$ 1,203.20	\$ 1,219.95	\$ 1,219.95	\$ 22,067.48
Net Operating Income	\$ 4,101.49	\$ 625.11	\$ 2,088.47	\$ 1,328.86	\$ 2,285.35	\$ 6,561.40	\$ 1,995.96	\$ 3,253.96	\$ 175.62	\$ 288.60	\$ 580.05	\$ 580.05	\$ 9,582.01
Net Income	\$ 4,101.49	\$ 625.11	\$ 2,088.47	\$ 1,328.86	\$ 2,285.35	\$ 6,561.40	\$ 1,995.96	\$ 3,253.96	\$ 175.62	\$ 288.60	\$ 580.05	\$ 580.05	\$ 9,582.01

Find a Meeting
Previous Meetings

PANEL OF YOUR PEERS: DRE AUDITS, BANK FRAUD, TPO NEW LAWS

📅 January 27, 2024
10:15 AM - 1:00 PM
[Add to Calendar](#)

📍 Banker's Hall Club
6700 Point Street
San Diego, CA 92121
[View on Google Map](#)
[Directions](#)

🎫 Paid

👤 1000

👤 1000

Join us for an insightful and engaging event, "Panel of Your Peers: DRE Audits, Bank Fraud, TPO New Laws," where industry executives will share their in-depth knowledge and experiences on crucial topics shaping the real estate landscape. Discover the latest insights into Deposit of Real Estate (DRE) audits, uncover the complexities of bank fraud in the real estate sector, and stay abreast of the latest regulatory updates on new laws affecting Third-Party Engagement (TPE). This event provides a unique opportunity to gain valuable perspectives from our peers, fostering meaningful discussions and networking opportunities. Whether you are a seasoned professional or new to the industry, this panel promises to deliver indispensable insights to navigate the challenges and opportunities in today's real estate market. Don't miss out on this chance to connect, learn, and stay informed. Reserve your spot now for an evening of knowledge-sharing and collaboration.

Tickets

Support Member Ticket

Support Non-Member/Guest Ticket

Support Affiliate/Dealer/Room Sponsor

Support Affiliate/Specialty Sponsor

MEETING/EVENT INFORMATION

Downloaded At: 11:53 11 September 2009

NARPM SAN DIEGO MASTERMIND EVENT - FEBRUARY 21, 2024

Directions:





Join our upcoming NAREF chapter meeting for an unparalleled opportunity to connect, learn and grow with fellow property managers that grow and lead modern and green sectors. This gathering is designed to foster a collaborative environment where you can share insights, tackle challenges, and discover innovative solutions in property management. By participating, you'll have access to a wealth of free educational topics, including, but not limited to, green sector offerings, business growth strategies, and more. It's a strategic move to build relationships. Whether you're looking to refine your operational practices or expand your portfolio, this meeting promises to be an invaluable resource for property managers aiming to elevate their professional journey. Don't miss out on the chance to transform your approach to property management and create lasting benefits within the NAREF community.

Tickets

Source: Member Ticket

100.00% 200.00% 300.00% 400.00% 500.00% 600.00% 700.00% 800.00% 900.00% 1000.00%

Keywords: Adult Site, Table, Western European

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Meeting Information

Future Meetings

Previous Meetings

MEETING/EVENT INFORMATION

RESIDENT BENEFITS PACKAGES. ALL YOU NEED TO KNOW!

📅

Membership Event

10:30 AM - 11:30 AM

[Add to Calendar](#)

📍

Event Info - All Club

10:30 Event Street

San Diego, CA 92103

[View on Google](#)

[Directions](#)

🔗

📄

📧

📧

Learn about the opportunities of resident benefits packages with Clear Second Nature's hosting this summer or what your business could look like with it. RBP This and many source of revenue is a new way to create your business!

Tickets

Special Affiliate Ticket / Forum Sponsor

Support A Future Special Sponsor

Support Non-Member/Guest Ticket

Socio Member Ticket

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Meeting Information

Future Meetings

Previous Meetings

MEETING/EVENT INFORMATION

PROPERTY MANAGERS BATTLE WITH CLIENTS FOR REPAIRS OR IMPROVEMENTS

📅 April 17, 2024
12:30 PM - 1:30 PM
[Add to Calendar](#)

📍 Barker's Hill Club
3030 Front Street
San Diego, CA 92103
[View on Google Maps](#)
[Directions](#)

🔍 📄 📱 🌐

Many property managers battle with their clients to get them to do repairs or improvements. The most quality contractors exist to get them out of a unit with their expertise for major repairs and cleaned unit repairs.

