



111 S. LANSING ST, MT. PLEASANT, MI 48858

PHONE: (989) 773-2564 | FAX: (989) 773-0193

E-mail: [office@cmiar.com](mailto:office@cmiar.com) or [trevor@cmiar.com](mailto:trevor@cmiar.com)

Website: [www.cmiar.com](http://www.cmiar.com)

LORI RHYNARD—ASSOCIATION EXECUTIVE

TREVOR TURNER—ADMINISTRATIVE ASSISTANT

CENTRAL MICHIGAN ASSOCIATION OF REALTORS

# NEWSLETTER

## In this Newsletter!

General Membership Meeting, Directors Corner	Page 2
Calendar, January Sales, Legal Lines	Page 3
President Report, AE Report	Page 4
New Members, Committee Excerpts	Page 5
MAR and NAR RPAC Awards, Members Leaving	Page 6

VOLUME 12, ISSUE 11

February 2021



[www.cmiar.com](http://www.cmiar.com)

2021

Leadership

**PRESIDENT**

Shelly Kemmerling

**PRESIDENT ELECT**

Julie Rush

**PAST PRESIDENT**

Paul Bigard

**TREASURER**

Steven Stressman

**SECRETARY**

Melissa Gross

**DIRECTORS**

Gretchen Meeker

Emma Fuller

Greg Hall

Tia Williams-Pung

Lori Gamble

**AFFILIATE**

**DIRECTOR**

Alaina Wills



**Directors Corner**

Excerpts:

New 2021 Board of Directors sworn in.

Motion Made: approve the new Buy/Sell Agreement, Supported, APPROVED

Motion Made: send supra access to Policy/procedure/bylaws for review and recommend, for non MLS members. Supported APPROVED



**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.

## FEBRUARY CALENDAR

8th	
Membership Committee	9am
9th	
Board of Directors Meeting	9am
10th	
Broker Meeting	1pm
15th	
Standard Forms Committee	2pm
16th	
General Membership Meeting	12pm
19th	
Legislative Affairs/RPAC Committee	10am
22nd	
Public Relations Committee	9am
23rd	
MLS Advisory Committee	10am

## MARCH CALENDAR

2nd	
Education Committee	9am
3rd	
Professional Standards Training for Board of Directors, Grievance, and Professional Standards Committees	9am
8th	
Membership Committee	9am
9th	
Board of Directors Meeting	9am

\*ALL MEETINGS HELD VIA ZOOM\*

**[Up-To-Date Google Calendar Click Here](#)**

### BIG MOOSE HOME INSPECTIONS

Well - Septic - Pest - Mold - Radon



**Tom Ruemenapp**  
NACHI Certified Inspector

**800-531-0233**  
989-335-0251 Cell

tom@bigmoosehomeinspections.com  
[www.BigMoose.us](http://www.BigMoose.us)

Move with the Moose!



### Single Family Sales for January 2021

	Units sold	Sales Volume	Average Sale Price
2020	63	\$7,417,642	\$117,740
2021	68	\$9,690,595	\$142,508

### **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.

**QUESTION:** My clients are putting in an offer on a condominium unit and would like to review the project's financial information as a part of their due diligence. Is the condominium association required to provide this information to a potential purchaser?

**ANSWER:** NO, but the association is required to provide this information to the seller. You should include a provision in the purchase agreement whereby the seller agrees to obtain this financial information for your buyers' review and approval.

For more legal resources, visit [law.mirealtors.com](http://law.mirealtors.com).

### **To comply with MIOSHA Rules**

**The CMAR Association Office is open limited  
business hours,  
by appointment only.**

**Monday 9am– 12pm**

**Wednesday 9am— 12pm**

**Thursday 1pm—5pm**

[Appointment link](#)

[Visitor Questionnaire link](#)

## Presidents Report

It is hard to believe we are through January already. It was a busy month for committees. I had an opportunity to sit in on most of the meetings, I can tell you everyone is ready to go. They are all making plans for the year. Everyone is looking forward to the time we can mix and mingle in person. Until then we will zoom. Be sure to check the Facebook page and the newsletter for upcoming events. This month we will have our first GMM of the year. Education committee has a couple of small educational events planned already and a spring legal class is scheduled.

