



CHAPTER COMPLIANCE 2024 DUE DECEMBER 1, 2024

C010 SANTA CLARA COUNTY 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**

C010 SANTA CLARA COUNTY 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): Brad Abbott

April 3, 2024, Attendee(s): Brian Folden

June 26, 2024, Attendee(s): Brad Abbott

October 2, 2024, Attendee(s): Brad Abbott

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): Brian Folden

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

Santa Clara County

Name of person submitting Chapter Compliance documents

Jimena Gómez Unda

Email

remoteprof04@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?

YES

File Upload - If yes, please upload Articles of Incorporation here.



2. Modification of Articles.pdf

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



3. Certificate of Status_SOS filing goo... .pdf

4. File Upload - 2023 Chapter Tax Return



4. 2023 990N e-Postcard View.pdf

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



5. Statement of Activity.pdf

6. File Upload - 2025 Chapter Budget



6. NARPM Santa Clara County 2025 B....xlsx

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

2

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

More than 4

File Upload - 2024 Membership Meetings



-  February Meeting.pdf
-  April Meeting.pdf
-  July Meeting.pdf
-  June Meeting.pdf
-  November Meeting.pdf
-  September Meeting.pdf
-  August Meeting.pdf



March Meeting.pdf



May Meeting.pdf



October Meeting.pdf

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

4

File Upload - 2024 Board of Directors Meeting Minutes



9. Board Minutes.pdf

10. File Upload - 2025 Chapter Leadership Names



10. Board of Directors 2025.docx

11. File Upload - 2024 Proof of Elections



11. Elections Santa Clara BOD 2025.pdf

Certificate of Amendment of Articles of Incorporation

The undersigned certify that:

1. They are the president and the secretary, respectively, of The Santa Clara County Chapter of NARPM, a California corporation.
2. Article II. 'Type/Purpose of Corporation' of the Articles of Incorporation of this corporation is amended to read as follows:

A. This corporation is a nonprofit, mutual benefit corporation, organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under such law.

B. The specific purpose of this corporation is to provide a local Chapter under charter of The National Association of Residential Property Managers (NARPM), thus promoting the professionalism of any individual engaged in the professional delivery of residential management services.

3. The foregoing amendment of Articles of Incorporation has been duly approved by the board of directors.

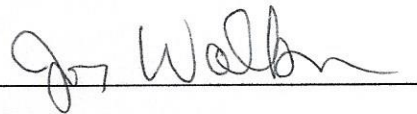
4. The foregoing amendment of Articles of Incorporation has been duly approved by the required vote of the members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: Nov. 22, 2024



Brad Abbott, President



Joi Walker, Secretary



Secretary of State

Certificate of Status

I, SHIRLEY N. WEBER, PH.D., California Secretary of State, hereby certify:

Entity Name: THE SANTA CLARA COUNTY CHAPTER OF NARPM
Entity No.: 2059332
Registration Date: 06/02/1997
Entity Type: Nonprofit Corporation - CA - Mutual Benefit
Formed In: CALIFORNIA
Status: Active

The above referenced entity is active on the Secretary of State's records and is authorized to exercise all its powers, rights and privileges in California.

This certificate relates to the status of the entity on the Secretary of State's records as of the date of this certificate and does not reflect documents that are pending review or other events that may impact status.

No information is available from this office regarding the financial condition, status of licenses, if any, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this day of October 30, 2024.

SHIRLEY N. WEBER, PH.D.
Secretary of State

Certificate No.: 261628321

To verify the issuance of this Certificate, use the Certificate No. above with the Secretary of State Certification Verification Search available at bizfileOnline.sos.ca.gov.

Department of the Treasury
Internal Revenue Service

for Tax-Exempt Organization not Required to File Form 990 or 990-EZ

2023

Open to Public Inspection

A For the 2023 Calendar year, or tax year beginning 2023-01-01 and ending 2023-12-31

B Check if available

☐ Terminated for Business☒ Gross receipts are normally \$50,000 or lessC Name of Organization: THE SANTA CLARA CHAPTER OF
NARPMPO Box 5172, San Jose, CA,
US, 95150

D Employee Identification

Number 77-0342116

E Website:

F Name of Principal Officer: Brad Abbott

PO Box 5172, San Jose, CA,
US, 95150

Privacy Act and Paperwork Reduction Act Notice: We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

The organization is not required to provide information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. The rules governing the confidentiality of the Form 990-N is covered in code section 6104.

The time needed to complete and file this form and related schedules will vary depending on the individual circumstances. The estimated average times is 15 minutes.

Note: This image is provided for your records only. Do Not mail this page to the IRS. The IRS will not accept this filing via paper. You must file your Form 990-N (e-Postcard) electronically.

NARPM Santa Clara County

Statement of Activity

January - December 2023

	TOTAL
Revenue	
50/50 Drawing Income	570.38
Affiliate Dues - Annual	11,654.10
Chapter Grant	480.00
Guests	20.00
Holiday Party	11,518.95
Member Dues	4,677.99
Other Income	
Meeting / Breakfast Income	60.00
Total Other Income	60.00
Raffle Income	398.00
Sponsorship Income	800.00
Summer Fundraiser Income	
Summer BBQ	2,354.90
Total Summer Fundraiser Income	2,354.90
Total Revenue	\$32,534.32
GROSS PROFIT	\$32,534.32
Expenditures	
50/50 Drawing Expense	1,826.00
Advertising	144.50
Awards/Scholarships	161.61
Bank Service Charges	16.00
Board of Directors	384.91
Catering/Room Rental	11,551.59
Donations	1,500.00
Holiday Party Expense	21,610.77
Marketing / Promotion	1,594.70
Merchant Fees	501.63
Other Expenses	59.00
Postage/Printing	176.00
Professional - Legal/Acctng	435.00
Raffle Expense	165.00
Speaker Expense	301.36
Summer Fundraiser Expense	1,247.65
Supplies	312.55
Website Expense	1,589.66
Total Expenditures	\$43,577.93
NET OPERATING REVENUE	\$ -11,043.61
NET REVENUE	\$ -11,043.61

NARPM Santa Clara County

Statement of Activity

January - December 2024

	TOTAL
Revenue	
50/50 Drawing Income	163.43
Affiliate Dues - Annual	17,480.86
Chapter Grant	1,285.00
Holiday Party	22,983.14
Member Dues	12,463.20
Other Income	1,075.00
Meeting / Breakfast Income	640.00
Total Other Income	1,715.00
Raffle Income	3,878.00
Sponsorship Income	2,232.90
Summer Fundraiser Income	882.34
Summer BBQ	67.32
Total Summer Fundraiser Income	949.66
Unapplied Cash Payment Income	0.00
Total Revenue	\$63,151.19
GROSS PROFIT	\$63,151.19
Expenditures	
50/50 Drawing Expense	559.00
Bank Charges	16.00
Board of Directors	612.40
Catering/Room Rental	12,569.21
Conventions	790.00
Donations	500.00
Holiday Party Expense	22,583.55
Marketing / Promotion	1,266.96
Member/Affiliate name tags	289.73
Merchant Fees	988.46
President's Gifts	1,258.07
Professional - Legal/Acctng	615.27
Raffle Expense	676.00
Referral Fee	300.00
Supplies	13.13
Website Expense	2,033.31
Total Expenditures	\$45,071.09
NET OPERATING REVENUE	\$18,080.10
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NARPM Santa Clara County

