

Lincoln County Board of REALTORS®

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April 2011 Real Estate Action in Lincoln

Next meeting:

DATE: May 3rd, 2011

LOCATION:

Beatty's Ford
Park, Denver

TIME: Noon, Reser-
vation REQUIRED**

Greetings fellow LCBR members!

I just returned from Raleigh for the NCAR legislative meetings. There were only a few topics for discussion (which is a GOOD thing) this quarter. Of course, the \$40 increase was a hot topic however there was not much said since it is still in it's early discussion stages. We did vote to host the 2012 NCAR Convention in Savannah GA and the 2013 NCAR Convention will come back to the Carolina's at the Grove Park in Asheville.

Our next meeting/social is May 3rd at Beatty's Ford Park. We will have lots of food and fun games too. I hope you all can make it and bring a friend. If you can, please bring a side dish as well. You may contact Traci Dellinger to do so. All BIC's are also encouraged to bring a theme basket to be raffled off during our social. The tickets will be 10 for \$5 so come ready to place your bets.

We will also be promoting our LCBR Spring Golf Tournament at the social, however there have been some changes recently made. We are no longer going to Verdict Ridge on the 19th. Due to budget constraints we have decided to move the golf tournament to either the Lincolnton Country Club or Glen Oaks Golf Course. We will postpone until June to give us time to regroup. We want this to be a huge success and our budget depends on it. We did not want to take any chances rushing into it so we decided to hold off until June. Our Spring Golf Committee will have more details to follow.

So for now, mark you calendar for May 3rd and get ready for a fabulous time. I hope to see you then.

Shantae Brown
President LCBR 2011

Member Board of the National Association of Realtors® and the NC Association of Realtors® since 1977.

● Current Membership

- **126 REALTORS® 15 Affiliates**
- **() New Applicants**

Member Association Meeting Minutes

The Lincoln County Board of Realtors held a Membership meeting on Tuesday, April 5, 2011 at Lincoln Country Club. President Shantae Brown called the meeting to order at 12:00 p.m. Pledge of Allegiance and invocation followed. Guests were introduced.

The minutes and treasurer's report from the previous meeting were approved with no changes.

Robbie Gates inducted the following new members: Mandy Melissa Renegar, Keller Williams; Frances Kauffman Matt, Lake Norman Realty; and Cynthia S. Estridge, United Country Lake Norman.

Bill Spurrier reported that the CE Class will be held on October 25 at Lincoln Country Club. The elective class will be "Ethics".

Kelly Stilwell gave a fundraising update. Each office was asked to bring a theme basket to the May meeting.

Shantae Brown announced that sponsors and volunteers are needed for the golf tournament to be held on May 19 at Verdict Ridge. The proceeds will support the board this year and we will pay the 5 scholarships from the scholarship account.

Sheila Rudisill gave a Legislative update. She announced that the NAR has proposed a dues increase of \$40 to help with political actions.

Kay Davis reported that RPAC contributions are being solicited at \$15 per member. She encouraged 100% participation.

The scholarship committee is submitting press releases to local newspapers announcing the scholarship available to high school seniors.

Pat Ballard will plan a Realtors Care day for 2012.

The Realtors Expo will be held in Charlotte next week.

Stan Suther was introduced and gave a presentation on blogging.

The winner of the 50/50 drawing was Nancy Poteat. Door prize donated by Detection Inspection went to Sam Helms. Door prizes donated by Shantae Brown went to Felicia Warlick and Crayton Kale.

Next meeting will be May 3, 2011 at Beatty's Ford Park in Denver.

Meeting adjourned at 1:05p.m.

Toni Whiteside, Secretary

Local Association News

New member applications:

Local News

Tuesday, May 3rd, our Association meeting will be a social at Beatty's Ford Park, Denver 11am-2pm

Golf Tournament

To be determined

Fund Raiser for the LCBR

Continuing Education

Tuesday, October 25th, we will hold our yearly CE class with Bill Gallagher. Mandatory and elective, Code of Ethics, save the date!

Place to be determined

	RPAC	
GOAL	To Date	Percentage
\$1925.00	\$335.00	17%



Site Selection: N.C. Ranks 6th for New and Expanded Businesses

North Carolina placed sixth in *Site Selection* magazine's Overall Top 10 State's 2010 Governor's Cup, which the magazine awards to states with the most new and expanded corporate facilities. North Carolina moved up from seventh place in 2009.

http://www.bizjournals.com/triangle/morning_call/2011/03/site-selection-nc-ranks-6th-for-new.html?s=newsletter&ed=2011-03-02&ana=e_trig_rdup

Release of Budget Delayed, Hundreds of Bills Filed

Leaders of the budget-writing process in the House had hoped to roll out draft budgets this week, but sub-committee meetings previously scheduled for Thursday were canceled. Budget Committee Chairman Rep. Harold Brubaker said more time is needed to work out specifics of the budget plan that will address a projected \$2.4 billion shortfall. Once approved by the House, the budget will go to the Senate.