Each year in January your committee chairs and Board of Directors get together to set up goals for the current year and look at strategic planning for the association. We held our meeting on January 26th this year. Everyone brought at least one goal to the meeting. We discussed each goal and a way to implement it. A lot of great ideas were shared. We take the list out each quarter and evaluate how well we are doing toward reaching our goals. A special thanks to Lori Rhynard for her help organizing the day. Also thanks to the BOD and committee chairs for their time.

Also January I had the opportunity to join Michigan Realtor's two day Achieve event. There was some really good information there that I will share with the rest of the Board of Directors.

One of our goals is to get more members involved in our committees. We want to create a more diverse group of people working on committees. You know the old saying "many hands make light work". Currently we have some members on multiple committees and we appreciate their willingness to serve. One of our goals is that each committee member only Needs to be on one committee. Certainly anyone who wants to be on more than one is welcome, however we want to have more members engage and join. Your input is valuable and we look forward to hearing your thoughts.

February 16th is the GMM which will be a lunch time Zoom meeting. I look forward to seeing you all there.

Shelley Kemmerling

CMAR President

THEUNISSEN HOME INSPECTION

Experience and Integrity Working for You



**Mike Theunissen**  
Certified Home Inspector

3942 E. River Rd.  
Mt. Pleasant, MI 48858  
989 772-2300  
989 330-1157 (cell)  
email - mike@howlinghammerbuilders.com



## Association Executive Report

AE Report

2/5/21

So glad January 2021 is in the books. I had hopes for improvements in many areas, professionally and personally at the beginning of 2021. But it only took 4 days for me to get knocked off my plans.

A big thank you to the BOD for your kindness and condolences in the weeks surrounding my mom's passing in mid-January. I was blessed to be able to spend that time with her and my siblings.

Our Board of Directors has six fresh members on it. We met for our annual leadership event virtually and had good discussions about our goals this year. Most of our committees met as well during January. We will continue to be challenged by COVID and our winter weather, But let's continue to challenge ourselves to create a better life in our communities, not when this is all done, but now. Yesterday, I held new member orientation for eleven brand-new Realtors. I'd like everyone to welcome them and remember what it was like for you when you were brand-new in the business. Show them that THAT'S WHO WE R!

Carry on,

Lori

# CLEANING SOLUTIONS, LLC.

RESIDENTIAL / COMMERCIAL CLEANING

1021 W. BROADWAY ST.  
MT. PLEASANT, MI 48858

## (989) 779-0625

THEISEN@CLEANINGSOLUTIONS@YAHOO.COM  
WWW.CLEANINGSOLUTIONSMP.COM

## Committee Excerpts

### Education/Program committee

Quarterly lunch and learn— This will be a Zoom format meeting and attendees encouraged to have lunch on during meeting. February topic is Purchase contract; in the fact that the form will be changing and how it will look.

Spring Legal Class: Plan to have Jack Waller sometime mid to late march.

[Full Minutes Here](#)

### Bylaws Committee 1/18/21

Motion Made: Change language in article XI, section 2 as follows

- In the first sentence, change “seven (7) REALTOR members” to “five (5) REALTOR members”
- In the second sentence, strike, “shall be reduced in size to 11 by 2019 and.” the second sentence should now read The Board of Directors shall consist of the following: president, president elect, immediate past president, secretary, treasurer and five (5) REALTOR members of the board”

Motion was supported, APPROVED

Discussion took place regarding lockbox access, potentially different membership levels for lockbox access only, and fees. It was determined that more time was needed to fully understand the current guidelines as outlined in the current Central Michigan Association of REALTORS Policy and Procedures Manual—Revised 6-11-19. As such the topic was tabled for further research by the committee until the next meeting

Four more changes supported and approved.

[Full Minutes click here](#)

### Bylaws Committee 1/25/21

Tabled Item was discussed. (see paragraph from 1/18/21 excerpt): Discussion took place on the pros & cons of adding or changing language in the bylaws to account for another level of membership or lockbox access for the board. Discussion focused on if changing, adding language, membership level, lockbox access would potentially be beneficial or harmful.

Motion was made that there be no change made to the lockbox rules/regulations in the policy & procedures manual. Seconded and the motion carried.

