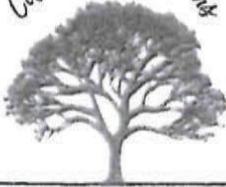


ARBOR REALTORS

*Celebrating 75 years*



**Board of Directors Agenda**  
Thursday, November 21, 2024

**Call meeting to Order-Larry Hurley**

- Roll Call & Anti-Trust Compliance Policy (on sign-in sheet)
- Call Executive Session if/when needed

**Approval of the Board of Directors Minutes for October 21, 2024**

**Secretary/Treasurer Report – Lilibeth Olvera**  
Acceptance of October 2024 NTREC & ARBOR Finance Statement

**Actum Financial**

- Consent Agenda – Corey Harris**
- a. Affiliate
  - b. Community Service
  - c. MLS
  - d. YPN

**Committee Action Motion**

**Executive Committee Report – Corey Harris**  
New Members for October-November 2024 (10/15-11/14)  
Size Comparison

**New Business**

**NTREIS Director Report – Julie Cook**

**Community Service Foundation Report – Robyn Eastman**  
BOD report

**President's Report – Larry Hurley**

**2024 ARBOR BOD**

- President  
Larry Hurley
- President-Elect  
Corey Harris
- Secretary/Treasurer  
Lilibeth Olvera
- Past President  
Robyn Eastman
- TR Regional VP  
Tim Beary
- TR Directors  
Jared Montemayor  
Lisa Williamson  
Albano Yzquierdo  
Dawn Hoffman
- NTREIS Director  
Julie Cook
- Directors  
Mark McConachie  
Nina Handerton  
Jody Kautz  
Kim Pratt  
Jeff Crosser  
Erin Wilson-Landberg  
Mark Singh  
Teresa Armstrong  
Michelle Hill  
Ben Gillingham  
Bob Macdonald  
Barbara Landberg  
Nick Austin  
John Hoffman  
Janice Hope-Vick



- CEO Report - Taylor Oldroyd**
- a. Event Center Update
  - b. CEO Report

**Today's Inspirational Thought**

**Adjourn**

**SUMMARY OF ASSOCIATION'S ANTI-TRUST COMPLIANCE POLICY**

The Arlington Board of REALTORS® (ARBOR) and its officers, directors, employees, and committees fully support and intend to comply with all applicable federal and state anti-trust laws and shall not engage in any anti-competitive conduct or practice, nor allow ARBOR to be used by any member or committee for any anti-competitive effect, including but not limited to the following kinds of prohibited conduct:

1. Any discussion or effort to fix directly or indirectly, peg, raise, lower, control, recommend, suggest, or maintain brokers' commissions or commission splits on the sale of real estate.
2. Any contract, combination, conspiracy, discussion, or effort to divide or allocate real estate market customers.
3. Any discussion or effort to disparage or injure anyone's business or trade.



Board of Directors Minutes  
November 21, 2024



On Monday, November 21, 2024, a meeting of the ARBOR Board of Directors was called to order by Larry Hurley at 9:06 am.

- |                                       |                             |
|---------------------------------------|-----------------------------|
| Larry Hurley, President               | Kim Pratt                   |
| Corey Harris, President-Elect         | Jeff Cassell                |
| Lilibeth Olvera, Secretary/Treasurer  | Emmanuel Lumanze <b>A</b>   |
| Robyn Eastman, Past Chairman          | Navjot Singh <b>A</b>       |
| Tim Beary, TR Region 3 VP             | Rachel Simmons              |
| Sarah Mascarenas, TR Director         | Michelle Hill               |
| Mike Williamson, TR Director          | Beth Steinke <b>A</b>       |
| Alberto Vazquez, TR Director <b>A</b> | Rod Macdonald               |
| Dixon Holman, TR Director             | Barbara Landers             |
| Julie Cook, NTREIS Director           | Nicky Austin                |
| Mark McConachie                       | Jarrett Newton              |
| Nina Henderson                        | Terrance Hood-Veal <b>A</b> |
| Jody Kautz                            |                             |

Others Present: Taylor Oldroyd, Melissa Hagood, Walt Loonam

Roll Call & Anti-Trust Compliance Policy was acknowledged with a sign-in sheet.

Motion made, seconded, and carried, for acceptance of the October 21, 2024, Board of Directors Minutes.

Motion made, seconded, and carried, for acceptance of the October 2024 NTREC & ARBOR Financial Statement.

Motion made, seconded, and carried, for acceptance of the consent Agenda.

Motion made, seconded, and carried, to contribute \$1,000 to Sandra Lee for Constable Precinct 7 debt reduction

Motion made, seconded, and carried, to endorse Corey Harris for Arlington City Council Seat 8 and provide \$2,686.90 for his campaign

Motion made, seconded, and carried, to recommend acceptance of New Members for October/November 2024 (10/15-11/14)

Reviewed the size comparison

**MOTION FROM COREY HARRIS to the ARBOR Board of Directors:**

Whereas the clerical error during the election of October 2022 concerning Bylaws Article 12, Section 6 has created a situation in which we are unable, as proven in the election held on October 10, 2024, to reach a quorum to conduct business including future elections until such time that a remedy is secured to reinstate the original language prior to October 2022 to read as follows:

Section 6. Quorum. A quorum for the transaction of business at any properly called or scheduled meeting of the Executive Committee and Board of Directors shall consist of 51% of the members eligible to vote. A quorum for standing committees, appointed committees, task forces, and general or special Membership meetings shall consist of a majority of those attending the meeting who are qualified to vote.