Meanwhile, more than 200 bills were filed this week as legislators head toward this year's bill-filing deadlines.

Terminal Groin Bill Debated in House Committee

[Senate Bill 110, \(Permit Terminal Groins\)](#), sponsored by Reps. Harry Brown (R-Jones), Thom Goolsby (R-New Hanover) and Bill Rabon (R-Brunswick), received heated debated during a meeting of the House Environment Committee on Thursday. The committee is expected to vote on the bill next week. The bill authorizes the permitting and construction of terminal groins at inlets under the following conditions: (1) the permit applicant has complied with all of the specified permit application requirements; (2) the permit applicant has provided notice to any property owners and local governments identified in the required engineering design as potentially affected by the construction of the proposed terminal groin; and (3) the construction of the terminal groin must be accompanied by a concurrent beach project to prefill the groin. Also, the proposed legislation provides limitations on the number of terminal groins that may be placed on each ocean shoreline immediately adjacent to an inlet and on the ocean shoreline of an inlet when the shoreline is immediately adjacent to a federally maintained navigation channel associated with a state port.

Smith Reappointed Banking Commissioner

On Monday, the NC House voted to approve Gov. Bev Perdue's recommendation for Joseph Smith, Jr., to remain NC Commissioner of Banks for another four-year term. The NC Senate had previously approved the recommendation. Smith had been nominated by President Obama in November 2010 to lead the agency that oversees Fannie Mae and Freddie Mac. However, Smith withdrew his name after he did not receive confirmation by the U.S. Senate. Smith has served as the NC Commissioner of Banks since 2002.



Carolina Multiple Listing Services, Inc.

CMLS Board of Directors Meeting Wrap-Up

The CMLS Board of Directors met March 17, 2011. The following board members were installed into their respective offices: 1. Lamar Kellar, Gaston County Association of Realtors® 2. Tiffany Johannes, Small Firm

The board denied the request of a member to receive a full refund of her first-quarter 2011 CMLS and Supra fees. NOTE: The member has already been refunded a partial amount, which the Member Services Department normally provides. The board approved the following actions for the requests of a member regarding data

within the Carolina Data Share (CDS) and Internet Data Exchange (IDX):

1. Send the following items to the Carolina Data Share (CDS) Leadership Team for consideration **a.** Allow CDS/IDX sites to display any of the following terms in place of the current status of “Conditional” : “Conditional” , “Pending” and “Under Contract.” **b.** Modify the IDX rules so “Pending Status” is displayed and so pending status listings are added back into the IDX data feed.

2. Send the following to the “CMLS Rules and Regulations” Advisory Group: Modify the IDX data feed to include “Days On Market” so the display of that field is allowed for all statuses The board approved to temporarily withhold Days on Market data from the media until a task force can bring back a recommendation. The CMLS financials for Feb. 28, 2011 were presented but were not discussed. Government Affairs Director Elizabeth Barnhardt provided the Government Affairs report as follows:

1. Information about the North Carolina Real Estate Commission’s (NCREC) regulations regarding Broker Price Opinions (BPO) for a fee is posted on CarolinaRealtors.com (the North Carolina Association of Realtors® (NCAR) has posted an informative video on NCRealtors.org). NCREC has a heightened awareness of real estate brokers providing BPOs for a fee.

2. New Federal Trade Commission rules regarding short-sales advertising is posted on CarolinaRealtors.com and Realtor.org.

3. The Joint Committee on Regulatory Reform is meeting in Charlotte on March 21 at the Central Piedmont Community College (CPCC) Conference Center, 1-3 p.m. This legislative committee is reviewing where regulations are duplicative or are slowing down economic development. The association is coordinating our testimony with the Real Estate and Building Industry Coalition (REBIC).

4. The N.C. House of Representatives voted to repeal the transfer tax referendum authority by counties, and will be heard in the N.C. Senate the week of March 21-25.

5. The Commercial Broker Lien Law that allows commercial real estate brokers to file a lien on properties they are owed a commission for has passed the House committee on Commerce.

