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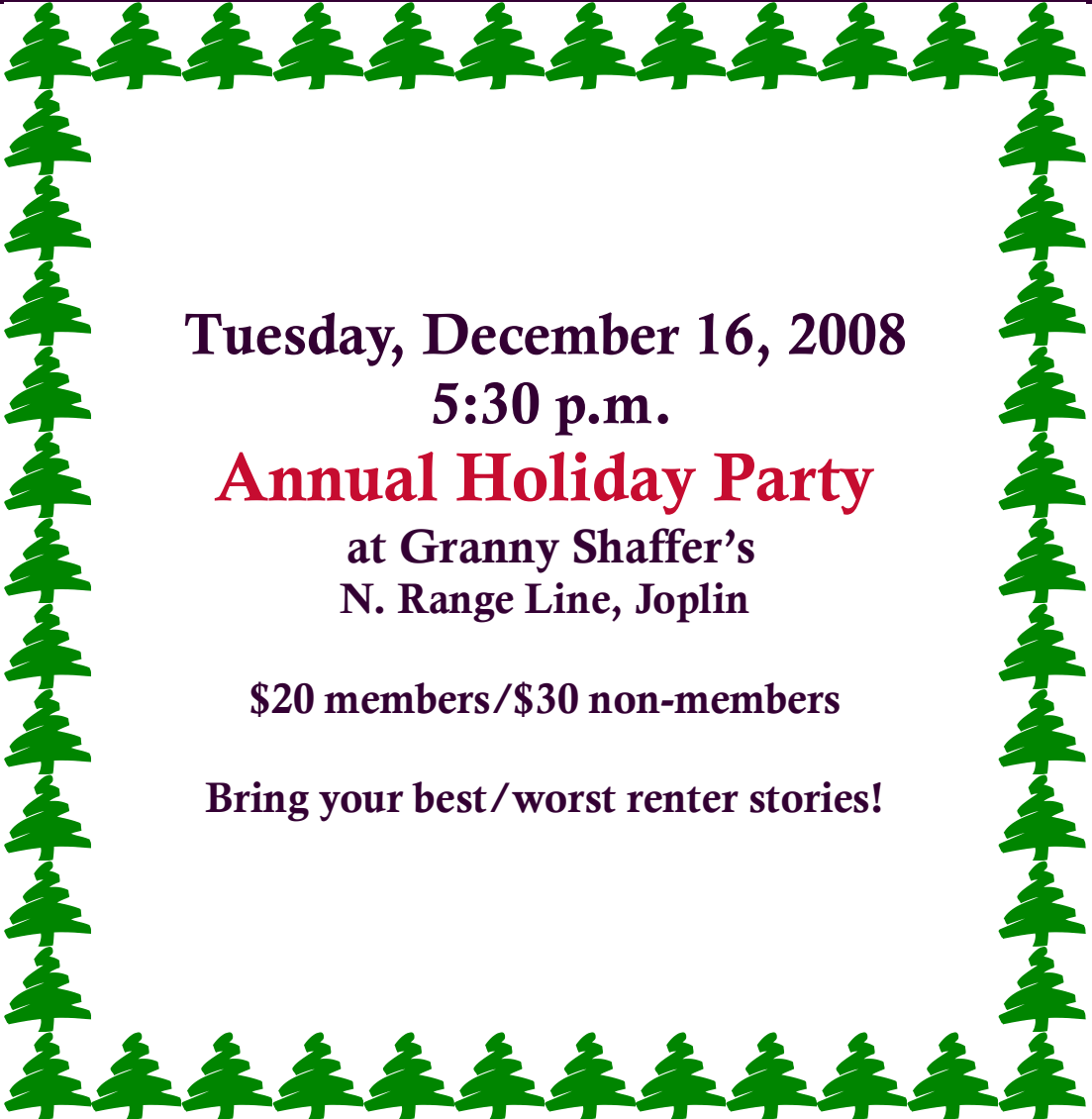
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Tuesday, December 16, 2008

5:30 p.m.

Annual Holiday Party

**at Granny Shaffer's
N. Range Line, Joplin**

\$20 members/\$30 non-members

Bring your best/worst renter stories!

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Housing units

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2008 Membership Attendance

We know how busy everyone's schedule is and how hard it is to make all these meetings. We'd like to take this space to thank all those who continue to regularly support our Association and help make it all that it can be.

During 2007-08 year, we had 12 regular meetings. Attendance was as follows: Enke (12); Nance, Rhodes (11); Brown (10); Krudwig, Largent, Reeder (9); Flenner, Lammers, Olson (8); Coggin, Wheeler (7); everyone else attended less than 1/2 of the regular meetings. We do continue to have an average attendance of 23-25 people at our meeting!

