



**CMAR**

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111 S. LANSING ST, MT.PLEASANT MI 48858  
PHONE (989)773-2564 FAX: (989)773-0193

E-mail: office@cmiar.com • Website: www.cmiar.com

DEBRA TOWNSEND—ASSOCIATION EXECUTIVE  
REBECCA WILES-ADMINISTRATIVE ASSISTANT

CENTRAL MICHIGAN ASSOCIATION OF REALTORS®

# CENTRAL DISPATCH



## Central Michigan Association of Realtors® General Membership Meeting



Date: Tuesday, April 15, 2014

Time: 8:00am Registration; 8:30am Start

Location: Pine River Country Club  
1400 W. Superior St, Alma

### TAKE TWO!

*Because the February GMM was canceled, we will be holding its meeting agenda and more at April's GMM!*

*Breakfast will be prepared and provided by:*

*Lori Young- Mt Pleasant Abstract and Title, Steve Branigan-Chemical Bank, Sherri Downing- Commercial Bank, Beccy Clennan- Corporate Settlement Solutions, Jennifer Smith-Superior Title, Tina Lehman-Chemical Bank, Maria Fernette-Independent Bank, Jessica Turner - Isabella Bank, Carrie Smith – Isabella Bank*



Guest Speaker: Greg Vaughn of Wolverine Engineers & Surveyors, Inc.

Topic: FEMA Flood Maps Update

Other Agenda Items:

- Special Recognitions
- Association Updates
- Committee Updates



### ALSO...

**FREE 2 HOUR CON ED** course will be held after the meeting.

Nancy Baker: MSHDA update • Kevin Smith: RD update

Please RSVP no later than Friday, April 11<sup>th</sup>, 2014 by 5:00pm. Contact the Association office to register: Phone (989) 773-2564 • Fax (989) 773-0193 • Email [office@cmiar.com](mailto:office@cmiar.com).

## APRIL CALENDAR

8th	
Board of Directors Meeting	8:30am
Equal Opportunity Committee	1:00pm
10th	
Bylaws Committee	8:30am
11th	
Building Committee	9:00am
15th	
GMM + 2 Free Hours Con Ed	8:30am
<b>OFFICE WILL BE CLOSED IN MORNING FOR STAFF TO ATTEND GMM</b>	
17th	
Bylaws Committee	8:30am
18th	
MLS Committee	8:30am
22nd	
Public Relations Committee	9:00am
24th	
New Member Orientation	10:00am-4:00pm
24th	
Membership Committee	10:00am

## MAY CALENDAR

1st	
Bylaws Committee	8:30am
6th	
Education Committee	9:00am
13th	
Board of Directors Meeting	8:30am

Find Calendar of events and meetings anytime at:  
[http://www.cmia.com/CMAR\\_Calendar\\_2014.html](http://www.cmia.com/CMAR_Calendar_2014.html)



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**Sherri Downing**  
Mortgage Lender  
NMLS #800117

## WELCOME NEW AGENTS:

*Renee McConnell: Century 21 Pioneer*

*Danielle House: HomeTowne Realty*

*Marilee Fleming: Weichert Realtors*

*Broadway Realty*

## BEST WISHES TO AGENTS

### MOVING ON:

*G. Tim Neyer: Property Professionals*

*Pat Millard: Patrick Millard appraisal*



Connie L. Katt  
Assistant Vice President  
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www.isabellabank.com

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## MONTH SALES COMPARISONS

	February 2013	February 2014
Units Sold	79	57
Average Sale	\$91,076	\$96,867
Total	\$7,195,0570	\$5,521,443

## 1ST QUARTER SALES COMPARISONS

	Jan-Mar 2013	Jan-Mar 2014
Units Sold	220	169
Average Sale	\$82,911	\$98,375
Total	\$118,240,560	\$16,625,422

The logo for CMS&D features the text "CMS&D" in a large, bold, yellow font, with "Central Michigan Surveying & Development" in a smaller font below it. To the right is a yellow map of Michigan with a white compass rose overlay.

1985 Parkland Drive  
Suite B  
Mt. Pleasant, MI 48858

Tim Beebe

Phone: 989-775-0756  
E-mail: info@cms-d.com

## Alma Abstract & Title

Sheri Cereska  
Manager

310 N. State St.  
Alma, MI 48801

scereska@almaabstract.com

Phone: (989) 463-8325  
Fax: (989) 463-2363  
www.almaabstract.com



## CMAR Vision Statement:

CMAR, a premier REALTORS® Association, provides focused educational opportunities, enriched membership services, community involvement, and expansion of technology for its members and the public.



