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LORI RHYNARD—ASSOCIATION EXECUTIVE

HOLLY BAXTER—ADMINISTRATIVE ASSISTANT



www.cmiar.com



Continuing Education Course March 23rd | 9am-3pm

The Education Committee is offering a 6 hour Continuing Education Course at Mt. Pleasant City Hall taught by Jack Waller. Cost is \$40. Registration on page 8.

CMAR After Hours March 22nd | 5-7pm

The Events Committee invites you to CMAR After Hours at the Shepherd Bar Maple Leaf Room (324 W Wright Ave., Shepherd, MI). Appetizers will be served (Cash Bar).

CENTRAL MICHIGAN ASSOCIATION OF REALTORS®

NEWSLETTER

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VOLUME 9, ISSUE 3

March 2017

MARCH CALENDAR

1st	Bylaws/Policies Committee	1:30pm
2nd	Professional Standards Training	1:00pm
6th	Events Committee	9:00am
7th	Education/Program Committee	9:00am
	Equal Opportunity in Housing Committee	10:00am
9th	Building Committee	1:00pm
	Standard Forms Committee	2:00pm
10th	Legislative/Political Affairs/JPAC Committee	9:00am
13th	Membership/Member Services	9:00am
14th	Board of Directors Meeting	9:00am
16th	Technology Committee	9:00am
22nd	CMAR After Hours	5:00pm
23rd	Continuing Education Course	9:00am
27th	Publicity/Public Relations Committee	9:00am

APRIL CALENDAR

5th	Bylaws/Policies Committee	1:30pm
11th	Board of Directors Meeting	9:00am
12th	Home Buyer's Workshop	6:00pm
18th	General Membership Meeting	8:30am
20th	Finance Committee	1:00pm
24th	Publicity/Public Relations Committee	9:00am

Find Calendar of events and meetings anytime on our website cmiar.com. Look for the

MONTH SALES COMPARISONS

	February 2016	February 2017
Units Sold	78	42
Average Sale	\$101,110	\$91,075
Total	\$7,886,608	\$3,825,160



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Tammy L. Halfmann
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REGIONAL LENDING MANAGER
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P.O. Box 338 ■ Alma, MI 48801 ■ www.wanigas.com

Directors Corner

Highlights from February's Board of Directors Meeting:

- Excerpt from the President's Report: January was a busy month! We held our Leadership Retreat on January 31st, and it was a tremendous success! We covered quite a bit of information, and our Committee Chairs offered a wealth of feedback regarding the strategic plan and their committee goals.
- Motion to approve up to \$250 to the Events Committee for appetizers for the CMAR After Hours event. PASS
- Motion to approve the Banquet Committee to schedule our December Banquet at the Elks Club in Alma. PASS
- Motion to approve the Technology Committee to purchase a camera, Arm Wall Mount and Audio Conferencing System for CMAR. PASS
- Motion to approve the Exemption from Michigan Seller Disclosure Act form for voluntary use by CMAR members. PASS
- Motion to approve \$2100 to the Equal Opportunity in Housing Committee for a Home Buyer's Workshop. These funds will be reimbursed via the approved grant CMAR received from NAR. PASS
- Motion to approve increasing the fee for using a credit card from 3% to 3.5% and keep the current vendor. PASS
- Motion to accept Ryan Anderson's resignation as BOD Secretary and MLS Committee member. PASS

For more complete minutes from the Board of Directors Meeting, visit our website at cmiar.com/members/bodagendas.htm



CMAR Mission Statement

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.

2017

Leadership

PRESIDENT

Meredith Lott

PRESIDENT ELECT

Julie Rush

PAST PRESIDENT

Marci Browne

TREASURER

Cheryl Reeves

SECRETARY

Randy Golden

DIRECTORS

Dave Zamarron

Jon Rhynard

Adam Vibber

Paul Bigard

Steven Stressman

Gretchen Meeker

Dallas Agle

AFFILIATE

DIRECTOR

Lori Young

COMMITTEE HIGHLIGHTS

Banquet Committee

The Banquet Committee is already beginning their plans for the Central Michigan Association of REALTORS® 2017 Banquet. They compared several different vendors, and through an email vote they decided the Elks Club in Alma was the best option. The date of the Banquet is set for December 6th. Ticket prices will be \$25 per person.

Events Committee

The Events Committee has several events they are preparing for 2017: CMAR After Hours (March 22), CMAR Family Picnic (June 14th), and a main summer event, which is down to either a golf outing or a Tiger's game.

