IDAHO REALTORS®

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ANNUAL MEMBERSHIP MEETING
FRIDAY, OCTOBER 3, 2025
(8:30 AM PT BREAKFAST) 9:00AM PT
Coeur d'Alene Resort (Bays 3-4)

AGENDA

1.	**CALL TO ORDER: ANNUAL MEMBERSHIP MEETING** a. Pledge of Allegiance b. REALTOR Pledge c. Inspiration	Julie Anglesey
2.	Approval of Agenda and Consent Agenda **Action needed: Approval of Agenda** **ONLY REALTOR® members may vote	Julie Anglesey
3.	President's Report	Julie Anglesey
4.	Bylaws Amendments: Proposals **Action needed: Approval of Bylaws Amendments** **ONLY REALTOR® members may vote	Katrina Wehr
5.	IR Elections: **South District Vice President** Candidate: Juan Silvaz **West District Vice President** Candidate: Nikki Cameron-Jones	Jennifer McCulloch
6.	IRLA Presentation	IRLA
7.	Legislative Update	Max Pond
8.	IREC Update	Michael Johnston
9.	NAR Update NAR Region 12 Vice President RRF Update	 Candis Dorsch Sherri Biorn
10.	**ADJOURN: ANNUAL MEMBERSHIP MEETING**	Julie Anglesey

Meeting Ground Rules

- Please turn off electronic devices.
- When speaking, use the floor microphone and begin by stating your name and position.
- Be respectful of each other and each other's time by limiting remarks to 2 minutes.
- Direct remarks to the chair in order to achieve the meeting goals.

CONSENT AGENDA

1. Approval of Minutes of October 4, 2024 Annual Membership Meeting (as published in Annual Membership packet)

Meeting Ground Rules

- Please turn off electronic devices.
- When speaking, use the floor microphone and begin by stating your name and position.
- Be respectful of each other and each other's time by limiting remarks to 2 minutes.
- Direct remarks to the chair in order to achieve the meeting goals.

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ANNUAL MEMBERSHIP MEETING
FALL MEETING
FRIDAY, OCTOBER 4th, 2024
Boise Centre

CALLED TO ORDER by President Katrina Wehr at 8:57am (MT)
President Wehr conducted the meeting

SPONSOR
Marsh McLennan Agency addressed the room

PLEDGE OF ALLEGINACE
Led by Jill Stone

INSPIRATION/INVOCATION
Led by Eva Steinwald

REALTOR® PLEDGE
Led by Grant Welch

APPROVAL OF AGENDA AND CONESNT AGENDA
MOTION
Josh Cormier moved to adopt the agenda and consent agenda as presented. Seconded by Via Surmelis. Motion Carried.

PRESIDENT'S INTRODUCTIONS
President Wehr introduced and acknowledged the Executive Committee, IR Past Presidents, DSA Gail Harnett, Committee Chairs, Local Presidents, Association Executives, State Directors, IR staff, and Leadership Academy.

PRESIDENT'S REPORT
President Wehr reported on Wednesday Webinars in 2024, IR Grant program, the creation of a cooperative compensation PAG, and the 5x25 PAG.

BYLAWS
Bylaws Chair and Past President Denise Lundy presented the recommended changes to the 2024 IR Bylaws.

MOTION
Lindsay Allen made a motion to approve all recommended changes to the Bylaws. Seconded by Michele deReus-McCord. Motion Passed.

IR ELECTIONS
IR First Vice President Michelle Bailey presided over elections for North District Vice President and East District Vice President. East Direct candidate Juan Contraras

addressed the room. Juan was elected as East District Vice President. North District candidate Kristie Mattoon addressed the room. Kristie was elected as North District Vice President.

LEGAL UPDATE
IR legal counsel Jason Risch gave an update on the NAR settlement and clarification on the cooperative compensation PAG

LEGISLATIVE UPDATE
IR Government Affairs Director Max Pond gave an update on the upcoming election and IR endorsements. Max then gave an update and expectations for the 2025 legislative session and clarified the importance of RPAC.

IREC UPDATE
IREC Chair Elizabeth Hume introduced IREC Commissioners and Education Council Members. Elizabeth then provided an update on licenses in Idaho, compliance trends, license renewal changes, and IREC's new online system.

REGION 12 UPDATE
Region 12 Vice President Evelyn Arnott provided an update on Region 12 upcoming meetings and events. Evelyn acknowledged NAR leadership and gave a review on NAR's 2025 budget proposal. Evelyn then provided an update on some of NAR legal issues. NAR First Vice President Candidate Colin Mullane addressed the room. Jessica Durham and Kitty Wallace then provided an update on the REALTOR® Relief Foundation.

MOTION
Jeff Wills made a motion to adjourn. Seconded by Michael Wendland. Motion Passed.

Adjournment by President Katrina Wehr at 11:44am (MT)

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MEMORANDUM

TO: Idaho REALTORS® Annual Membership Meeting

FROM: Idaho REALTORS®

DATE: October 2025

RE: IR Bylaws Committee 2025 Recommended Changes

The purpose of this memo is to provide information and explanations for proposed changes to the Idaho REALTORS® Bylaws. The contemplated changes are represented in the original text with redline, using ~~strikethrough~~ for deletions and underline for additions. (Bold font is NAR mandated language.)

1. **BYLAWS ART. II, SEC. 3**

Issue / Explanation

The update to the language in this portion of the Idaho REALTOR® Bylaws provides a definition for a member in good standing.