## CMAR Board of Directors Actions: March 2014

- Motion to hold the 2014 Banquet at The Comfort Inn, Mt Pleasant. Support, Pass.
- Motion to approve recommended changes to the Association Bylaws. Support, Pass.
- Motion to approve Professional Standards training for Grievance, Pro Standards and Board of Directors given by Patty Kukla on February 17<sup>th</sup> as fulfilling the 2 year requirement in the ByLaws for attending a professional standards workshop and fulfilling NAR quadrennial training requirement. Support, Pass.
- Motion to have the motion tracking sheet attached to BOD monthly packet. Support, Pass.
- Motion to have Bylaws Committee review Policy and Procedures as to what the rules are for office closure and/or meeting cancellations due to inclement weather. Support, Pass.

See website for full monthly BOD minutes: <http://cmiar.com/members/bodagendas.htm>



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Vice President  
NMLS# 616510



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Alma, MI 48801  
[www.firstbankmi.com](http://www.firstbankmi.com)

(989) 466-7393  
Cell (989) 560-4182  
fax (989) 463-6438  
[mharkness@firstbankmi.com](mailto:mharkness@firstbankmi.com)

### Mt. Pleasant Water Testing

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Northern Great Lakes  
**REALTORS® MLS**

## UPDATE FROM LAST NGLR MLS BOARD MEETING:

Lansing data share update.

The issue is Cooperation and Compensation. In March there was a meeting with one of the Greater Lansing's leadership about the lack of a data share. As CMAR the data share did not have Co-op and Compensation. NGLR-MLS will agree to an agreement as we had before. Greater Lansing will not. They have added Co-op and Compensation to all of the new data share agreements they sign.

Some of the issues that are of concern when entering into such an agreement are:

- How can an MLS make a requirement of Co-op and Compensation without first getting all of the Brokers in the MLS to agree?
- Buyer agency agreements. I'm sure you all have had or heard of a situation where an outside agent sends their buyer, who's under contract, to your area and you show them houses. Then come's an offer from the other agent because you agreed to cooperate.
- All of the agreements with the MRA did not include Co-op and Compensation. Will it be a deterrent to the rest of the MRA to join NGLR-MLS if it does?

NGLR-MLS is looking at other data share agreements to see if there is some way this can be resolved.

Stay tuned.



Tyler J. Wilk  
Insurance Agent  
Wilk Agency

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**TERESA L. RUPERT**

Vice President  
NMLS# 685743



4699 E. Pickard Street  
Mt. Pleasant, MI 48858  
www.firstbankmi.com

(989) 773-2335  
Fax (989) 773-7197  
trupert@firstbankmi.com



Office of  
Michael Hyde, Esq.  
Attorneys & Counselors at Law  
201 South University Ave.  
PO Box 977  
Mount Pleasant, MI 48804

Michael Hyde, Esq.

Tel: 989.546.7295  
Fax: 866.607.3480  
MHydeEsq@HPSCap.com

A Michigan Law Firm



Wells Fargo Home Mortgage  
N2870-010  
204 Court Street  
Mount Pleasant, MI 48858  
Tel: 989 773 5073  
Fax: 989 773 7583

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**CENTRAL MICHIGAN ASSOCIATION OF REALTORS® IS DEDICATED TO SERVING THE COMMUNITY BY PRESERVING PRIVATE PROPERTY RIGHTS AND PROVIDING EDUCATIONAL, ETHICAL, AND PROFESSIONAL SERVICES WHILE HOLDING THE REALTOR® TO A HIGH STANDARD OF ACCOUNTABILITY.**

## MAR LEGAL LINES: Supervision

**W**ith the help of McClelland & Anderson, we are taking the most recently asked questions from our legal hotline and putting them in E-news. We will be featuring a different question each issue.

**Question:** It recently came to my attention that I am required to provide a written policy and procedures manual. Is this true?

**Answer:** YES. Rule 310 (R 339.22310), provides that a broker must supervise the work of a licensee. "Supervision" is defined to include "at a minimum" all of the following.

1. Direct communication in person or by radio, telephone, or electronic communication on a regular basis.
  2. Review of the practice of the supervised licensee.
  3. Review of the supervised licensee's reports.
  4. Analyses and guidance of the licensee's performance in regulated activities.
- PROVISION OF WRITTEN OPERATING POLICIES AND PROCEDURES.

### App of the Month:

#### HeyTell

HeyTell® is a cross-platform voice messenger & walkie talkie that allows you to instantly talk with friends & family who use Android, iOS, and Windows Phone 7 devices with the press of a single button.

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Bill Winter  
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Rick.Ervin@AcademyMortgage.com  
www.AcademyMortgage.com

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