- Refinance using only debt service ratio/ cash flow calculations on the subject property (no tax returns or debt ratio calculations)
- A fixed rate and mortgage/ "HELOC"

He will also review a unit investment property purchase financing options for owners of multiple properties that increase expenses on their debts and makes qualifying difficult.

Tickets

[Standard Member Ticket](#)

[Special Non-Member/Guest Ticket](#)

[Book into ATTN Live Event Right Upstairs](#)

[Special Affiliate Table / Room Sponsor](#)

Meeting Information

Current Meetings

Past Meetings

MEETING/EVENT INFORMATION

KTS LEGAL UPDATE 2024 WITH TRACEY MERRELL



May 21, 2024
10:00 AM - 1:00 PM
[Add to Calendar](#)



San Diego Hill Club
3300 La Jolla Village Drive
San Diego, CA 92161
[View on Google Maps](#)
[Directions](#)

Buy Now

Share

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Whether you're a seasoned realtor and an expert in property management, this presentation by Tracey Merrell promises to be an indispensable resource for anyone informed in this ever-changing world of housing laws.

- Laws regarding residential tenancies
- Laws affecting fair housing
- Affordable housing laws
- New building code requirements
- Amendments to California laws

Don't miss out – register now to see all your stuff!

Tickets

100.00 Allstate Members Full Ticket

50.00 Member Ticket

50.00 Non-Member/Guest Ticket

100.00 Allstate Spotlight Operator

50.00 Affiliate Table / Room Sponsor

Meeting Information

Future Meetings
Previous Meetings

MEETING/EVENT INFORMATION

KNOW YOUR NUMBERS! KEY INDICATORS TO KNOW WHAT SUCCESS IS!

 **June 23, 2021**
10:15 AM - 1:00 PM
[Add to Calendar](#)

 **Banker's Hill Club**
3610 River Street
San Diego, CA 92104
[View details for this event](#)

Unlock the power of your data to run a winning NARPM chapter meeting this **Know Your Numbers!** This session is dedicated to understanding and leveraging KPIs for tomorrow's leaders to better serve your property management success. Join us to discover how tracking and analyzing the right metrics can transform your business operations, improve client satisfaction, and boost profitability. Gain insights from industry experts on identifying crucial KPIs, interpreting data trends, and implementing strategies for continuous improvement. Whether you're new to KPIs or looking to refine your approach, this event offers practical tools and knowledge to help you make informed, data-driven decisions. Elevate your property management game by mastering the numbers that matter most. Don't miss this chance to enhance your skills and achieve greater success within the NARPM community.

Tickets

- [\\$10.00 Member Ticket](#)
- [\\$20.00 Non-Member Guest Ticket](#)
- [Sponsor Affiliate Spotlight Sponsor](#)
- [\\$5000.00 Table/Room Sponsor](#)

Meeting Information

[Future Meetings](#)

[Previous Meetings](#)

MEETING/EVENT INFORMATION

DECK YOURSELF BEFORE YOU WRECK YOURSELF: DECK INSPECTIONS IN CA

📅 August 21, 2024
10:00 AM - 1:00 PM
[Add to Calendar](#)

📍 Barker's Hill, 1500
Glen Park Street,
San Diego, CA 92104
[View on Google Map](#)
[Directions](#)

[RSVP](#) [Join](#) [Share](#)

Join us for an essential workshop aimed for property managers focusing on the critical inspections mandated by California Senate Bill 261 (SB 261). This event will provide a comprehensive understanding of the inspection processes required to ensure the safety and integrity of balconies, decks, and exterior walkways in multi-family residential buildings.

