

Reimbursement

BOD = covered
roles/responsibilities of BOD.
comply w/ the mission of the organization
Property managers no longer falls under a RE license.
2025 - we will still have roughly 1.5 million members but
are expecting a 6-8% drop in '26.

Big tax reform coming - (possibly taxing unrealized gains)
Capital gains may be adjusted to incentivise
long term owners to sell.

YIMBY - Density/zoning Regs

median networth for a homeowner is \$450k renter \$10k

* Go through Fairhaven 2.0

Executive Committee Meeting -

Donated to a children's hospital. facility has a statewide impact.
Located in Telence. Discussed the re frame work of the
committees and governing body. Talk about adjusting
the budget. What will we do with
excess reserves.

- Recent Supreme court decision making STR's commercial use, not residential.

LC 2128 - will address later monitor.

LC 2344 - "Squatter's Bill"
can cover civil and criminal aspects. Passed w/out amendments.

GAC:

HB ²⁹⁶ ~~287~~ - Appraisers have stricter rules, Restricts certain language.

HB 175 - Streamlines zoning process.
Requires public meeting before adapting zoning regulations. Increases public notice for zoning changes.
moved to Support.

SB 174 - RVs ^{and mobile homes.} to be viewed as buildtags for rent/lease.
Will be review for sanitation
moved to support

LC 1007 - defining STR's,

"Anything that generates income"
LTR will fall under it too, probably.
moves to Support after review of language.

The mission of the Montana Association of REALTORS® is to enhance the professionalism of its members, protect private property rights and support local communities.



Association Management Committee
January 29, 2025
1:45 – 2:45 PM
Oriental LTD
Great Northern Best Western Hotel

<https://us02web.zoom.us/j/83749318779?pwd=xas4Y0tsX3f2bCNau6tBq3hLG4qfZC.1>

AGENDA

I. Call to Order and Introductions – Chairperson Jenna Simanton

II. Anti-Trust & Conflict of Interest Statement

III. Roll Call and Approval of Excused Absences

IV. Approval of Minutes – September 27, 2024

V. Reports

- a. MARLA Update, Kaaren Winkler, MAR CEO
- b. Proposed Bylaw Amendment and Policy Changes

VI. New Business

- a. Review of the Philanthropic Fund criteria, Jenna Simanton
- b. Proposed Governance Restructure, President Robin Wallace

VII. Adjournment

→ March 7th - "town hall"
covering everything.
@ 12 on Zoom

- GAC is a 5 year
commitment. Everyone
else would be 2.

- Committee Structure
- President currently influences 73%

Proposed - VP Advocacy, ^{VP} Operations, ^{VP} Finance, ^{VP} Membership - 4 pillars

• Not getting rid of any committee, just re-structuring.

~~1st meeting~~ 1 may free up time and make sessions more streamlined

• Each pillar has ~~1~~ chair and V.C. from each sub committee sitting in on the main meetings
• Wants to have executive reps be voted in instead of appointed