Technology Committee

The Tech committee is working to update our current facilities. They took a proposal to the board (which passed!) to purchase a wall mount for the TV (which is currently blocking our emergency exit...not good), a camera, and video conferencing equipment. They sent a survey out earlier this month regarding the video conferencing equipment.

Equal Opportunity in Housing Committee

The Equal Opp. Committee was APPROVED for a 2017 Housing Opportunity Program Grant through NAR! They will be using this money to host a Home Buyer's Workshop at the new Courtyard Marriott in Mt. Pleasant on April 12th.

Bylaws/Policies Committee

The Bylaws Committee assigned sections of the Bylaws to each committee member so that they could ensure the document reflected all the recent changes. It's a tedious job, but someone had to do it:)

Standard Forms Committee

This committee proposed a Exemption From Michigan Seller Disclosure Act Form to the board (which PASSED!), and is continuing their work on the Buy/Sell Agreement. They are also hoping to update the Vacant Land Buy/Sell Agreement in the future.

For more complete minutes, visit our website at <http://cmiar.com/members/committees.htm>



Northern Great Lakes
REALTORS® MLS

No January Meeting

For more, visit our website at cmiar.com/members/committee/nglrepresentatives.htm

General Membership Meeting

We had our General Membership Meeting on Tuesday, February 21, 2017 at the Doig Conference Center at Masonic Pathways in Alma. During the meeting we heard from Marni Taylor of Gratiot-Isabella RESD regarding Childhood Literacy.



Leslie Walton presented the proposed Bylaws changes, and most of the discussion regarded the recommendation of the Board to reduce its' size from 13 members to 9 by 2020 (eliminating 3 Directors and the Past President Position). The Bylaws changes were approved, excepting the portions related to the reduction in Board size, which was sent back to the Board and Bylaws/Policies Committee for further discussion.



We were joined by our new Affiliate member, Alexandra Ennest of Two Men and A Truck. She had a booth set up to meet with our REALTOR and Affiliate Members.

Also during the meeting time our Legislative/Political Affairs/ RPAC Committee ran a putting green as a fundraiser for RPAC.

They raised \$80 during their event. The winner of the putting challenge was Lori Young! She won a \$25 Meijer Gift card (donated by Robin Stressman).

Congratulations Lori!



For more complete minutes, visit our website at <http://cmiar.com/members/committees.htm>

REALTOR ANNOUNCEMENT

Central Michigan Association of REALTORS® is proud to announce the following REALTOR® Members who have recently earned designations:



Pamela Rzepecki
Coldwell Banker MPR



Marci Browne
America's Choice Realty



The CMAR office has become aware of a recent issue with Supra. If you are experiencing difficulty with your phone maintaining connection with your FOB (pictured below), you may have an older FOB. To find out, look at the bottom of the FOB. If your FOB has three "bumps" near the ring, you have a newer version. No bumps? You have an older FOB. You can purchase a new FOB from the CMAR office for \$58.25.



Black Knight Financial Services, the manager of Paragon MLS, announces:
Password Reset Enhancements
Release Date: March 8th

This release increases the level of security for Member Passwords and improves the process of resetting your password. With this enhancement the CMAR office will no longer be able to view your password. Instead, should you forget your password for Paragon/MLS, you will need to go through the process of resetting your own password. You can configure your User Preferences to select where you'd like the password to be sent (via text or email).



REALTOR® MAGAZINE'S
GOOD NEIGHBOR AWARDS

Nominate a Good Neighbor
Deadline: May 12

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.



YOUR OFFER DATES: March 1 to 15
YOUR ACTION: Download the FREE 2017 NAR Member Resource Packet
YOUR REWARD: Social Media for REALTORS®: Digital Marketing Download, Plus a chance to win an Amazon Echo
REWARD VALUE: Digital Download Value \$11.95, Grand Prize Value: \$159.95
DETAILS: Members who place an order for the 2017 NAR Member Resource Packet from March 1 to 15, 2017 will receive a free copy of the Social Media for REALTORS®-Digital Marketing-Download automatically with your order. NO coupon codes, no muss, no fuss.

All US members of the National Association of REALTORS® are eligible to receive this offer. Must have a valid NRDS ID number and NAR.realtor account to order. Only orders completed between March 1 to 15, 2017, will be eligible for this offer; prior downloads do not qualify.

When you place your order between March 1 and 15, you will automatically be entered into a drawing to win a free Amazon Echo.