I, therefore, make this motion that the board authorize the Executive Committee to direct our attorneys at the law firm of Curnutt and Hafer to proceed with the seeking of a declaratory judgment from the appropriate court to repair and reinstate said Article 12, Section 6 to its original and intended language as stated above. Result: **APPROVED**

**APPOINTMENTS made by President Larry D. Hurley for Board Ratification**

Appointment # 1:

Although not contested, the validity of the election held in October 2023 has been questioned by a handful of members, therefore, in order to further ensure the continuity of the association, and as provided in the Bylaws of the Arlington Board of Realtors Article XI Officers and Directors, Section 5. Vacancies, I do hereby appoint Corey Harris to continue serving as President-Elect through December 31, 2024. Result: **APPROVED**

Appointment # 2:

Although not contested, the validity of the election held in October 2023 has been questioned by a handful of members, therefore, in order to further ensure the continuity of the association, and as provided in the Bylaws of the Arlington Board of Realtors Article XI Officers and Directors, Section 5. Vacancies, I do hereby appoint Lilibeth Olvera Moody to continue serving as Secretary Treasurer through December 31, 2024. Result: **APPROVED**

Appointment # 3:

Although not contested, the validity of the election held in October 2023 has been questioned by a handful of members, therefore, in order to further ensure the continuity of the association, and as provided in the Bylaws of the Arlington Board of Realtors Article XI Officers and Directors, Section 5. Vacancies, I do hereby appoint Michelle Hill, Jeff Cassell,

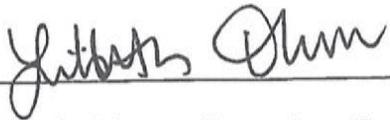
Rachel Simmons and Beth Steinke to continue serving as Directors of the ARBOR Board of Directors through December 31, 2026. Result: **APPROVED**

President Larry Hurley read & discussed the Compromise letter that he received from Martha Dent acting as Spokesperson for Arlington Group for Transparency dated November 20, 2024.

Motion made, seconded, and carried, that ARBOR BOD authorizes Executive committee to coordinate with attorney to respond to the letter received from Martha Dent as Spokesperson for Arlington Group for Transparency on November 20, 2024.

**Meeting Adjourn:**

**Next meeting:** December 12, 2024



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Lilibeth Olvera, Secretary/Treasurer



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Teri Woodson, Staff

**From:** Andrea Friedman <afriedman@texasrealtors.com>  
**Sent:** Friday, January 10, 2025 8:29 AM  
**To:** Martha Dent <marthadent@outlook.com>  
**Subject:** RE: TREPAC money

Yes,  
The check was written on December 16, 2024. I hope this helps!

Many thanks,  
**Andrea Friedman, RCE, ePRO, AHWD**  
Associate Director of TREPAC

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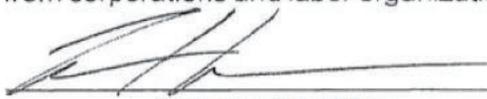
**From:** Martha Dent <marthadent@outlook.com>  
**Sent:** Thursday, January 9, 2025 4:57 PM  
**To:** Andrea Friedman <afriedman@texasrealtors.com>  
**Subject:** TREPAC money

Andrea, I was told that Arlington TREPAC money was given to Cory Harris for his campaign for City Council. When was that check written?

Martha Dent  
817-975-1740

# APPOINTMENT OF A CAMPAIGN TREASURER BY A CANDIDATE

FORM CTA  
PG 1

See CTA Instruction Guide for detailed instructions.		1 Total pages filed:	
2 CANDIDATE NAME	MS / MRS / MR FIRST MI	OFFICE USE ONLY	
	NICKNAME LAST SUFFIX	Filer ID #	RECEIVED - CSO 25 JAN 24 PM 3:02
3 CANDIDATE MAILING ADDRESS	ADDRESS / PO BOX: APT / SUITE #: CITY: STATE: ZIP CODE	Date Received	
4 CANDIDATE PHONE	AREA CODE PHONE NUMBER EXTENSION	Date Hand-delivered or Postmarked	Receipt # Amount \$
5 OFFICE HELD (if any)	N/A	Date Processed	Date Imaged
6 OFFICE SOUGHT (if known)	City Council Place #8		
7 CAMPAIGN TREASURER NAME	MS/MRS/MR FIRST MI NICKNAME LAST SUFFIX	Dr. Zachary C. Haston	
8 CAMPAIGN TREASURER STREET ADDRESS (residence or business)	STREET ADDRESS: APT / SUITE #: CITY: STATE: ZIP CODE	[Redacted]	
9 CAMPAIGN TREASURER PHONE	AREA CODE PHONE NUMBER EXTENSION	[Redacted]	
10 CANDIDATE SIGNATURE	<p>I am aware of the Nepotism Law, Chapter 573 of the Texas Government Code.</p> <p>I am aware of my responsibility to file timely reports as required by title 15 of the Election Code.</p> <p>I am aware of the restrictions in title 15 of the Election Code on contributions from corporations and labor organizations.</p> <p> Signature of Candidate</p> <p>1/24/25 Date Signed</p>		

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