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NARPM Santa Clara County Proposed Budget 2025					
	2024 Actual Total YTD	2024 Budget	2025 Actual (YTD)	2025 Budget	Notes for 2025 budget
Income					
Member Dues	7,617.24	7000		7800	39 Members @ \$200
Affiliate Dues - Annual	15,392.64	13300.00		15400	44 Affiliates @ \$350
Chapter Grant	785.00	2500		1500	Potential grants
Raffle	1,896.43	1000		2000	Estimated based on 2024
Summer Fundraiser	949.66	2500.00		2500	Estimated
Meeting/Breakfast	540	0		500	
Other Sponsors	2232.91	5000		2400	Happy Hour, other
General Income	\$29,413.88	\$31,300.00	\$0.00	\$32,100.00	
Holiday Party		6000		6800	80 meals @ \$85
Holiday Party Sponsors				6800	Event \$2500, Drink \$750x2, Table \$300x8, photo \$400
Holiday Party Raffle Sales				5000	50 sheets of 100@ \$100
Holiday Party Income	\$0.00	\$6,000.00	\$0.00	\$18,600.00	
Total Income	\$29,413.88	\$37,300.00	\$0.00	\$50,700.00	
Expenses					
50/50 Drawing Expense	1005	1000		1000	Estimated based on 2024
Advertising	37.39	840		840	Mailchimp at approx \$70/mo
Bank Charges	16	30		30	
Catering/Room Rental	9038.38	7650		8600	3 Flames Meeting
Charitable Donations	500	2000		2000	\$1000 Donations x 2
Marketing / Promotion	1056.96			1000	
Merchant Fees	300.91	800		800	Payment Processing Fees
Other Expenses	289.73	100		100	Name tags
Postage/Printing	166	200		200	PO Box and Postage
Legal/Accounting	585.27	450		450	Tax filing etc
Referral Fee	150	200		200	\$50 referral x 4
President's Gifts		1100		1200	
Supplies	13.13	200		200	Avg expense
Website Expense	1973.46	1758		1758	StarChapter Payment
Summer Fundraiser		1400		1400	Estimated expense
BOD Planning Dinner		1650		1650	Maggiano's
National Conference Sponsorship	790	790		2800	President and/or President Elect \$1400 Ea Max
BOD Monthly Meeting	612.41	0		3000	Lunch Expense
General Expenses	\$15,132.23	\$20,168.00	\$0.00	\$27,228.00	
Holiday Party Room/Meal	1,290.84	6000		9800	100 meals + \$1500 Room
Casino Rental		6000		2800	
Bar Tab/Photo Booth		3000		3000	
Holiday Party Expense	\$1,290.84	\$15,000.00	\$0.00	\$15,600.00	
Total Expense	\$16,423.07	\$35,168.00	\$0.00	\$42,828.00	

Net Operating Income	\$12,990.81	\$2,132.00	\$0.00	\$7,872.00	
January 1 Bank Balance		\$30,000.00		\$30,000.00	
Total Cash Available	\$12,990.81	\$32,132.00	\$0.00	\$37,872.00	



Remote Professional4 <remoteprof04@gmail.com>

[Test] Join us on February 15th

12 messages

PRESIDENT NARPM of Santa Clara <narpmssc.social@mail.mailchimpapp.com>

Fri, Feb 9, 2024 at 12:32 PM

Reply-To: us21-3406990dff-f7f82e1047@inbound.mailchimp.com

To: remoteprof04@gmail.com



National Association of Residential Property Managers

SANTA CLARA COUNTY CHAPTER

Thursday, FEBRUARY 15th 8:30am

[Three Flames Restaurant in San Jose](#)

[1547 Meridian Ave San Jose, CA 95125](#)

Keynote Speaker- Anne-Michelle
Frances

Our
Affiliate
Members

Interested in becoming
an Affiliate?

Click [HERE](#) to learn
more!

**FEBRUARY
MEETING
SPONSOR**



Bio: Anne-Michelle Frances, Owner of Blueprint Evictions, a legal document services company, will lead a live, interactive workshop regarding the most requested, most prepared, and most served notice prior to starting an eviction: **The Warning Notice.**

She will teach you when to use them, how to complete them, and how to properly serve them while remaining in compliance with the City of San Jose's Tenant Protection Ordinance and the State of California's AB 1482 (soon to be replaced with SB 567).

Don't miss access to this in-person workshop and free form; a combined value of \$500. Save thousands of dollars in legal fees by learning the most up-to-date methods for managing rental properties during the most challenging time in our state's history at 8:30am on February 15, 2024 at the Three Flames Restaurant.

**2023 AFFILIATE
of the
YEAR!!!**

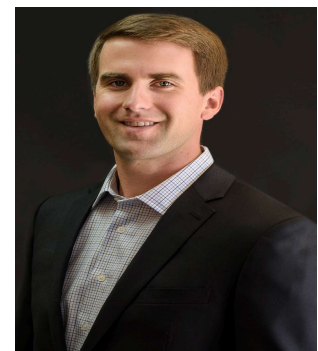


Jesshill Love

love@homesmiles.com

800-866-1801

The Board of Directors and Leadership Team meet every 1st Thursday of the month at [The Adobe Lodge](#) in Santa Clara from 11:45 to 1:15 p.m. Everyone is welcome to come share their ideas! (Lunch not included.) Please RSVP via e-mail to our Chapter President: Brad Abbott (brad@presidentialpm.com), at least 24 hours in advance.



**Your
2024 President,**

Brad Abbott, with
[Presidential Property](#)
[Management](#)

Our Website

Join our
Chapter



**CONGRATULATIONS
MARIA JAMES!!!**

SAVE THE DATE!!
FEBRUARY 29th - Happy Hour
M8trix Casino at 1887 Matrix Blvd,
San Jose, CA 95110
5p-8p

We are looking forward to another a great turnout at our Happy Hour on the 29th of FEBRUARY!

We'll be having these each quarter, so if you're a property manager, thinking of becoming one, or serve the industry, come join us! NO AGENDA!

If you would like to sponsor this event,Contact Chris Cossitor:

[**Flapsup@cossitorgroup.com**](mailto:Flapsup@cossitorgroup.com)



Check out whats new in 2024 for Legislation

What's new in rental housing law for 2024

California Legislature back in session with new leadership - see what they're working on now!!

NARPM UPDATES & Helpful Links

--Have you seen the new NARPM® Accounting Standards?

Login and find out more [HERE](#).

--NARPM® has a library of helpful webinars listed [HERE](#).

--There are many Facebook Groups you can join to connect/ask questions of colleagues. Here are some of them: [CA PM's/Brokers](#), [Residential PM Broker Only](#), and many more!

--See other NARPM® benefits [HERE](#).



