

**MINUTES**  
**CAAR Board of Directors Meeting**  
**Wednesday, February 25, 2025**  
**Hillsdale Conference Center**

**Attendance**

Present: Josh White (President), Amanda Spigone (President-Elect), Woody Fincham (Treasurer), Kim Armstrong, Roxanne Carter-Johnston (remote), Matthew Holt, Georgia Lindsey, Jeff Mattie (remote), Janice O'Hara, Kyle Olson, Jessica Russo, Candice van der Linde, Kevin Wilberger (remote). Excused: Anne Burroughs (Immediate Past President). Staff: Abby Tammen, Ali DiGuardo, Ian Desautel, Neil Williamson.

**Welcome and Call to Order**

President White called the meeting to order at 9:01 a.m. The Board acknowledged the Antitrust Statement.

**Approval of Consent Agenda**

A **MOTION** was **MADE, SECONDED** and **APPROVED** to accept the consent agenda which included the December 10, 2024 meeting minutes as well as new members (listed below).

**New Members**

January 2025. Brandon Bishop, Four Seasons Realty 1, LLC-Nel; David Blandon, The Hogan Group-Charlottesville; Suzanne Bowers, Loring Woodriff R. E. Assoc.; Anna Cios, 1st Dominion Realty, Inc.-Char; Ricardo Cruz Duran, Samson Properties-Chantilly; Kerry Nichols, Montague Miller & Co Westfield; Alexander Romano, Keller Williams Alliance-Charlottesville; Prashanna Sangroula, Onest Real Estate; Jacob St Martin, Real Broker LLC-Tysons Corner; Daniel Switzer, BlueSky PM, LLC.

Through February 20, 2025. Brianne Mraz, SM Brokerage, LLC; Denise Moldenhauer, Mountain Area Nest Realty; Kristin Fields, Keeton & Co Real Estate; Steven Belcher, Story House Real Estate; Tommy George, Long & Foster – Charlottesville.

**Treasurer's Report**

Treasurer Fincham reviewed the November 2024 and December 2024 financial reports. A **MOTION** was **MADE, SECONDED**, and **APPROVED** to accept the November 2024 and December 2024 financial reports as presented (12 Aye; 1 Abstain).

The 2024 audit will be conducted in mid-March. The results of the audit will be presented during the May Board meeting.

**President's Report**

CAAR is celebrating its 100th anniversary with a series of celebrations throughout the year, including historical trivia, proclamations at the state and local jurisdictions, member collage videos, and more. Save the date for the Centennial BBQ on Sat., June 7<sup>th</sup> from 3 – 6 p.m. at Pen Park.

CAAR was interviewed six times by the local media regarding the Q4-24 market report. Past interviews continue to be added to "CAAR in the News" on caar.com.

President White encouraged the Board to register for the National Association of REALTORS® Legislative Meetings.

**Board Action Items**

MLS – Adding CVRMLS forms to Transaction Desk

A **MOTION** was **MADE, SECONDED**, and **UNANIMOUSLY APPROVED** to create a subfolder in TransactionDesk to house Central Virginia Regional (CVR) MLS forms.

Training and a forms comparison table will be provided for the membership.

Public Affairs – Legislation Suggestion

A **MOTION** was **MADE, SECONDED**, and **UNANIMOUSLY APPROVED** for CAAR Board of Directors to endorse a "Transparency in Appraisals" legislative concept and send it forward for Virginia REALTORS® potential inclusion in their 2026 Legislative Agenda.

ISSUE: Appraisal Management Companies (AMC) seek the lowest bid without consideration of the quality of the appraisal. Once the work is completed, the AMC significantly marks up the cost of those subcontracted services and presents their invoice at the closing table.

LEGISLATIVE CONCEPT: To promote Transparency in Appraisals CAAR seeks Virginia legislation that adopts the Veterans Administration lending policy requiring the actual appraiser invoice be the first page of any appraisal report conducted in the Commonwealth of Virginia. The consumer will then be better informed regarding the entities involved and who is being paid what.

### **Committee Reports**

President White reminded the Board of the importance of reading the committee minutes prior to the meeting. Neil Williamson will fix a noted error in the Public Affairs minutes.

### **CEO Update**

Mrs. Tammen shared that CAAR met the NAR certification for Bylaws and MLS Rules and Regulations.

The Board has been requested to arrive early for the next Board meeting, where both the CAAR Board and CAAR Foundation Board can network over breakfast.

Mrs. Tammen is working on a new dashboard, which will be a one-page document with note-worthy statistics. This document will be referenced at Board meetings and the Operations Committee meetings.

Mrs. Tammen shared that while the Association prepared to lose 15% of the membership in 2025, it only lost 7%.

The Board recommends holding payment to Paragon in an effort to expedite the delivery of both the Paragon and Bright MLS renewal contracts.

### **New Business for Future Meetings**

Discussion of REALTOR® membership requirement for MLS access.

CAAR Foundation Q12025 Update.

### **Important Dates**

President White highlighted upcoming events and important dates.

### **Next Board Meeting**

Wed., March 26, 2025, 9 – 10:30 a.m. at the Hillsdale Conference Center.

### **Adjourn**

President White adjourned the meeting at 9:46 a.m.

Respectfully Submitted, Abby Tammen, Secretary