



Legislative & Business Meeting Highlights

With new leadership in several areas of the state legislature, Kentucky REALTORS® took time in Frankfort to make voices heard during the Legislative & Business Meeting. Over 200 members, along with bus loads from Northern Kentucky, turned out to visit the Capitol. While there, KAR members discussed the future of the industry and where each legislator stood on issues important to real estate.

Members were briefed on the topics and given talking points during an informative Governmental Affairs committee meeting.

The next day, during the Board of Directors meeting, RPAC Awards were given to the winners in several categories for 2008 (see below).

During the heavily attended legislative reception at the Capital Plaza Hotel, many Senators, Representatives and other political dignitaries were in attendance to mix and mingle with constituents from their regions and districts.

2008 RPAC AWARDS

Highest Member Participation
Cumberland Valley Board of REALTORS®
(81%)

Pacesetter (first to achieve goal)
Madisonville Hopkins County Board of REALTORS®

Most Contributions Raised (overall)
Greater Louisville Association of REALTORS®
(\$55,404.50)

Largest Percentage Over Goal
Small Board Division
Hopkinsville-Christian County Board of REALTORS®
(202%)

Medium Board Division
Paducah Board of REALTORS®
(163%)

Large Board Division
Northern Kentucky Association of REALTORS®
(110%)

Action items from the Board of Directors meeting:

- To suspend all fees on late dues payments until 3/15/09. After that date, interest will accrue at 1.5% per month from 1/31/09 (original due date).

- To approve the 2009 KAR budget with several recommendations from the Leadership Team.

- Recommend that the Legislative Quick Response Team become a stand alone committee (instead of a subcommittee).

- The following 2011 meeting locations were approved:

Legislative & Business Meeting will be held in Frankfort

Summer Business Meeting will be held at Lake Barkley

Annual Convention & Expo will be held in Lexington

- To approve reimbursement up to \$500 each for the Immediate Past President and the Past President Advisory committee chair for travel expenses for one extra day at KAR business meetings.

Continued next page

Action items from the Board of Directors meeting:

- Recommend approval of Jesus Menendez at Trustee from Congressional District 1 and Rebecca Trout from Congressional District 4.
- To reimburse the chair of the Advisory Committee for one night lodging and mileage (to and from) for their attendance at Leadership Team meeting.
- To apply for credit cards for the President, President-Elect and EVP. EVP is not to be personally liable for the President and President-Elect cards.
- To approve \$500 to change front and rear doors to double pane rather than single.
- To approve changes to the Policy & Procedures Manual, which included the following:

A paragraph was moved from page 42 to page 1 of the Manual. The paragraph describes the procedures to be followed for revising the Manual.

Additional information was added to the Manual on page 57 with regard to reimbursement of expenses for KAR personnel and KAR members that travel and incur expenses on behalf of KAR. *A specific KAR expense report form was added as Addendum # 5. The completed KAR expense form, along with itemization, documentation, and receipts for the expense(s) is required for reimbursement of expenses.*

The approval procedure on page 21 for Delegate Body Absences was revised. Elected Officers of KAR will review all requests for absences of the Delegate Body and make a recommendation for approval or disapproval to the Delegate Body. The results will be recorded in the minutes of the Delegate Body meeting.

Other items of note:

Retiring RPAC Trustees were honored during the RPAC awards ceremony. They were:

Dwight Swann - Paducah Board
Santosh Bhatt - Greater Louisville Association
John Smither - Lexington-Bluegrass Association

2008 RPAC Chair, Linda Sparrow - Central KY Association, was also given special recognition.

The KREEF Trustees awarded three scholarships - two \$1,000 GRI scholarships and one \$1,000 scholarship to a college student in Kentucky - to the following members:

Neleda Phillips Allen, Battletown, Heart of Kentucky Association
Michelle Blackburn, Winchester, Lexington-Bluegrass Association
Ashley Reeves, Burlington, Northern Kentucky Association, daughter of Mike and Sherry Reeves of Reeves Realty

The following are approved Bylaws changes:

(~~Strikethrough~~ text indicates text to be deleted.
Underline indicates text to be added)

ARTICLE V: Delegate Body, Section 2
Insert the following text in reserved item (G):
(G) Any REALTOR or REALTOR-ASSOCIATE member in good standing shall be eligible to serve on the Delegate Body.