Remote Professional4 <remoteprof04@gmail.com>

[Test] Reminder:

4 messages

PRESIDENT NARPM of Santa Clara <narpmssc.social@188108298.mailchimpapp.com>

Wed, Mar 20, 2024 at 8:43 AM

Reply-To: us21-3406990dff-79d933c68a@inbound.mailchimp.com

To: remoteprof04@gmail.com



**Avoid maintenance pitfalls -
ask one of our affiliate professionals
Thursday March 21st @8:30 am**

IN-PERSON MEETING

SEE YOU AT THREE FLAMES RESTAURANT

1547 Meridian Ave San Jose, Ca 95125

We are thrilled to invite you to our Affiliate Showcase where you'll have the opportunity to connect with industry experts and fellow members. This event

promises to be insightful and beneficial for all involved.

Affiliates who haven't paid yet can settle at the door to qualify for participation in the panel discussion. Please provide three questions you'd like us to ask you and be prepared to address follow-up questions from the chapter.

We'd like to extend a special invitation to our affiliates to contribute to our upcoming event by bringing raffle gifts for the property managers. Your generosity will not only add excitement to the occasion but also show our appreciation for their hard work and dedication. Your thoughtful contributions will surely make a difference and help strengthen our relationships within the community.

We are excited to announce that we will be hosting a short presentation to discuss the details of the required balcony inspection law, SB721. The presentation will be conducted by Mr. David Thompson, a distinguished expert in the field and representative from Decksafe Inspections, Inc.



David Thompson
Thompson Home Inspection, Inc.
DeckSafe Inspections, Inc.

Please RSVP to info@narpmscc.com if you plan to attend or participate in the showcase.



Remote Professional4 <remoteprof04@gmail.com>

[Test] Santa Clara Chapter Meeting on April 18th

4 messages

PRESIDENT NARPM of Santa Clara <narpmssc.social@188108298.mailchimpapp.com>

Fri, Apr 12, 2024 at 2:55 PM

Reply-To: us21-3406990dff-b9a6a9f22f@inbound.mailchimp.com

To: remoteprof04@gmail.com



National Association of Residential Property Managers

SANTA CLARA COUNTY CHAPTER

Thursday, APRIL 18th 8:30am**Three Flames Restaurant in San Jose****1547 Meridian Ave San Jose, CA 95125****Keynote Speaker- Larry
Stone****Our Affiliate
Members**

Interested in becoming an
Affiliate? Click [HERE](#) to learn
more!

**APRIL MEETING
SPONSOR**

Bio: San Jose Magazine named Larry Stone one of Silicon Valley's 100 most powerful leaders. Pulitzer Prize winning author and Washington Post reporter, Haynes Johnson, described Larry Stone in his best selling book, *Sleepwalking Through History*, as "bright, articulate; an American rarity, a proven political success in a time of political failure."

Longtime San Jose Mercury columnist Scott Herhold said Stone is one of the top 25 most powerful leaders in San Jose, and the third most powerful elected official.

Check out whats new in
2024 for Legislation

What's new in rental housing
law for 2024

California Legislature back in
session with new leadership - see
what they're working on now!!

NARPM UPDATES
& Helpful Links

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Joel Gruber

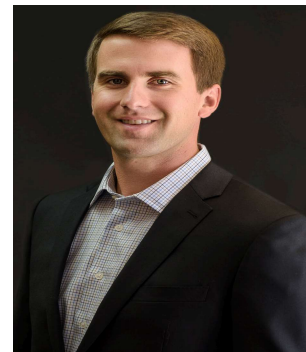
Joel@gruberpainting.com

Office: (650) 417-5323

Mobile: (650) 851-0312

CA Lic# 926251

The Board of Directors and Leadership Team meet every 1st Thursday of the month at [1887 Matrix Blvd, San Jose, CA 95110 \(meeting in the Epic Bar area\)](#) from 11:45 to 1:15 p.m. Everyone is welcome to come share their ideas! (Lunch not included.) Please RSVP via e-mail to our Chapter President: Brad Abbott (brad@presidentialpm.com), at least 24 hours in advance.



**Your 2024 President,
Brad Abbott, with
[Presidential Property
Management](#)**



Remote Professional4 <remoteprof04@gmail.com>

[Test] Santa Clara Chapter Meeting on April 18th

4 messages

PRESIDENT NARPM of Santa Clara <narpmssc.social@188108298.mailchimpapp.com>

Tue, May 14, 2024 at 4:43 PM

Reply-To: us21-3406990dff-ea00fd70bb@inbound.mailchimp.com

To: remoteprof04@gmail.com



National Association of Residential Property Managers

SANTA CLARA COUNTY CHAPTER

Thursday, MAY 16th 8:30am

[Three Flames Restaurant in San Jose](#)

[1547 Meridian Ave San Jose, CA 95125](#)

Keynote Speaker- David
Thompson, Marc Wood and
John Adams

Our Affiliate
Members

Interested in becoming an
Affiliate? Click [HERE](#) to learn
more!

**MAY MEETING
SPONSOR**



David Thompson
Thompson Home Inspection, Inc.
DeckSafe Inspections, Inc.

We are thrilled to invite you to an insightful session on SB 721, focusing on crucial safety and compliance measures.

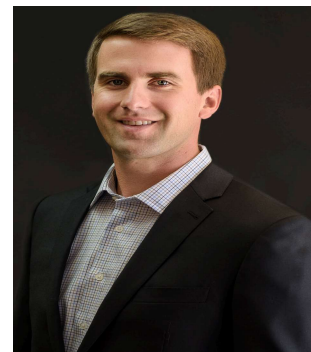
We are honored to host esteemed speakers David and Michael Thompson from DeckSafe Inspections, Inc., who will be sharing their expertise on this paramount topic. With their extensive experience and comprehensive knowledge, they will guide us through the intricacies of SB 721, shedding light on its importance and implications.



Mike Amdal

Office: 408-642-5390 **888**
N First St Unit #315

The Board of Directors and Leadership Team meet every 1st Thursday of the month at [1887 Matrix Blvd, San Jose, CA 95110 \(meeting in the Epic Bar area\)](#) from 11:45 to 1:15 p.m. Everyone is welcome to come share their ideas! (Lunch not included.) Please RSVP via e-mail to our Chapter President:
Brad Abbott
(brad@presidentialpm.com), at least 24 hours in advance.



Your 2024 President,
Brad Abbott, with
[Presidential Property](#)
[Management](#)



Marc Wood with ServPro of SW San Jose

Our Website

Join our Chapter

But that's not all! Joining them is Marc Wood from ServPro of SW San Jose, who will be co-hosting this session. Marc will provide invaluable insights into repair specifics, offering practical solutions and strategies to ensure compliance and safety in your properties.



John Adams with
Presidential Property Management

We have a special guest joining us: John Adams from Presidential Property Management. John will

provide a legislative update, offering insights into the latest developments that impact property management. His expertise will offer valuable perspective on navigating regulatory changes effectively.

Check out whats new in 2024 for Legislation

What's new in rental housing law for 2024

California Legislature back in session
with new leadership - see what they're
working on now!!