Language

SECTION 3. A Board/Association member shall be either a REALTOR®, REALTOR-ASSOCIATE®, or Institute Affiliate member of a Member Board/Association in good standing. For purposes of these Bylaws, the term "good standing" means the member is current with all financial and disciplinary obligations to the association, has completed all new member requirements, complies with NAR trademark rules, and is current on their National Association Code of Ethics and Fair Housing requirements.

2. **BYLAWS ART. II, SEC. 4 (c)**

Issue / Explanation

The update to the language in this portion of the Idaho REALTOR® Bylaws adds certified appraisers as being exempt from Idaho REALTORS® "all or none" policy.

Language

(c) All persons who are actively engaged in the real estate profession shall qualify for Idaho REALTOR® membership, and each is required to hold Idaho REALTOR® membership if the Designated Broker holds membership with Idaho Association of REALTORS® unless otherwise qualified for Institute Affiliate membership, a certified appraiser, or as a secondary out-of-state member, per NAR's Board of Choice policy. Failure to comply will result in termination of the office's REALTOR® membership status.

3. **BYLAWS ART. IX, SEC. 7**

Issue / Explanation

The update to the language in this portion of the Idaho REALTOR® Bylaws provides a process for uncontested races.

Language

SECTION 7. All votes cast in contested races for Idaho REALTORS® elections ~~of officers~~ shall be by secret ballot, including but not limited to electronic balloting at the discretion of the Executive Committee, and vote totals are confidential and will not be announced. For uncontested races the Executive Committee may forgo balloting and voting and allow the appropriate electorate to elect the candidate by acclamation at their next meeting. If the candidate is not elected by acclamation there shall be a vacancy, which will be resolved pursuant to these Bylaws.

4. **BYLAWS ART. X, SEC. 9-10**

Issue / Explanation

The update is NAR mandated for Fair Housing requirements.

Language

SECTION 9. New Member Fair Housing Orientation: Applicants for REALTOR® membership and provisional REALTOR® members (where applicable) shall complete Fair Housing training of not less than two (2) hours of instructional time. This requirement will be satisfied upon presentation of documentation that the member has completed a course of instruction conducted by this or another REALTOR® association, the State Association of REALTORS®, the NATIONAL ASSOCIATION OF REALTORS®, or the Institutes, Societies, and Councils, which meets the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time to time. Fair Housing training approved by a state licensing authority for an existing Fair Housing requirement to gain or maintain licensure shall also fulfill this requirement, provided it also meets the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time to time. This requirement does not apply to applicants for REALTOR® membership or provisional members who have completed comparable orientation in another association, provided that REALTOR® membership has been continuous, or that any break in membership is for one (1) year or less. Failure to satisfy this requirement within 90 days of the date of application (or, alternatively, the date that provisional membership was granted), will result in denial of the membership application or termination of provisional membership.

SECTION 10. Continuing Fair Housing Training: Effective January 1, 2025, through December 31, 2027 and for successive three-year periods thereafter, each REALTOR® member of the association (with the exception of REALTOR® members granted REALTOR® Emeritus status by the National Association) shall be required to complete Fair Housing training of not less than two (2) hours of instructional time. This requirement

will be satisfied upon presentation of documentation that the member has completed a course of instruction conducted by this or another REALTOR® association, the State Association of REALTORS®, the NATIONAL ASSOCIATION OF REALTORS®, or the Institutes, Societies, and Councils, which meets the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time to time. Fair Housing training approved by a state licensing authority for an existing Fair Housing requirement to maintain licensure shall also fulfill this requirement, provided it also meets the learning objectives and minimum criteria established by the NATIONAL ASSOCIATION OF REALTORS® from time to time. REALTOR® members who have completed Fair Housing training as a requirement of membership in another association shall not be required to complete additional Fair Housing training until a new three (3) year cycle commences.

Failure to satisfy the required periodic Fair Housing training shall be considered a violation of a membership duty. Failure to meet the requirement in any three (3) year cycle will result in suspension of membership for the first two months (January and February) of the year following the end of any three (3) year cycle or until the requirement is met, whichever occurs sooner. On March 1 of that year, the membership of a member who is still suspended as of that date will be automatically terminated.

5. **BYLAWS ART. XV, SEC. 1**
   Issue / Explanation

The language in this portion of the Idaho REALTOR® has been removed in lieu of the addition of Article XV, Section 4 (see change #7) – the automatic approval of NAR mandated changes.

Language

SECTION 1. These Bylaws may be amended at any meeting of the membership by the affirmative vote of two-thirds of the REALTOR® members present~~.~~, ~~P~~provided that written notice of the substance of any proposed amendment shall first have been sent to each REALTOR® Member.~~,~~ ~~with the exception that the annual membership meeting may, at any regular or special meeting at which a quorum is present, approve amendments to the Bylaws which are mandated by NAR policy.~~

6. **BYLAWS ART. XV, SEC. 3**
   Issue / Explanation

The language in this portion of the Idaho REALTOR® Bylaws has been updated to give notice to the annual membership meeting of any Bylaw editorial changes, as the annual membership meeting is where IR Bylaws are affirmed.

Language

SECTION 3: The Executive Committee shall have the ability to amend the Bylaws for punctuation, spelling and grammatical changes without approval from the annual membership meeting. Any such changes will be noticed to the ~~Board of Directors~~ annual membership meeting at their next regularly scheduled meeting.

7. **BYLAWS ART. XV, SEC. 4**

Issue / Explanation

The language in this portion of the Idaho REALTOR® Bylaws has been added to provide a process to automatically adopt NAR mandated language. (NAR requires IR to certify that mandatory changes are adopted by March 1st.)

Language

SECTION 4: Any NAR mandated amendments will be automatically added to the Idaho REALTORS® Bylaws. Any such changes will be noticed to the annual membership meeting at their next regularly scheduled meeting.