Key Highlights:

- Understanding SB 261:** A detailed overview of the legislation, its requirements, and deadlines for compliance.
- Inspection Best Practices:** Learn from experts on how to effectively conduct and document inspections, identifying potential hazards before they become liabilities.
- Case Studies and Real-World Examples:** Gain insights from real-life

Tickets

- \$50.00 Member Ticket
- \$100.00 Non-Member Guest Ticket
- \$100.00 A Table Sponsorship
- Sponsor Affiliate Table / Room Sponsor

Meeting Information

Future Meetings

Previous Meetings

MEETING/EVENT INFORMATION

THE HABITS OF FREQUENTLY SUED MANAGERS

📅 September 18, 2024
11:00 AM - 1:00 PM
[Add to Calendar](#)

📍 Bankers Hill Club
3100 Market Street
San Diego, CA 92103
[View on Google](#)
[Directions](#)

[A Post](#) [Share](#) [Share](#)

Join us for an engaging lunch & learn session focused on identifying and addressing common HR violations and red flags. This event, presented by SDHR Consulting, will highlight the Habits of Frequently Sued Managers and provide actionable strategies to avoid costly HR mistakes.

Tickets

\$20.00 Member Ticket

\$20.00 Non-Member/Board Member

\$100.00 Annual Spotlight Sponsor

\$50.00 Affiliate Table / Room Sponsor

Meeting Information

[Future Meetings](#)[Previous Meetings](#)

MEETING/EVENT INFORMATION

PROPERTY MANAGEMENT HORROR STORIES!

 October 05, 2024
10:00 AM - 1:00 PM
[Add to Calendar](#) San Jose - 4000
1000 First Street
San Diego, CA 92101
[View on Google Map](#)
[Directions](#)[Join Zoom](#) [Join](#) [Join](#)

Share your experiences, frustrations, or most interesting incident or maintenance nightmare with the team. Keep your story around 5-7 minutes and submit a two-sentence teaser for a chance to be chosen, with one who has the most chilling tale in property management!

Tickets

[\\$20.00 Member Ticket](#)[\\$20.00 Non-Member/Student Ticket](#)[\\$200.00 A Table Spaight Experience](#)[Sponsor / Affiliate Table / Room Sponsor](#)

Meeting Information

[Future Meetings](#)
[Previous Meetings](#)

MEETING/EVENT INFORMATION

MASTERMIND ROUNDTABLE


 November 24, 2022
 10:00 AM - 11:00 AM

[Add to Calendar](#)

 San Jose - HCC Club
 1000 First Street
 San Diego, CA 92101
[View on Google Map](#)
[Directions](#)
[Go To](#)
[Share](#)
[Share](#)

Call questions answered by your colleagues and share your knowledge. Everyone has questions and we have a wealth of knowledge from each of our members. Mark McLeod, The Hub and other will be hosting the roundtable. We have gathered some challenging and interesting topics to get everyone started. It is an excellent opportunity to do this.

Tickets

[\\$20.00 Member Ticket](#)
[\\$20.00 Non-Member/Student Ticket](#)
[\\$200.00 Affiliate Spotlight Expense](#)
[Special Affiliate Table / Room Sponsor](#)



SD NARPM

San Diego National Association of Residential Property Managers BOARD MEETING MINUTES March 22, 2024

NARPM® ANTITRUST STATEMENT:

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

1. Roll Call :

Thomas Perfect (President), Michael Braddon (Past President), Jason Riehl (Treasurer), Mark Scott (Honorary Past President), Christina Rounds (Secretary) and Julie Kern (Affiliate Chair)

2. Follow up on Upcoming Speakers:

April – PM Battle with Clients for Repairs or Improvements - Confirmed
May 2024 – KTS Legal Update- Confirmed
June – EPA Lead Renovator Certificate Required for Property Managers
July – Dark

3. Please note NARPM future meeting topics:

The virtual Chapter Leadership Training “Nut and Bolts” session is required for Chapter Compliance in 2024. It is free and all Chapter Leaders are encouraged to attend, but minimally the 2025 Chapter President must be in attendance.

2024 Important Dates for Chapter Leaders

June 1, 2024 – Chapter Excellence is due.
Sept. 30, 2024 – 2025 Chapter Officers & Directors names are due
Oct. 24, 2024 – Chapter President Meet Up at Annual Convention. RSVP HERE.
Nov. 21, 2024 – Chapter Leadership Training “Nuts and Bolts.” RSVP HERE. REQUIRED!

4. Treasurer (membership fees):

Jason sent a reminder email to the membership reminding them of the fees.

5. Adjourned



SD NARPM

San Diego National Association of Residential Property Managers BOARD MEETING MINUTES June 18, 2024

NARPM® ANTITRUST STATEMENT:

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1. Roll Call :

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2. Follow up on Upcoming Speakers:

July – Dark

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Nov. 21, 2024 – Chapter Leadership Training “Nuts and Bolts.” RSVP HERE. REQUIRED!