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Follow us on social media



Remote Professional4 <remoteprof04@gmail.com>

[Test] Santa Clara Chapter Meeting on June 20th

10 messages

PRESIDENT NARPM of Santa Clara <narpmscc.social@188108298.mailchimpapp.com>

Wed, Jun 19, 2024 at 12:44 PM

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To: remoteprof04@gmail.com



National Association of Residential Property Managers

SANTA CLARA COUNTY CHAPTER

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[Three Flames Restaurant in San Jose](#)

[1547 Meridian Ave San Jose, CA 95125](#)

Keynote Speaker- Bob Hahn



Our Affiliate
Members

Interested in becoming an Affiliate?

Click [HERE](#) to learn more!

Bob Hahn
 Senior Partner
 Gould, Hahn & Reinhardt PLC
 2550 Ninth Street, Suite 101
 Berkeley, CA 94710
 tel: 510 665-1800
bob@gouldhahn.com
www.gouldhahn.com

Bob Hahn has been representing licensed real estate brokers and property managers before the Department of Real Estate for over 25 years. He and his partner, Jake Reinhardt and their firm.

Gould, Hahn & Reinhardt PLC can provide legal advice and assistance to their clients in actions ranging from the formation and operation of their business, inquiries and audits or complaints from the DRE, responding to employee issues, and issues involving civil litigation.

Volunteer Day at Sunnyvale Community Service



Join Us for Volunteer Day at Sunnyvale Community Services! ☀️

📅 Date: July 17, 2024
 🕒 Time: 2:00 PM - 5:00 PM
 📍 Location: Sunnyvale Community Service, 1160 Kern Ave Sunnyvale, CA 94085

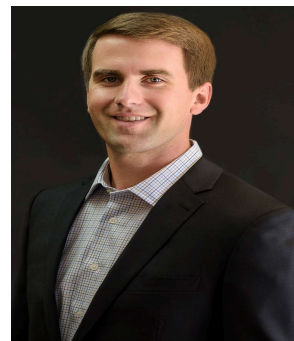
Our team will be helping to pack groceries to go out to residents in need. It's a great way to work together and give back to our community!

JUNE MEETING SPONSOR



Jim Rossi
 Presto Pest. 408-966-8600
jimrossi.presto@gmail.com

The Board of Directors and Leadership Team meet every 1st Thursday of the month at [1887 Matrix Blvd, San Jose, CA 95110 \(meeting in the Epic Bar area\)](#) from 11:45 to 1:15 p.m. Everyone is welcome to come share their ideas! (Lunch not included.) Please RSVP via e-mail to our Chapter President: Brad Abbott (brad@presidentialpm.com), at least 24 hours in advance.



Your 2024 President,
Brad Abbott, with
[Presidential Property Management](#)

Our Website

Join our Chapter

Your first meeting is FREE and includes breakfast!
For returning non-members, each meeting is \$20
at the door.

Come make a difference in our community and
enjoy a morning of service and camaraderie. We
look forward to seeing you there!

NARPM Santa Clara County Chapter Annual Picnic & Fundraiser



Check out whats new in 2024 for Legislation

What's new in rental housing law for 2024

California Legislature back in session
with new leadership - see what they're
working on now!!

NARPM UPDATES & Helpful Links

- Have you seen the new NARPM® Accounting Standards? Login and find out more [HERE](#).
 - NARPM® has a library of helpful webinars listed [HERE](#).
 - There are many Facebook Groups you can join to connect/ask questions of colleagues. Here are some of them: [CA PM's/Brokers](#), [Residential PM Broker Only](#), and many more!
 - See other NARPM® benefits [HERE](#).
-

Follow us on social media



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NARPM Santa Clara County · PO Box 5172 · San Jose, CA 95150 · USA



Remote Professional4 <remoteprof04@gmail.com>

[Test] Exciting July Events You Won't Want to Miss!

3 messages

PRESIDENT NARPM of Santa Clara <narpmssc.social@188108298.mailchimpapp.com>

Thu, Jul 25, 2024 at 11:01 AM

Reply-To: us21-3406990dff-444da522e9@inbound.mailchimp.com

To: remoteprof04@gmail.com

National Association of Residential Property ManagersS A N T A C L A R A C O U N T Y C H A P T E R

Second Nature - Offering
Resident's Benefit Packages

second
nature

Join us as Jack shares his insights with the
Monterey Bay NARPM chapter.

 Date: July 26, 2024

Our Affiliate Members

Interested in becoming an
Affiliate? Click [HERE](#) to
learn more!

The Board of Directors
and Leadership Team
meet every 1st Thursday
of the month at [1887
Matrix Blvd, San Jose, CA
95110 \(meeting in the
Epic Bar area\)](#) from 11:45
to 1:15 p.m. Everyone is
welcome to come share
their ideas! (Lunch not
included.) Please RSVP
via e-mail to our Chapter

🕒 Time: 1:00 PM - 2:30 PM

📍 Location: Bayonet & Black Horse, [1 Mc Clure Way, Seaside, CA 93955](#)

Jack Neuhaus is the Regional Sales Manager for Second Nature in Northern California. With a background at Compass Real Estate, he managed high-profile acquisitions. Now, he advises Property Management Companies on Resident Benefit Packages, ensuring compliance with DRE regulations. He collaborates with Second Nature's General Counsel on junk and ancillary fee legislation. Jack looks forward to discussing these topics with the Monterey Bay NARPM chapter.

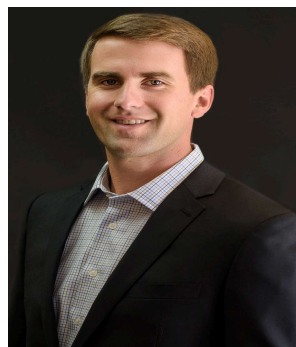
[Register Now](#)

**NARPM SUMMER FIESTA
FUNDRAISER!**

President:

Brad Abbott

(brad@presidentialpm.com), at least 24 hours in advance.



**Your
2024 President,
Brad Abbott, with
[Presidential Property
Management](#)**

**WELCOME
Spotlight**

Let's give a warm welcome to our new members. We're thrilled to have you join our community!



NARPM
Santa Clara County Chapter

Annual Fiesta & Fundraiser

JULY 27, 2024
11:00AM - 4:00PM

Supporting

Sunday Friends Foundation

Food

Raffle

Family Fun

Thank you to this year's sponsors!

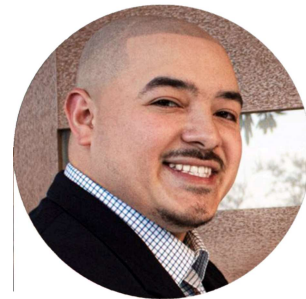
second nature
MAINTENANCEPRO

Rain Tree Picnic Area @ Vasona Park
333 Blossom Hill Rd
Los Gatos, CA 95032

[Register Now](#)



Steve Guzzetti
Property Manager



Angel Zapien
Property Manager

[Our Website](#)

[Join our Chapter](#)

Join Us in Supporting
Sunday Friends with
Backpack & School
Supplies Donations!