Article VI: Board of Directors, Section 8
Add text to existing Section 8 which describes removal of a director by the remaining Directors on the basis of two (2) consecutive unexcused absences.
The Delegate Body may remove any Director with 2/3 majority vote. A copy of the proposed motion to remove a Director shall be included with the notice convening the Delegate Body meeting. The Director's position shall be vacated if a quorum of the Delegate Body is present at the noticed meeting and a 2/3 majority of the Delegates present approve the motion to vacate.

ARTICLE VI: Board of Directors, Section 1 (C) (2)
Delete item (2) text as indicated below and replace with the following text:
~~(2) Three At-Large Directors shall be elected each year by all registered attendees of the Annual Convention in accordance with Article V, Section 1(A). The term of office for At-Large Directors is three (3) years.~~
(2) Three (3) At-Large Directors shall be elected by the membership during each convention, held in conjunction with the regular annual membership meeting, to serve terms of three (3) years each, such that there shall be nine (9) At-Large Directors serving at all times.

The following are Bylaws changes approved at the Delegate Body meeting to be submitted to the membership:

Underline text indicates text to be added. ~~Strikethrough~~ text indicates text to be deleted.

The Committee recommends the addition of the following language to Article 5, section 2, part (C) of the Bylaws:

Article 5. Section 2.

(C) Any member of KAR who serves as a director or officer of NAR elected by the Delegate Body of KAR shall also serve as a delegate for a concurrent term to KAR's Delegate Body;

How the stimulus package affects REALTORS®

The \$790 billion stimulus package signed by President Obama increases the home buyer tax credit to \$8,000, drops the repayment feature, reinstates last year's 2008 loan limits for FHA, Freddie Mac, and Fannie Mae loans, and provides \$2 billion in additional funding for states and localities to be used to purchase, manage, repair and resell foreclosed and abandoned properties. Many elements (listed below) included in HR 1 "American Recovery and Reinvestment Act of 2009," were supported by the National Association of REALTORS® (NAR) as well as the many REALTORS® who sent call to action messages to Congress urging their support!

Homebuyer Tax Credit. The bill provides for a \$8,000 tax credit that would be available to first-time home buyers (those who haven't owned in at least three years) for the purchase of a principal residence on or after January 1, 2009 and before December 1, 2009. The credit does not require repayment for buyers who hold onto their property for at least three years. Most of the mechanics of the credit will be the same as under the 2008 rules: the credit will be claimed on a tax return to reduce the purchaser's income tax liability. If any credit amount remains unused, then the unused amount will be refunded as a check to the purchaser.

NAR sought removal of the repayment requirement because it discourages buyers from taking advantage of the tax credit. The three-year minimum holding period is a safeguard against speculators' use of the credit. The legislation also extends the effective date of the credit to December 1 from June 30, and extends eligibility to borrowers who buy their home with the help of state or local financial assistance that comes from the proceeds of tax-exempt mortgage revenue bonds.

The start date for the first-time home buyer credit is January 1, 2009 through and before December 1, 2009.

FHA and conforming loan limits. Specifics have not been released but reports indicate that the 2008 limits have been reinstated for 2009 except in those communities where the 2009 limits are higher. Additional increases in individual communities may also be available at the discretion of the secretary of the U.S. Department of Housing and Urban Development.

Foreclosure mitigation and neighborhood stabilization. Funding for states and localities to be used for neighborhood stabilization activities for the redevelopment of abandoned and foreclosed homes are authorized. Some news reports put the funding level at \$2 billion.

Rental assistance. Up to \$1.5 billion to provide short-term rental assistance and other aid for families during the economic crisis.

The stimulus package also provides assistance in many other areas including commercial real estate, rural housing service, tax exempt housing bonds, energy efficient housing tax credits and grants and transportation investments.

[To find out more about the stimulus package, click here](#)

[To find out about the Homeowner Affordability and Stability Plan, click here](#)