6. Barnhardt urged the board members to sign up to communicate with N.C. state legislators through the NCAR State Political Coordinators program. Following Barnhardt's report, CTO Steve Byrd provided a presentation on Realtors® Property Resource (RPR) and answered questions from board members regarding the product and other competitive products from MarketLinx and MOVE.

CEO Anne Marie Howard followed with a presentation to the board with the 2010 Year in Review. She then walked through the new online Leadership Library, which has taken the place of the Leadership Policy Manual as an online-only resource on CarolinaRealtors.com. Howard also reported on the following:

1. An update on the Piedmont Regional Association of Realtors® (PRAR) and how our association and CMLS are handling questions
2. An update on the ongoing discussions with the Stanly County MLS
3. A recap of the COVE Conference and noted that the notes and presentations from the conference are posted in the Leadership Library
4. An update on the Audit, Budget and Finance Committee
5. Inman News has moved its "Agent Reboot" conference from May 4 to a day earlier (May 3) to prevent from interfering with the Association/CMLS Realtor® EXPO

The board then went into Executive Session to discuss the staff changes at the association/CMLS.

The meeting adjourned following the Executive Session

NATIONAL ASSOCIATION OF REALTORS (R)

Transfer Tax Repeal Bill Becomes Law

Late Thursday, Gov. Beverly Perdue signed [House Bill 92 \(Repeal Land Transfer Tax\)](#), sponsored by Reps. **Julia Howard (R-Davie)**, **Edgar Starnes (R-Caldwell)**, **Bill Brawley (R-Mecklenburg)** and **Jonathan Jordan (R-Ashe)**, into law, which officially takes the option off the table. The bill had received final approval from the NC Senate last week, and NC REALTORS® staff was waiting anxiously to determine if the governor would sign the bill or let it become law after 10 days without her signature.

Legislators Focus on Budget and the State Health Plan Bill

Lawmakers were focused this week on finishing the state budget for distribution to subcommittees and may have first versions ready as early as next week. This will begin intense discussions and debates among both chambers of the legislature and the governor's office as everyone puts their ideas on the table with regard to funding important programs and services, while simultaneously closing the state's large budget gap.

Another bill which both bodies focused on most of this week was [Senate Bill 265 \(State Health Plan/Appropriations and Transfer\)](#), introduced by **Senators Tom Apodaca (R-Henderson)**, **Peter Brunstetter (R-Forsyth)** and **Fletcher Hartsell (R-Cabarrus)**. It received final approval from both chambers of the legislature this week. The bill, which moved quickly but was debated extensively, is aimed at closing a projected \$516 million shortfall in the North Carolina state employee health insurance plan through the middle of 2013. For the first time, current state employees and teachers will have to pay a monthly premium that would range from \$11 to \$22 per month, starting July 1, depending on the level of coverage. People who have retired from state government will pay a similar premium if they receive the higher tier of health coverage.

Redistricting Begins

Legislators met for the first time this week and received an overview of what's going to occur over the next few months as they start mapping out 13 Congressional districts, 50 NC Senate districts and 120 NC House districts. Committee Chair Sen. Bob Rucho (R-Mecklenburg) said the committee's goal is to finish a first version in June and get "preclearance" from the U.S. Justice Department before moving forward. There will be numerous public hearings held across the state. [Click here for a schedule of the public hearings](#) and [click here for a summary of the redistricting process](#).

NC REALTOR® Becomes Advisor to House Speaker

Asheville REALTOR® Bruce Goforth will join the staff of Speaker of the House Thom Tillis, beginning today. Goforth previously served in the NC House for four terms and was a Democratic majority whip.



Save Money with REALTOR® Partners! LCBR CODE: LCBR3

In today's business environment, who has the time to find vendors which offer the lowest prices and the best service?

Through a partnership with The North Carolina Association of REALTORS®, Lincoln County Board of REALTORS® has taken the guesswork out of this time-consuming task with the [REALTOR® Partners Program](#). Through this program, you receive special discounts on the products and services REALTORS® use most. Also, when you purchase products at a discount from the REALTOR® Partners, a portion of the funds generated is returned to your local association as a form of non-dues revenue. *You can lower your own expenses while supporting your local association.*

The REALTOR® Partners Program continuously strives to offer helpful and cost saving benefits for members; they have recently added three new partners: 1-800MD, Recognition Express, and Furnitureland South.

[REALTOR® Partners Program](#) ; there is a link on our website:

www.lincolnncrealtors.com

It's easy to see why doing business with REALTOR® Partners is a good idea, not only for you, but also for the Lincoln County Board of REALTORS®. Cut your business costs and support your local association by using the REALTOR® Partners Program!