We are organizing a Backpack and School Supplies Drive for Sunday Friends, a charity dedicated to empowering families through education and resources. To contribute to this cause, we invite you to bring new backpacks and/or school supplies to the fiesta on July 27th or to our upcoming meeting with the mayor on August 15th.

Check out whats new in 2024 for Legislation

What's new in rental housing law for 2024

California Legislature back in session with new leadership - see what they're working on now!!

NARPM UPDATES & Helpful Links

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--See other NARPM® benefits [HERE](#).



Remote Professional4 <remoteprof04@gmail.com>

[Test] Special Event with Mayor Matt Mahan and Sunday Friends

4 messages

PRESIDENT NARPM of Santa Clara <narpmssc.social@188108298.mailchimpapp.com>

Wed, Aug 7, 2024 at 9:48 AM

Reply-To: us21-3406990dff-e063a5a2ce@inbound.mailchimp.com

To: remoteprof04@gmail.com

[View this email in your browser](#)

We are excited to host San Jose Mayor Matt Mahan and would appreciate everyone arriving early to ensure a prompt start at 9:00 AM for his presentation.

Additionally, we are collecting school supplies for Sunday Friends. While they have plenty of backpacks, they are specifically in need of school supplies. Your contributions are greatly appreciated!

August 08, 2024 9:00 AM**The Location:****1887 Matrix Blvd, San Jose,****CA 95110 (meeting in the Epic Bar area)**

If you know any property managers who may find this event relevant or beneficial, don't forget to invite them!

AUGUST MEETING SPONSOR

A CLEAN GUTTER



Bob Russell

acleangutter@gmail.com

p: 408-476-7100



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Our mailing address is:

info@narpmssc.com

408.247.1333 x319

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You can [update your preferences](#) or [unsubscribe from this list](#).

Remote Professional4 <remoteprof04@gmail.com>

To: Brad Abbott <brad@presidentialpm.com>

Wed, Aug 7, 2024 at 9:49 AM

Hello Brad,

Here is the email reminder.

Best Regards,

[Quoted text hidden]

--



REMOTE PROFESSIONAL | rp4@narpm.org | remoteprof04@gmail.com

National Association of Residential Property Managers



Remote Professional4 <remoteprof04@gmail.com>

[Test] Santa Clara Chapter Meeting on September 19th & Happy Hour September 25

5 messages

PRESIDENT NARPM of Santa Clara <narpmssc.social@188108298.mailchimpapp.com>

Fri, Sep 13, 2024 at 10:33 AM

Reply-To: us21-3406990dff-c5ca851946@inbound.mailchimp.com

To: remoteprof04@gmail.com



National Association of Residential Property Managers

SANTA CLARA COUNTY CHAPTER

Thursday, September 19th 8:30am

[Three Flames Restaurant in San Jose](#)

[1547 Meridian Ave San Jose, CA 95125](#)

**Keynote Speaker- Servando R.
Sandoval**

**Our Affiliate
Members**

Interested in becoming an
Affiliate? Click [HERE](#) to
learn more!

**SEPTEMBER
MEETING
SPONSOR**



Servando R. Sandoval
Real Estate Attorney

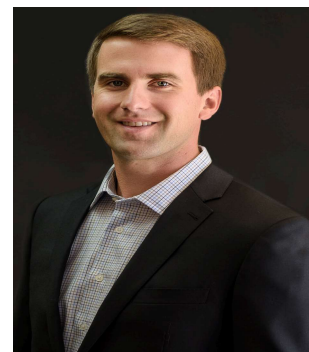
Servando R. Sandoval represents both for-profit and non-profit owners, property managers and developers, employers, and other businesses and individuals involved in state and federal litigation and administrative hearings. He also provides guidance to his clients in all aspects of day-to-day employment issues, including but not limited to discrimination, sexual harassment, leaves of absence, and wage and hour claims.

Servando also has deep experience in real estate law, with an emphasis on the multi-family housing industry, focusing on fair housing laws, operational



Marc Wood
ServPro (650) 386-0881

The Board of Directors and Leadership Team meet every 1st Thursday of the month at [1887 Matrix Blvd., San Jose, CA 95110 \(meeting in the Epic Bar area\)](#) from 11:45 to 1:15 p.m. Everyone is welcome to come share their ideas! (Lunch not included.) Please RSVP via e-mail to our Chapter President: Brad Abbott (brad@presidentialpm.com), at least 24 hours in advance.



**Your
2024 President,**

issues, reasonable accommodations, as well as local rent control laws.

Brad Abbott, with
[Presidential Property](#)
[Management](#)

Happy Hour September 25th

Our Website

Join our
Chapter

Join us for Happy Hour!

No agenda, just a chance to meet and chat!

Drinks and appetizers are on us.

September 25, 2024 5:00 PM - 8:00 PM

Location: [1887 Matrix Blvd, San Jose, CA 95110](#)
(meeting in the Epic Bar area)



If you know any property managers who may find this event relevant or beneficial, don't forget to invite them!

SEPTEMBER HAPPY HOUR SPONSOR



Denis

kbd services 408-461-7588

denis@kbdservices.com

www.kbdservices.com

SEPTEMBER HAPPY HOUR SPONSOR



Orlando Nevarez

Nevarez Moving Company 408-859-1106

orlandonevarez@nevarezmovingco.com

<https://www.nevarezmovingco.com/>

Check out whats new in
2024 for Legislation

What's new in rental housing law
for 2024

California Legislature back in session
with new leadership - see what they're
working on now!!

NARPM UPDATES & Helpful Links

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--See other NARPM® benefits [HERE](#).

Follow us on social media



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NARPM Santa Clara County · PO Box 5172 · San Jose, CA 95150 · USA

Remote Professional4 <remoteprof04@gmail.com>

To: Brad Abbott <brad@presidentialpm.com>

Fri, Sep 13, 2024 at 10:34 AM

Hi Brad,

Here is the newsletter with the September event and happy hour.

Best Regards,



Remote Professional4 <remoteprof04@gmail.com>

[Test] 🚩 Don't Miss This Thursday's Chapter Meeting – Expert Insights Await!

3 messages

PRESIDENT NARPM of Santa Clara <narpmscc.social@188108298.mailchimpapp.com> Wed, Nov 20, 2024 at 11:43 AM

Reply-To: us21-3406990dff-1be3b365b5@inbound.mailchimp.com

To: remoteprof04@gmail.com

National Association of Residential Property ManagersS A N T A C L A R A C O U N T Y C H A P T E R**CHAPTER MEETING
NOVEMBER 21ST****Our Affiliate
Members**

Join us for this Thursday's meeting!

Speaker: **Louis Melo**, Atlantis Properties
Topic: **The Basics of Buying and Selling
Property Management Businesses**

Mr. Melo is a Licensed California Real Estate Broker with over 20 years of experience in Property Management and Real Estate Investments. He also served as President of the NARPM® Santa Clara County Chapter.

Interested in becoming an
Affiliate? Click [HERE](#) to
learn more!

