

CEO report

06.11.2019

Building leases:

I have been working with Mike Lansing to develop our own lease specific to our building and needs. The existing leases we have are outdated and, in some cases, have inaccuracies due to copy and pasting. This will also afford me the ability to advertise for and negotiate with prospective tenants. The small dollars involved are not going to motivate brokers and agents to find tenants for us. The other issue I have been discussing with Mike is Bylaws. NAR is no longer going to certify Bylaws and has made it the state's responsibility. At this point it should not be much of an issue as all 14 local boards, and the state board, were approved in 2017 and not much has changed. In the future when a local, or the state board, wants to add bylaws that are not NAR mandated, our legal council will need to approve.

Board Administrative Services:

To help provide for the Core Standard requirement for each board to receive Board of Director training I have been to Rock springs, Buffalo, NPVB, Sheridan and Douglas and completed their trainings. That only leaves Fremont and Carbon.

National ethics day:

I negotiated one fee for all 6 of my local boards so they may offer that to the members.

Sheridan Board:

They have hired a local AE, Debra Norskog, who spent a day in Casper training and as the 1st of June we are no longer involved with running that board. We will continue to answer questions and help Deb and will be involved in helping her get her dues billing rolled out this fall.

Strat plan:

Discussions with President and EC about the future of the community engagement and associatioOn strength chairs.

Website.

Just a reminder that the closed side for the BOD is up and running. You need to send a request and then access will be granted. So far 7 members of the board have requested access. This also means we are ready to implement whatever policy the board wants to create concerning sharing the budget etc.

Monitoring Curate. Curate is a service the EC contracted that monitors local county and city government for potential issues that could affect our industry and private property rights. The issue is who do we have monitor the information and what do we do with it. See Demo

Association Healthcare. Meeting with BCBS

Facebook page policies. We have none. Main issue of concern, will we allow advertising by members?

National Travel. It is becoming increasingly difficult to cover hotels and other charges in multiple locations at the same time. It is a continuous issue with the card fraud services even with some planning and advance notice. Possible remedies suggested by the EC.

1. **Get a separate card for each traveling member.** *It turns out that for this to work it looks like we would have to open a separate account for each card. The other issue is receipts and reconciling the charges. To give a reference I am writing this on June the 5th, two and a half WEEKS after the DC trip and we only have receipts for 5 of our attendees out of 10. At this time, we only have a few days left before the due date on the card payment. It is imperative that we make our full payment on time or face penalty fees.*
2. **Change to a reimbursement only policy.** *Due to the mad rush when registration opens, we would still book the rooms and hold them with our card. When the attendee arrives, they would use their own card for all charges and then the state would reimburse the member when the receipts are turned in. The best result of this plan would be that we would not be waiting for receipts in order to make our payment.*
3. **Volunteer to be reimbursed.** *It would work as stated above but would be by the choice of the member. Some members may want to accrue the points on their own cards. For some members fronting their own expenses may be a financial issue.*

I would like to see this discussed with some direction before the September meeting.

Budget – 2020 dues and fees. For the year ending 2019 We came in under budget for expenses and over budget for income so It does not look like there is need for a dues increase.

Vacation: I will be taking 13 days off between June 18th and July 16th.