Support our Association Affiliates

Inspection Services

Detection Inspection, Inc.
Home Inspections
Scott Bachman NC License #2563
ASHI Member #245829
detectioninspect@bellsouth.net
Www.detectioninspection.com
(828) 428-8505 office
(704) 530-7050 cell

Johnson Home Inspections, LLC
Richard (Dick) Johnson NC License #2162
captnorb2@charter.net
Www.johnsoninspection.com
(828) 308-3475 cell
(704) 462-0101 fax

Insurance Services

Farm Bureau Insurance
Jackie Dameron
Jackie.dameron@ncfbins.com
(704) 735-1483 office
(704) 732-2091 fax
(704) 747-7476 cell

Kale Insurance
Insurance & Financial Solutions
Crayton Kale
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Watson Insurance
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(704) 736-1331 fax

Support our Association Affiliates

Lending Services

American Family Mortgage, Inc

Traci Dellinger

Senior Loan Specialist, Principal Manager

tdellinger@amerfm.com

Www.americanfamilymort.com

(704) 736-1101 office

C & F Mortgage Corp

Nancy Poteat

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Carolina Farm Credit

Crystal Ward Taylor

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(828) 758-9951 office

(828) 754-2152

First National Bank

Mary C Davis

Asst. V. P., Mortgage Loan Officer

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(704) 735-9190 office

(704) 674-3682

HomeServices Lending

Kurtis Lowdermilk

Home Mortgage Consultant

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Peoples Bank

Meghan Smith

Mortgage Loan Originator

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Support our Association Affiliates

Lawyers Office's

Pendleton, Pendleton, & Deaton, P.A.
Curtis Sharpe, Jr
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Thomas J Wilson P.A.
TJ Wilson
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(704) 735-8013 office
(704) 735-9161 fax

Advertising Services

Homes & Land of Gaston/Lincoln
Melissa Griffin
hlgas@charter.net
(704) 460-8236 office
(704) 489-2647

Future Meetings / Important Dates 2011

May 3rd.....Social, Beatties Ford Pack, Denver UMC
June 7th.....Lincoln Country Club
July 18th-19th.....Regional AE Conference, New Bern, NC
August 2nd.....Denver UMC
September 13th.....Lincoln Country Club
October 4th.....Denver UMC
October 25th.....CE, Place TBA
November 1st.....Lincoln Country Club
December 6th.....Christmas Luncheon, Place, TBA

2011 Board of Directors Officers

President: Shantae Brown, Lake Norman Realty
Pres-Elect: Pat Ballard, Century 21 Town & Country
Vice-President: Sheila Rudisill, All Points Realty
Secretary: Toni Whiteside, Re/Max Crossroads
Treasurer: Mary Davis, First National Bank
Directors:
Christy Boyles, Lackey, Whitley & Milholland Realty Group (2009-2011)
Kay Davis, Keller Williams (2009-2011)
Traci Dellinger, American Family Mortgage (2010-2012)
(2010,2012)
Ann Caldwell, Century 21 Town & Country(2011-2013)
Linda Brocuglio, All Points Realty (2011-2013)
Immediate Past President: Janice Peeler, Century 21 Town & Country
Association Executive: Kathy Hendricks

2011 Committee Chairpersons

Bylaws: Marsha Jordan, Sheila Rudisill, Rebecca Abernethy
Budget/Finance: Mary Davis
CMLS director : Kay Davis (2011-2013)
CMLS Task Force: Sandra Catching (2011), Jeff Polinsky (2011-2012)
Christmas Party/Toy for CM: Nicole Hecht, Gail Huss
Continuing Education: Bill Spurrier, Linda Brocuglio
Fund Raiser: Kelly Stilwell, Melissa Griffin
Golf Tournament: Michelle Nantz
Legislative/Political: Sheila Rudisill
Membership: Robbie Gates, Rebecca Abernethy
Nominating/Recruiting: Janice Peeler
Orientation: Marsha Jordan, Mitzi Malcolm
Pub. Relations: Beth Saine, Anna Waddle, Megan Brown
REALTOR of the Year/Affiliate: Pat Ballard
RPAC: Kay Davis
Scholarship: Ted Snyder
Sponsor/Door Prize: O Neal Helms, Janice Peeler

Members at the State Level

NCREEF Board of Director: Mitzi Malcolm
NCREEF Director at Large: Kay Davis
NCAR RPAC Director at Large: Kay Davis
NCAR Forms Committee: Kay Davis