The Board of Directors and Leadership Team meet every 1st Thursday of the month at [1887 Matrix Blvd, San Jose, CA 95110 \(meeting in the Epic Bar area\)](#) from 11:45 to 1:15 p.m. Everyone is welcome to come share their ideas! (Lunch not included.) Please RSVP

Legal Update: **John Adams**, Presidential Property Management

If you know any property managers who may find this event relevant or beneficial, don't forget to invite them!

via e-mail to our Chapter President:
Brad Abbott
(brad@presidentialpm.com), at least 24 hours in advance.

NOVEMBER MEETING SPONSOR



S&G Carpet

Natalie Cabral

Phone: 408-209-6891

Email: nataliecabral@sgcarpet.com



Your
2024 President,
Brad Abbott, with
[Presidential Property](#)
[Management](#)

Letter from the President

Dear Members,

Through our collective efforts, we have once again defeated attempts to overturn Costa-Hawkins. This is another significant win for the future of California's housing market. We encourage you to continue writing to your local and state representatives on important industry-related issues. For those looking to take the extra step, NARPM National will be hosting its annual NARPM Capitol Summit from February 4-6 in Washington, DC. This is a great opportunity to learn more about the legislative process and how to advocate for property management at all levels of government. You can find event information and more at narpm.org.

Sincerely,

Our Website

**Join our
Chapter**

Brad Abbott

President - Santa Clara County Chapter of NARPM

Board Members:

Brad Abbott (President), Brian Folden
(VP/President Elect)

Christopher Cossitor (Past President), Joi Walker
(Secretary), Brad Bonnifield (Treasurer)

Lisa Goodman (Director at Large) Sarah Riqueros
(Director at Large)

Executive Committee / Leadership Team:

New Member Mentors: Sean McCarthy / David
Hunt

Certification/Education Chair: Sarah Campbell

Affiliate Chair: Brian Folden /Co-Chair: Marc
Wood

Fundraiser / Special Events Chair: Mike Amdal
/Co-Chair: Marc Wood

Legislative chair: John Adams

Grant Chair: Joi Walker / Co-Chair: Sean
McCarthy

Communication Chair: Nancy Penaloza

Membership Chair: Lisa Goodman

NARPM Code of Ethics

**Article 11: RESPONSIBILITY TO NARPM®
AND THE PROFESSION**

11-1 The Property Manager shall strive to be informed about relevant matters affecting the property management field on a local, state, and national level.

**Check out whats new in
2024 for Legislation**

**What's new in rental housing law
for 2024**

**California Legislature back in session
with new leadership - see what they're
working on now!!**

**NARPM UPDATES
& Helpful Links**

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--See other NARPM® benefits [HERE](#).



Remote Professional4 <remoteprof04@gmail.com>

[Test] Understanding DRE Allegations and New Focus on Property Managers

3 messages

PRESIDENT NARPM of Santa Clara <narpmssc.social@188108298.mailchimpapp.com>

Tue, Oct 15, 2024 at 11:20 AM

Reply-To: us21-3406990dff-a6726bf968@inbound.mailchimp.com

To: remoteprof04@gmail.com

**National Association of Residential Property Managers****SANTA CLARA COUNTY CHAPTER****CHAPTER MEETING
OCTOBER 17TH**

Join us for our October meeting, where we'll have the privilege of hosting **Josh Rosenthal** from **Hargrave Rosenthal**. Josh will provide invaluable insights into the common allegations the Department of Real Estate (DRE) levels against property managers.

Key Topics:

- **DRE's New Focus:** Learn about the DRE's increased attention on property managers regarding add-on fees, secret profits, and advance fees.

**Our Affiliate
Members**

Interested in becoming an
Affiliate? Click [HERE](#) to
learn more!

The Board of Directors and Leadership Team meet every 1st Thursday of the month at [1887 Matrix Blvd, San Jose, CA 95110 \(meeting in the Epic Bar area\)](#) from 11:45 to 1:15 p.m. Everyone is welcome to come share their ideas! (Lunch not included.) Please RSVP

- **Understanding the Disciplinary Process:** Gain knowledge about the DRE's disciplinary process and how it specifically affects property managers.
- **Avoiding Common Issues:** Discover practical tips and strategies to help you navigate potential conflicts with the DRE.

via e-mail to our Chapter President:
Brad Abbott
(brad@presidentialpm.com), at least 24 hours in advance.

If you know any property managers who may find this event relevant or beneficial, don't forget to invite them!

OCTOBER MEETING SPONSOR



Maintenance Pr

Phone: 408-753-9677

Email: info@MaintenanceProTech.com



Your
2024 President,
Brad Abbott, with
[Presidential Property](#)
[Management](#)

Our Website

Join our
Chapter

Vote "No" on Proposition 33

Dear Members,

We'd like to remind everyone to **vote "No" on Proposition 33** this November. Rent control is an important decision that can have significant implications for California residents. Here are some reasons to consider:

Opponents of rent control often argue that it can discourage new construction and investment in housing. By limiting how much landlords can charge for rent, developers may be less inclined to build new rental properties, exacerbating the housing shortage.

Instead of rent control, there are other approaches to address housing affordability, such as increasing housing supply through zoning reforms, incentivizing development, and providing direct assistance to low-income renters. While rent control may seem beneficial in the short term for current tenants, it can lead to long-term challenges that affect the broader housing market and economy.

By voting "No" on Proposition 33, you can help ensure a balanced approach to housing that promotes both affordability and a healthy rental market.

-Brad Abbott

President - NarpM SCC

Board Members:

Brad Abbott (President), Brian Folden
(VP/President Elect)

Christopher Cossitor (Past President), Joi Walker
(Secretary), Brad Bonnifield (Treasurer)

Lisa Goodman (Director at Large) Sarah Riqueros
(Director at Large)

Executive Committee / Leadership Team:

New Member Mentors: Sean McCarthy / David
Hunt

Certification/Education Chair: Sarah Campbell

Affiliate Chair: Brian Folden /Co-Chair: Marc Wood

Fundraiser / Special Events Chair: Mike Amdal
/Co-Chair: Marc Wood

Legislative chair: John Adams

Grant Chair: Joi Walker / Co-Chair: Sean McCarthy

Communication Chair: Nancy Penaloza

Membership Chair: Lisa Goodman

Ethics article:

- 3-4 The Property Manager shall accept no commissions, rebates, profits, discounts, or any other benefit which has not been fully disclosed to and approved by the Client.

**Check out whats new in
2024 for Legislation**

**What's new in rental housing law
for 2024**

**California Legislature back in session
with new leadership - see what they're
working on now!!**

**NARPM UPDATES
& Helpful Links**



JOIN US FOR OUR ANNUAL



SANTA CLARA COUNTY CHAPTER

NARPM

CASINO NIGHT GALA

DECEMBER

11

5:30 - 10PM

CINNABAR HILLS
GOLF CLUB

23600 MCKEAN RD
SAN JOSE, CA 95141

SPONSORSHIP OPPORTUNITIES
AVAILABLE!