4. Treasurer (membership fees):

Discussion of the FTB Letter of non-compliance that was found to be outstanding.

Confirmed we are current with reconciliation with US BANK.

We will be upgrading Quickbooks.

Unable to change signer of US Bank account until FTB is resolved.

NOTE: No funds are owed; only missing paperwork.

5. VOTE (July 2024):

Discussion of the Articles of Incorporation.

Filing of SOI after July 2024 VOTE:

Slate of candidates for July 2024 – June 2025:

Thomas Perfect, President

Christina Rounds, Secretary

Michael Braddon, Past President, Treasurer

Danyel Mentor, Membership Mentor

Julie Kern Affiliate Chair

6. Adjourned



SD NARPM

San Diego National Association of Residential Property Managers BOARD MEETING MINUTES August 21, 2024

NARPM® ANTITRUST STATEMENT:

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

1. Roll Call :

Thomas Perfect (President), Michael Braddon (Past President, Treasurer), Mark Scott (Honorary Past President), Christina Rounds (Secretary) and Julie Kern (Affiliate Chair)

2. Follow up on Upcoming Speakers:

September 2024 – The Habits of Frequently Sued Managers

3. Please note NARPM future meeting topics:

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Nov. 21, 2024 – Chapter Leadership Training “Nuts and Bolts.” RSVP HERE. REQUIRED!

4. Treasurer (membership fees):

Further Discussion of the FTB Letter of non-compliance that was found to be outstanding.

Current with reconciliation with US BANK.

Still unable to change signer of US Bank account until FTB is resolved.

NOTE: No funds are owed; only missing paperwork.

5. VOTE RATIFIED via SurveyMonkey (August 2024):

Filing of SOI after July / August 2024 VOTE:

Slate of candidates for July 2024 – June 2025:

Thomas Perfect, President

Christina Rounds, Secretary

Michael Braddon, Past President, Treasurer

Danyel Mentor, Membership Mentor

Julie Kern Affiliate Chair

6. Adjourned

Michael Braddon

From: Michael Braddon
Official: July 2024
Subject: NARPM - San Diego Chapter New Officers July 2024 – June 2025

NARPM,

The new executive officers for July 2024 – June 2025:

President

Thomas Perfect
UPLIFT Property Management
1134 D Street
Ramona, CA 92065
Bus: (858) 449-7294
thomas@upliftpm.com

President Elect – **TBD**

Secretary –

Christina Rounds
9320 Fuerte Dr Suite 100
La Mesa, CA 91941
Bus: (858) 220-9017
christina@collectiveprops.com

Treasurer & Past President –

Michael Braddon
Orion Management & Realty, Inc.
1210 28th Street
San Diego, CA 92102-2206

Membership Mentor –

Danyel Brooks
4455 Murphy Canyon Rd. #100-72
San Diego, CA. 92123
Bus: (858) 222-4663
Email: danyel@bpmsd.com

Affiliate Chair – Julie Kern of Mr Rekey

#1

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 1:50:38 PM
Last Modified: Friday, August 30, 2024 1:51:02 PM
Time Spent: 00:00:24
First Name: Max
Last Name: Reynolds
Email: max@palmtreeproperties.com
IP Address: 99.129.201.144

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#2

INCOMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 1:52:28 PM
Last Modified: Friday, August 30, 2024 1:52:28 PM
Time Spent: 00:00:00
First Name: Greg
Last Name: Gorsuch
Email: Greg@cpmteam.com
IP Address: 104.190.7.209

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#3

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 1:53:32 PM
Last Modified: Friday, August 30, 2024 1:54:11 PM
Time Spent: 00:00:38
First Name: Daniel
Last Name: Recob
Email: dan@recob.net
IP Address: 72.220.103.195

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#4

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 2:23:35 PM
Last Modified: Friday, August 30, 2024 2:23:41 PM
Time Spent: 00:00:05
First Name: Jason
Last Name: Riehl
Email: jason@redhousemgt.com
IP Address: 104.56.247.3

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#5

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 2:37:58 PM
Last Modified: Friday, August 30, 2024 2:38:05 PM
Time Spent: 00:00:06
First Name: Michael
Last Name: Braddon
Email: michael@orionmrinc.com
IP Address: 72.199.50.45