An MVP+ link is available on our website at cmiar.com/members/index.html

WELCOME NEW AGENTS:

- James Pospishel, EXIT Choice Realty
- Abbey Benchley, Coldwell Banker MPR
- Jason Liptow, Property Professionals
- Amanda Hall, Century 21 Central Realty
- Penny Brecht, Coldwell Banker WMH

WELCOME BACK AGENTS:

- Cindy Flanagan, EXIT Choice Realty



Always keep your cell phone on your person and shoes on your feet.

KRISTIN G., GIGI HARBOR, WA

AE Report

Excerpt from the February Report:

The torrid pace of membership changes has continued into February. Today we stand at 199 Realtor members, a net gain of 8 Realtors since January 1st. We have gained two more Affiliate members as well.

During January, I attended 17 committee meetings, a committee chair forum, a BOD meeting, and an all-day Leadership Retreat. I also spent a day in Lansing at a Michigan REALTORS RPAC training and AE meeting. The committees are all busy forming their plans for the year. The Equal Opportunity in Housing, Events, Education and PR Committees have all been working on events that you will soon be invited to. Our Board of Directors has again this year committed to "I've Done Three!" which is a program where they agree to attend at least three optional CMAR or CMAR-sponsored events this year. I challenge every one of our members to attend at least one of our extra (and fun) events.

For more from the AE Report, visit our website at cmiar.com/members/bodagendas.htm

CMAR ETHICS ACTIVITY REPORT | 2016

	Article(s) of the Code alleged to have been violated	Referred by Grievance Committee for hearing?	Article(s) found by Hearing Panel to have been violated	Appeal of Hearing Panel decision?	Board of Directors final action	Discipline imposed (if any)
Complaint #1	1, 2, 3, 9, 11, 12, 13, 15, 16	Yes	1, 2, 9, 11, 12	No	Adopted verbatim	Respondent A: Education Respondent B: Education, \$3,500 fine
Complaint #2	2, 8, 9	Yes	9	No	Adopted verbatim	Letter of Warning
Complaint #3	1	Yes	Complaint withdrawn prior to hearing			

WELCOME NEW AFFILIATES!

JULIE GRONDA
CLOSING OFFICER

CORPORATE SETTLEMENT SOLUTIONS

209 EAST BROADWAY STREET
MOUNT PLEASANT, MI 48858

JGRONDA@VISITCSS.COM

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Julie Gronda, Corporate Settlement Solutions



Brandi Painter

Branch Manager
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Brandi Painter, Huntington National Bank



Brandon Town

Branch Manager
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on your real estate education today!

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march20 at checkout.



ISABELLA COUNTY RELAY FOR LIFE



Saturday, May 6 | Noon-Midnight

Jon Rhynard, CMAR Member, is heading up the REALTORS Home Team to raise money for the American Cancer Society. He is looking for some CMAR Members to join his team! You can join by calling (800) 227-2345, or visit the Relay for Life website at <http://relay.acevents.org/> Look for the REALTORS Home Team to join.

You can also participate by volunteering to walk during the event (at the Mt. Pleasant High School Track & Football Field), or donate items for the upcoming Relay for Life Yard Sale Fundraiser.

If you are interested, contact Jon Rhynard, Cell: 763-1013

WELCOME NEW OFFICES:

Patricia L. Welgs
5688 W. Weidman Rd.

Weidman, MI 48893

Phone: 989-561-2494

Designated Broker: Patricia Welgs

Results Realty

605 N. Mission

Mt. Pleasant, MI 48858

Phone: 989-400-4443

Designated Broker: Susan Massaway

TRANSFERRED AGENTS:

Tom Massaway, Results Realty

Shannon Gibson, Results Realty

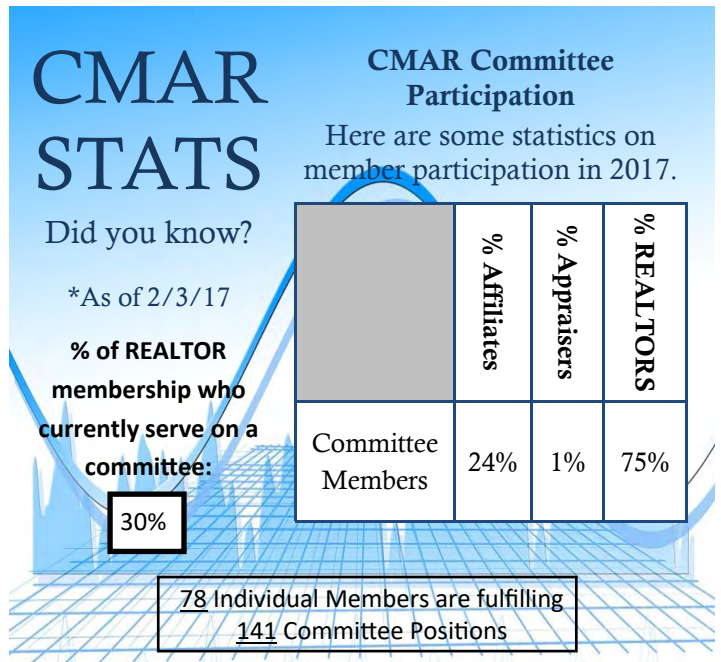
**Michigan Advocacy
Accomplishments and Legislative
Highlights of 2016 include:**