SCAN TO
REGISTER





National Association of Residential Property Managers
SANTA CLARA COUNTY CHAPTER

BOARD of DIRECTORS MEETING

Thursday, October 3, 2024 11:30a-1:15pm

MINUTES

Board Members present:

Brad Abbott (President), Brian Folden (VP/President Elect), Joi Walker (Secretary),
Lisa Goodman (Director at Large) Sarah Riqueros (Director at Large)

Board Members Absent: Brad Bonnifield, Christopher Cossitor

Executive Committee / Leadership Team present:

New Member Mentors David Hunt
Certification/Education Chair: Sarah Campbell
Affiliate Chair: Brian Folden /Co-Chair: Marc Wood
Fundraiser / Special Events Chair: Mike Amdal /Co-Chair: Marc Wood
Legislative chair: Sarah Riqueros
Grant Chair: Joi Walker
Social Media Chair: Sarah Riqueros
Membership Chair: Lisa Goodman

GUEST -

Executive Committee /Leadership Team Members Absent: : Sean McCarthy, John Adams, Sean McCarthy, Nancy Penaloza

Meeting called to order at: 12:15 by Brad Abbott

Approval of Minutes ____ Motioned approval as WRITTEN, Seconded, motion carried.

President:

- **National update - Articles/bylaws revision due January 2025**
- **Schedule annual BOD 2025 planning meeting**
- **President Elect 2025 – New board member incentives discussion**

Treasurer's Report (Brad B):

- Paid members: 39 / Free Members: 2 / Staff Members: 2
- New Members: 0 / New Affiliates: 0
- Paid Affiliates: 44 / Free non-profit Affiliates: 4
- Bank balance: \$31,588.96 / 9/30/24

Grants: (Joi Walker / Sean McCarthy)

- Chapter Growth Grant for June Happy Hour New Member Recruitment – update
- Articles of Incorporation Revision Grant

October/November Meetings

- October 17th– Joshua Rosenthal
- November - available

Social Media:

- Update on FB control – Lisa has created corporate ownership

Fundraiser / Special Events: Mike/Brian

- Holiday Party planning updates
- Schedule planning meeting #2
- Sponsorships

Communications: Nancy

- Sponsors for 2024 - breakfast meetings

Education

- Schedule class – Advertise for points, turn in ethics flyer

Affiliate Report: Brian Folden/Mike Amdal/ Marc Wood (Nancy)

- Affiliate mentorship program

Membership Lisa Goodman Chair, Brad Bonnifield

- Updates
- Mentorship program

Open discussion

- ADJOURN at 1:12



BOARD of DIRECTORS MEETING

Thursday, July 11, 2024 11:30a-1:15pm

MINUTES

Board Members present:

Brad Abbott (President), Christopher Cossitor (Past President), Joi Walker (Secretary), Brad Bonnifield (Treasurer), Lisa Goodman (Director at Large)

Board Members Absent: Brian Folden, Sarah Riqueros

Executive Committee / Leadership Team present:

New Member Mentors: Sean McCarthy / David Hunt

Affiliate Co-Chair: Marc Wood

Fundraiser / Special Events Chair: Mike Amdal

Grant Chair: Joi Walker / Co-Chair: Sean McCarthy

Communication Chair: Nancy Penaloza

Membership Chair: Lisa Goodman

Executive Committee /Leadership Team Members Absent: Sarah Campbell, Brian Folden, Marc Wood, John Adams

Meeting called to order at: 12:17 PM by Brad Abbott

Approval of Minutes ____ Motioned approval as WRITTEN, Seconded, Motion carried.

President:

- Sunnyvale Community Service Event - register and send head count to David
- July 26th – Monterey Chapter Co-event
- Backpack drive
- Education Class

Treasurer's Report (Brad B):

- Paid members: 39 / Free Members: 2 / Staff Members: 2
- New Members: 1 / New Affiliates: 1
- Paid Affiliates: 44 / Free non-profit Affiliates: 4
- Bank balance: \$ 33,685.01 / on 7/11/24

Grants: (Joi Walker / Sean McCarthy)

- Grants 2024 - Chapter Growth Grant for upgraded Quickbooks – Sean is working on these
- Chapter Growth Grant for June Happy Hour New Member Recruitment
- Chapter Advertising Grant Application

August/September/October Meetings

- August 15th- Mayor Mahan (backpack drive/Sunday Friends)
- September 19th– Servando Sandoval, Fair Housing Attorney
- October 17th– Pam Strickland (to confirm)
- Monterey meeting end of July invitation

Affiliate Report: Brian Folden/Mike Amdal/ Marc Wood (Nancy)

- New affiliate mentoring discussion

Social Media:

- Vote on revised Social Media Policy – tabled to September

Fundraiser / Special Events: Mike

- Sponsors secured, 2nd Nature and Maintenance Pro (\$500 each to be billed)
- Maria James sponsoring squirtguns
- Sunday Friends attending
- Other updates since party planning meeting - none
- Volunteers for set up and Costco trip

Communications: Nancy

- Sponsors for 2024 - breakfast meetings – all months have sponsors

Membership Lisa Goodman Chair, Brad Bonnifield

- Updates

Open discussion/New business

- ADJOURNED at 1:10 PM

Respectfully submitted,

Joi Walker, Secretary



BOARD of DIRECTORS MEETING

Thursday, March 7, 2024 11:30a-1:15pm

MINUTES

Board Members present:

Brad Abbott (President), Brian Folden (VP/President Elect)
Christopher Cossitor (Past President), Joi Walker (Secretary), Brad Bonnifield (Treasurer)
Sarah Riqueros (Director at Large)

Board Members Absent: Lisa Goodman

Executive Committee / Leadership Team present:

New Member Mentors: Sean McCarthy / David Hunt
Certification/Education Chair: Sarah Campbell
Affiliate Chair: Brian Folden / Co-Chair: Marc Wood
Fundraiser / Special Events Chair: Mike Amdal / Co-Chair: Marc Wood
Grant Chair: Joi Walker / Co-Chair: Sean McCarthy
Social Media Chair: Sarah Riqueros

National – Christopher Cossitor (Pacific/ Pacific Islands Ambassador)

GUEST - Susan Kelleher

Executive Committee /Leadership Team Members Absent: Nancy Penaloza, Lisa Goodman,
John Adams

Meeting called to order at: 12:15 by Brad Abbott

Approval of Minutes Motioned approval as WRITTEN, Seconded, Motion carried.