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#6

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 4:33:40 PM
Last Modified: Friday, August 30, 2024 4:33:45 PM
Time Spent: 00:00:04
First Name: Danyel
Last Name: Brooks
Email: danyel@bpmsd.com
IP Address: 174.193.136.36

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#7

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 4:35:14 PM
Last Modified: Friday, August 30, 2024 4:35:19 PM
Time Spent: 00:00:04
First Name: Mark
Last Name: Scott
Email: mark@encorerealtysd.com
IP Address: 174.203.32.148

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#8

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 10:02:50 PM
Last Modified: Friday, August 30, 2024 10:03:45 PM
Time Spent: 00:00:55
First Name: Tammy
Last Name: Matthews
Email: Tammy@TMRealEstate.One
IP Address: 38.56.129.160

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#9

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Saturday, August 31, 2024 8:42:32 AM
Last Modified: Saturday, August 31, 2024 8:42:38 AM
Time Spent: 00:00:06
First Name: Rusty
Last Name: Hannum
Email: reorusty@gmail.com
IP Address: 99.75.20.177

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#10

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Sunday, September 01, 2024 7:42:52 PM
Last Modified: Sunday, September 01, 2024 7:43:11 PM
Time Spent: 00:00:18
First Name: Ed
Last Name: Swauger
Email: edswauger@gmail.com
IP Address: 72.197.213.126

Page 1

Q1

Yes

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#1

COMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 1:50:38 PM
Last Modified: Friday, August 30, 2024 1:51:02 PM
Time Spent: 00:00:24
First Name: Max
Last Name: Reynolds
Email: max@palmtreeproperties.com
IP Address: 99.129.201.144

Page 1

Q1

Yes

Do you accept this slate of candidates for 2024-2025?

#2

INCOMPLETE

Collector: PLEASE VOTE SD-NARPM !! (Email)
Started: Friday, August 30, 2024 1:52:28 PM
Last Modified: Friday, August 30, 2024 1:52:28 PM
Time Spent: 00:00:00
First Name: Greg
Last Name: Gorsuch
Email: Greg@cpmteam.com
IP Address: 104.190.7.209

Page 1

Q1

Yes

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Collector: PLEASE VOTE SD-NARPM !! (Email)
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San Diego NARPM Chapter BOD (Board of Directors) VOTE 2024-2025

1. Do you accept this slate of candidates for 2024-2025?

☐

Thomas Perfect, President Elect 2023-24; New President 2024-2025

UPLIFT Property Management (DRE # 01982654)

Thomas, CEO / Managing Broker, works hard to make sure our company systems work in the best way possible. He oversees all aspects of the company and management of properties - from leasing and accounting to maintenance and sales. Thomas also helps owners join the Uplift family and understand how to use our team to answer all their questions. He makes sure we have the best team in place to manage property at the highest level.

He is a local scoutmaster and loves being outdoors. He served a 2 year mission in Bogota, Colombia. He has a small family consisting of his wife, two beautiful daughters, and two dogs. Thomas loves playing sports of any kind, building businesses from the ground up, aerial photography, and family road trips!

Mark W. Scott, Past President 2023-2024; 2024-2025

Encore Realty Inc. (DRE # 01308692)

I am pleased to re-introduce Mark W. Scott of Encore Realty Inc from our San Diego Chapter and CALNARPM Past President. He has a family history of Real Estate and has been licensed since 1994 and a broker since 1997. He is on top of legislative challenges, local ordinances and legal issues.

"Encore Realty is a full-service property management company in the San Diego County area. We serve residents and property owners in San Diego County, including Chula Vista, San Diego and National City. The company started in 2001, but our team started working in the local real estate and rental markets in 1994."

Christina Rounds, Secretary 2023-2024, returning 2024-2025

Collective Properties, Inc (DRE # 01861996)

I have been a Real estate professional since 2007. I specialize in both Property Management and Real Estate Sales. I have grown my property management portfolio to over 100 properties in San Diego and have helped countless families move into their next phase in life. Whether it be buying a home or selling it! My main focus and key to success has been connecting with my clients on a business and personal level, consistent, caring communication, and making sure my clients are well taken care of. When I am not caring for my "Real (estate) Family" I am caring for my 3 amazing kids and 2 "fur-babies."

In my free time you can find me encouraging, loving on, and giving back to the San Diego community!

Michael Braddon, Interim President 2022-2024; New Treasurer 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.