- Supported legislation creating a flat filing fee for recording documents (SB 599-604, now Public Act 224 of 2016)
- Supported legislation that ensure all classes taken through the CE Marketplace are guaranteed to be audit proof (Public Act 30 of 2016)
- Defeated legislation to adversely revise annexation requirements (HB 4004)
- Supported legislation clarifying the condo reversion process to allow for easier FHA lending (SB 610, now Public Act 233 of 2016)
- Supported legislation protecting against Patent Trolls (SB 289)
- Defeated legislation that required statewide mandated septic inspections (HB 5732)
- Supported legislation that allows for easier investment in RPAC through dues billing (SB 571)
- Defeated regulation attempting to change the State of Michigan affidavit of affixtures process for mobile homes
- Supported legislation repealing Dower Rights (SB 558, 560, HB 5520)
- Supported legislation codifying several important

administrative rules, while implementing protections, efficiencies, and clarifications to Article 25 of the Occupational Code (SB 26)

- Created a partnership between Michigan Realtors®, the Attorney General’s office, and the Department of Licensing and Regulatory Affairs (LARA) in stepping up enforcement against unlicensed real estate activity (**Toll Free Consumer Hotline: 877-765-8388**)
- And, defeated a proposal attempting to eliminate the appraiser position on the Michigan Tax Tribunal (SB 537)



CON ED | MARCH 23, 2017

Checks can be made out to CMAR. Payment due to CMAR office by March 20th.

111 South Lansing Street, Mt. Pleasant | Phone: (989) 773-2564 | Fax (989) 773-0193 | office@cmiar.com

NAME: _____

LAST FOUR DIGITS OF SS#: _____

PLEASE APPLY MY \$30 EDUCATIONAL VOUCHER: YES NO

Non members only:

REAL ESTATE LICENSE #: _____

NRDS #: _____

EMAIL ADDRESS: _____

OFFICE NAME: _____

THE EQUAL OPPORTUNITY IN HOUSING COMMITTEE

Presents

HOME BUYER'S WORKSHOP

Bring your buyers on April 12th from 6pm-8pm to the new Marriott Courtyard in Mt. Pleasant for an educational evening! Your clients will learn about the process of purchasing a home. Liz Keegan from the Fair Housing Center of West Michigan will speak, along with a Lender, Home Inspector, and Title Company. We will serve refreshments, and give away an iPad Mini 2!

Please reserve your spot by contacting the CMAR Office

Email: office@cmiar.com | Phone: (989) 773-2564



Special Board Meeting | February 24th

The Board met on Friday, February 24th. Ryan Anderson, Secretary, resigned from the board on February 14th. Additionally, during the February 24th meeting the board accepted the resignation of Director Keith Cotter.

The board voted to appoint Randy Golden as Secretary, and Dallas Agle as Director.

Congratulations, and thank you for your service!



CMS&D
Central Michigan Surveying & Development

Tim Bebee

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Mt. Pleasant, MI 48858

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

MR Legal Lines – Question of the Month

With 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:

I am the listing broker. I always ask the cooperating broker for proof of the earnest money deposit. Is the cooperating broker obligated to provide proof in the form of a copy of the check?

ANSWER:

NO. There is no law requiring the cooperating broker to provide proof of the earnest money deposit. You could, however, make this requirement part of the purchase agreement.

For more Legal Q&A, visit <http://www.mirealtors.com/Legal-Resources>

BEST WISHES TO AGENTS MOVING ON:

Nancy Coon, Coldwell Banker MPR

Gaylon Koutz, Century 21 Lee-Mac

Dawnn Tyrrell, Weichert, Realtors Broadway Realty



-Carpet & Upholstery Cleaning

-24-hr. Water Restoration

-Residential & Commercial

Ben Coleman

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