President:

- March 21st - Affiliate Panel, guest speaker Dave Thompson with Thompson Home Inspection, Inc.
- Speaker ideas (May, August, October, November openings)
- Narpn bookkeeper interview 3/8/24

Treasurer's Report (Brad B):

- Paid members: 31/ Free Members: 2/ Staff Members: 2
- New Members: 3 / New Affiliates: 5
- Paid Affiliates: 26 / Free non-profit Affiliates: 4
- Bank balance: \$ 30,803.28 / 2/29/24

Grants: (Joi Walker / Sean McCarthy)

- Grants 2024 – Membership grant from mixer has been applied for

March Affiliate Meeting

- Meeting format discussion
- Nancy/Marc follow up to confirm sign ups
- Membership raffle gift cards will be purchased

Affiliate Report: Brian Folden/Mike Amdal/ Marc Wood (Nancy)

- Feedback from affiliates

Social Media:

- Guidelines/who is responsible for posting/overseeing content, who to be primary owner of Chapter Socials
- Chris and Joi to work on Socials policy for Chapter to be reviewed and approved by Board

Fundraiser / Special Events: Mike

- July bbq venue/volunteer event – July 27 Vasona
- August backpack drive

Communications: Nancy (Absent, Marc reporting)

- Sponsors for 2024

Membership Lisa Goodman Chair, Brad Bonnifield

- Updates

Website: Brad Bonnifield

- Updates – significant website update completed by Lisa and Susan K.
- Star Chapter

Open discussion - none

- ADJOURN at 1:04 PM

Respectfully submitted, Joi Walker, Secretary

- New Members: _____/ New Affiliates: _____
- Paid Affiliates: _____/ Free non-profit Affiliates: 4
- Bank balance: \$ _____/ _____

Grants: (Joi Walker / Sean McCarthy)

- Grants 2024 - Chapter Growth Grant for upgraded Quickbooks

April Meeting

- Legislative update by John Adams

Affiliate Report: Brian Folden/Mike Amdal/ Marc Wood (Nancy)

- Feedback from affiliates

Social Media:

- Guidelines/who is responsible for posting/overseeing content
- Start posting to Twitter/Instagram

Fundraiser / Special Events: Mike

- July bbq venue/volunteer event updates

Communications: Nancy

- Sponsors for 2024?

Membership Lisa Goodman Chair, Brad Bonnifield

- Updates

Website: Brad Bonnifield

- Updates
- Star Chapter

Open discussion (NEW BIZ)

- ADJOURN



happy hour - June 12th
→ Schedule bookkeeper

BOARD of DIRECTORS MEETING

Thursday, April 11, 2024 11:30a-1:15pm

MINUTES

Board Members present:

Brad Abbott (President), Brian Folden (VP/President Elect)
Christopher Cossitor (Past President), Joi Walker (Secretary), Brad Bonnifield (Treasurer)
Lisa Goodman (Director at Large) Sarah Riqueros (Director at Large)

Board Members Absent: none

Executive Committee / Leadership Team present:

New Member Mentors: Sean McCarthy / David Hunt
Certification/Education Chair: Sarah Campbell
Affiliate Chair: Brian Folden / Co-Chair: Marc Wood
Fundraiser / Special Events Chair: Mike Amdal / Co-Chair: Marc Wood
Grant Chair: Joi Walker / Co-Chair: Sean McCarthy
Communication Chair: Nancy Penaloza
Social Media Chair: Sarah Riqueros
Membership Chair: Lisa Goodman

National – Christopher Cossitor (Pacific/ Pacific Islands Ambassador) - *remove*

GUEST - Susan Kelleher

Executive Committee /Leadership Team Members Absent: John Adams

Meeting called to order at: 12:13 _____ by President Brad Abbott

Approval of Minutes Motioned approval as WRITTEN, Seconded Carried.

President:

- **April 18th - Larry Stone**
- **Speaker ideas (May, August, October, November openings)**
- **NARPM bookkeeper interview update**
- **Chapter Excellence**

Treasurer's Report (Brad B):

- Paid members: 31 / Free Members: 2 / Staff Members: 2
- New Members: 0 / New Affiliates: 0
- Paid Affiliates: 33 / Free non-profit Affiliates: 4
- Bank balance: \$ 32,507.67 / as of 3/31/24

- MOTION: to upgrade QuickBooks: Approximately \$20 per month Motion made, seconded, and Carried

Grants: (Joi Walker / Sean McCarthy)

- Grants 2024 - Chapter Growth Grant for upgraded QuickBooks
- Sean to follow up with NARPM National about Chapter Growth Grant

April Meeting

- Legislative update by John Adams
- Brad Bonnifield to be Legislative co-chair

Affiliate Report: Brian Folden/Mike Amdal/ Marc Wood (Nancy)

- Feedback from affiliates

Social Media:

- Guidelines/who is responsible for posting/overseeing content – in progress
- Start posting to Twitter/Instagram

Fundraiser / Special Events: Mike

- July BBQ venue/volunteer event updates – July 27 at Vasona Park
- Next mixer: tentatively June 13
- Schedule Ethics class if possible. If possible, apply for Grant

Communications: Nancy

- Sponsors for 2024 – open for sponsorship are Aug and Nov

Membership Lisa Goodman Chair, Brad Bonnifield

- Updates

Website: Brad Bonnifield

- Updates
- Star Chapter

Open discussion, new business - none

- ADJOURN at 1:15 PM

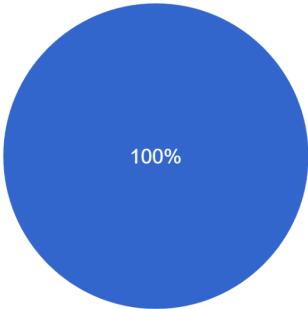
Respectfully submitted, Joi Walker, Secretary

President: Brian Folden
Treasurer: Brad Bonnifield
Secretary: Joi Walker
Director at Large: Lisa Goodman and Chris Coositor

FundRaising / Special Events Chair: Mike Amdal
Legislative Chair: Sean McCarthy
Membership Chair: Brad Abbott, co-chair Maria James
Affiliates Chair: Marc Wood
Website/Communication Chair: Lisa Goodman
Social Media Chair: Sarah Riqueros
New Member Mentor: David Hunt
Grants Chair: Joi Walker

President

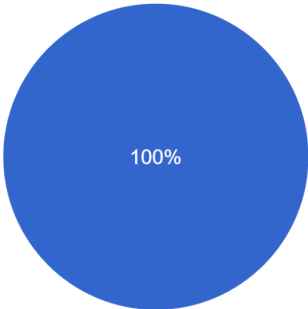
25 responses



● Brian Folden

Treasurer

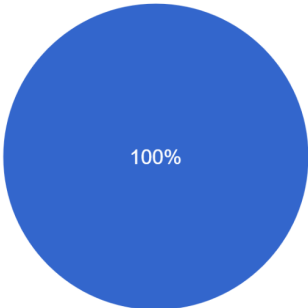
25 responses



● Brad Bonnifield

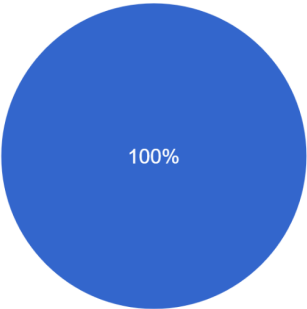
Secretary

25 responses



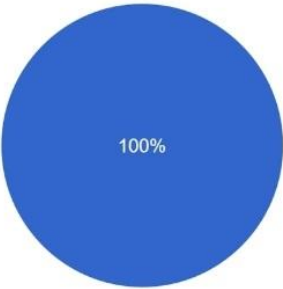
● Joi Walker

Director-AT-Large
25 responses



● Lisa Goodman

Director-AT-Large
25 responses



● Chris Cossitor