[Full Minutes Here](#)

### MLS Advisory Committee 1/27/21

Update on NGLR MLS adoption of CMA R recommendations:

NGLR adopted CMAR’s recommendation of changing reference to Master Bedroom/Bath to Primary Bedroom/Bath and the recommendation to clarify rules related to Confidential Listings.

How to find numbers (statistics) that are shared on CMAR’s Facebook page. Stats are gathered via Paragon. Statistical data only indicate “single Family Residential” average sale amount and compared to data from the same period one year prior.

[Full Minutes here](#)

## NEW CMAR MEMBERS

Alexandra Vernon, Zillow Inc

Fawn Reed, Weichert Realtors

Doug Block, Praedium Realty

Matthew Wing, New Horizons Realty

Melissa Socha, Modern Way Realty

Daniel Eberly, Coldwell Banker WMH - Alma

Edward Gruss, Five Star Real Estate - Alma

**KAL COTTER, CPI**  
InterNACHI® Certified Professional Inspector®

989.824.0170  
kalcotter@gmail.com  
www.centralhomesolutionsilc.com  
/CentralHomeSolutions

WE'LL BUY YOUR HOME GUARANTEE  
RESIDENTIAL PROPERTY INSPECTOR  
InterNACHI® CPI

## News from MR and NAR

### CMAR Awarded the 2020 Michigan RPAC Award Winners!

Michigan Realtors® extends a great big THANK YOU to all 26 of the local associations that exceeded their RPAC Investment Goal in a challenging 2020! While they were recognized as part of the 2020 Michigan RPAC Awards program that concluded last week's virtual Achieve Conference, we are taking one more opportunity to recognize these local associations!

Central Michigan Association of Realtors®

[Full List Here](#)

The strength of Michigan RPAC in 2020 was found in the more than 13,600 individual members that made an investment! We closed the books last year with a 41.73% membership participation rate, our highest total ever in state history! We surpassed our Major Investor Goal once again and finished a stone's throw off of our previous record-breaking investment total.

The RPAC Trustees are proud of everyone's efforts in 2020 given that fundraising event activity was paused for part of the year. In partnership with member leadership of the RPAC Trustees Committee, Michigan Realtors® leadership and staff is ready to engage with local associations, brokerages, WCR networks, and affiliate members for a successful 2021 RPAC campaign.

### CMAR Also received NAR Top Local Advocacy Awards. The Local Triple crown and President's Circle.

The National Association of Realtors® has recognized the Local Triple Crown and Local President's Cup Winners for 2020! We are amazed yet again at how many of our local associations have stepped up to the plate and hit their goals out of the park. Congratulations!

**Triple Crown Criteria includes:** 1. Meet or exceed a local's share of their state's National RPAC Fundraising Goal; 2. Meet or Exceed a local's Participation criteria.

**President's Circle Criteria Includes:** 1. Call for Action Participation - 20% response rate or better on NAR Calls for Action; 2. Meet or exceed the local's share of their state's National RPAC Fundraising Goal; 3. The local association meets or exceeds 37% participation.

[Click Here for full list](#)



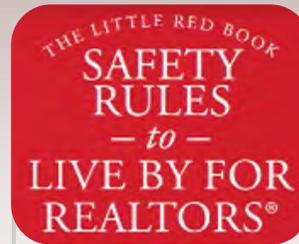
**Kathy Bouck - Mortgage Loan Originator**

NMLS ID 800118

989.842.2438 | kbouck@isabellabank.com | 989.289.6893

316 E. Saginaw | Breckenridge, MI 48615

[www.isabellabank.com/kbouck](http://www.isabellabank.com/kbouck)



Protect your identity through an identity protection program provided by your financial Institution. Include your real estate information (broker number, firm number and NRDS ID), along with your account numbers, so that you would be completely covered against fraudulent use if somehow stolen. Your real estate information should be tracked in the same manner as your financial information to protect against identity theft.

GERI G., ATLANTA, GA

## Mt. Pleasant Water Testing

*Well & Septic Inspections*

*Water Testing Lab*



5701 W. Baseline Rd.  
Weidman, MI 48893

**Phone: 989-644-8269**

**Fax: 989-644-3295**

## Members Leaving CMAR

Burton Schoder, Property Professionals