

**RIDGECREST AREA ASSOCIATION OF REALTORS, INC.**

995 N. Norma Street, Suite E  
RIDGECREST, CA 93555  
(760) 499-1098 FAX (760) 499-1014

Attn: Rick Schumacher

Regarding my most recent trip to Anaheim for the CAR directors meetings:

I, was assigned as the President of the Association to attend the Presidents breakfast, and forum. I found this to be of great benefit as presidents from associations around the state shared ideas of how to effectively communicate with their membership and how they manage their time as president and sales.

I also was assigned to the nominating committee. This committee is closed and the information gathered in this meeting is confidential. I did enjoy my time in the meeting and appreciated the opportunity to serve in this capacity. Don Fought did a great job leading the meetings, and I look forward to getting to know our latest candidate Steve White.

I also attended the CAR installation dinner for Pat Ziggy Z.. This was a great event and I was able to network with other Directors from around the state, and enjoy a great evening that honored Ziggy.

I had no action items from the committees and meetings I attended. This was the beginning of what will be a great year at C.A.R, I look forward to serving and look forward to a great 2016.

Cordially,

Dru Hawkins, CAR Director REGION 27

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C.A.R. Directors Meeting January 28-29, 2016 Anaheim CA -- Clint Freeman

### Commercial Investment Forum

The Commercial Investment Forum had the follow goals for groundwork for growth:

1. Communication link between statewide resources and local forums, committees, webinars, conference calls.
2. Advisory group – seeking members, **can sign up for email updates.**
3. Seeking advisory member and forum members statewide.
4. Attendance by local commercial chairs is encouraged.

They are to set up commercial real estate classes in Bakersfield: A.I.R. forms class. They are in favor of the split roll tax. Some believe residential homes subsidizes commercial real estate. Some believe there is a way to receive more taxes by taxing more on commercial properties in order to pay for their programs such as homes for the homeless..... Will not change Prop 13 and will not effect residential properties. There may be some changes in commercial properties however. For taxation -- Value of the lease is going to be added to the value of the property.

There are a few websites dedicated to commercial listings: Loopnet Catalist, Excellegent, Co-Star.... we are just buying back our listings. [www.Cacpix.com](http://www.Cacpix.com) – 35,000 commercial Loopnet alternative

Contact for commercial: Derek Sprague 661 301-4871 [derek@spraguereg.com](mailto:derek@spraguereg.com) Bakersfield

### Home Ownership Housing Forum

- Fannie and Freddie want to increase loans to support the issue of two manufactured homes on one parcel of land.
- Working on creating a definition for companion animals.
- FHA will change condo rule to ease the approval process from 50% investor owned.
- SB112 Cal Veterans Bill of Rights
- No Place like home initiative – Prop 63 \$2Mil to construct homes for the homeless.

### MLS Policy Committee

- Vote to give out pending info in IDX feeds. Are now giving out sales info.
- Accuracy rule—right to remove listing in the event agent refuses to correct an error.
- Presence of participant—agent must be physically present when showing a home.
- Drones – listing agent is responsible for removing listing if there is an agreement with owner of photos taken from drones.

### Member Legal Services Forum

- Introduction of Legal Hotline App. All that is being discussed is on the app.
- Revocable Transfer of Death Deed – a simple way to pay property w/o probate, a trust, and holding title as joint tenants.
- Taxation of foreclosures and short sales