Please, to make the most of our Association, we need your attendance at meetings, your input as to what speakers you would like hear, topic to discuss, subjects that you are interested in learning more about, training seminars that you'd like presented. Come and be an active member so our Association can grow and be the informative, educational Association that it can be.

Association Coverage Area

According to MAA, our Association covers a large area of southwest Missouri, southeast Kansas, northeast Oklahoma and northwest Arkansas. These are the counties which are in our Association's area:

Missouri: Barton, Jasper, Newton, McDonald

Kansas: Linn, Bourbon, Crawford, Cherokee

Oklahoma: Craig, Mayes, Cherokee, Ottawa, Delaware, Adair

Arkansas: Benton, Carroll

If you know someone who is a rental owner or manager or who is considering becoming an owner/manager, tell them about us and all we can do for them!

Rental Times

Rental Times is printed monthly. This publication supports the activities and events of the SWMRHA. Our main focus is to increase awareness of law changes and educating the Apartment Industry. Please take advantage of the great

Associate/Preferred Vendor List

RentGrow—Tenant Screening	800-736-8476
First American Title Co.	417-623-1553
Apartment Finder of Springfield	

Handy Web Sites for Helping to Screen Prospective Tenants

Court Records

<http://www.courts.mo.gov/casenet/base/welcome.do>

Nat'l Sex Offender Public Records

<http://nsopr.gov>

Newton County Sex Offender List

<http://www.sexcriminals.com/registration-notification/us/Missouri/newton-county>

Missouri Highway Patrol Sex Offender List

<http://mshp.dps.mo.gov/MSHPWeb/PatrolDivisions/CRID/SOR/SORPage.html>

Phone Number and Reverse Phone Numbers

<http://www.whitepages.com>

Southwest Missouri Rental Housing Association
Minutes of Regular Membership meeting
Tuesday, October 21, 2008 Granny Shaffers

Meeting called to order by President David Enke

Present: 25 members, 1 speaker, and 2 guests.

Visitors Present: David Comstock and Roger Story.

New Members Present: None.

Treasurer's Report as of Oct. 3, 2008: Regular Checking \$4839.21; Money Market \$1897.41.

Membership Report as of Oct. 3, 2008: Total-to-Date; 53/756 & 3 Associates. Renewals for 2008-2009: 33/595 & 2 Associates.

Upcoming Speakers: November- Speaker is being confirmed.

December- Christmas party, details coming soon via newsletter.

Tonight's Speaker was Daniel Erwin, Attorney with Sarah Reeder and Assoc. He updated us on Fair Housing laws and gave scenarios in which we could be affected as Landlords.

Membership voted on officers. Ballots were distributed with the following candidates: Lyn Enke, John Hutchison, Billie Lamers, and David Reeder. The floor was opened for other nominees, there were none. Cheryl Brown motioned to accept the 4 nominees, David Reeder second, vote passed Unan.

Last month we had 786 hits on our website. 186 hits on the rentals page.

Credit reports can **no** longer be ran through John Hutchison. You may utilize either Atlas Risk Management, or Accudata for your reports. Credit Bureau pulled our access early. The "form share" for the evening was the Accudata Rental Application. EO Cheryl Brown encouraged members to utilize either company's forms to run credit reports.

Date change on the Fall Education Seminar with Chuck Brown, to **November 22**, from November 15.

Paul Mosbaugh suggested we contact Todd Johnson with Joplin Public Works to speak to our group about changes in electrical code. We will attempt to schedule speakers with area Public Works Dept.'s so we may be advised of changes.

EO Cheryl Brown shared material with us about a new law coming into affect concerning swimming pools, hot tubs, etc. You may see Cheryl for more information on this matter.

Reminders:

Next Board meeting will be November 4, at Keller Williams office at 6:00 p.m.

November 22, Fall Education Seminar with Chuck Brown. Deadline for signup is

November 14, cost is \$10.00 member/\$20.00 for non member.

late by October 31.

Dues are due October 1,

Next membership meeting will be November 18, at Granny Shaffers.

Meeting adjourned 7:10 pm.

Lyn Enke, Secretary

This publication is designed to provide informative material of interest to its readers. It is distributed with the understanding that it does not constitute legal, accounting, or other professional advertising. Although the published material is intended to be accurate, neither we nor any other party will assume liability for loss or damage as a result of reliance on this material. Appropriate legal or accounting advise or other expert assistance should be sought from a competent professional.

Any advice you may receive from any Director or Officer of the Association is simply our experience or willingness to help and is not to be construed as legal advice. Our intent is to network and to share our experiences with other members. We are not responsible for the legal content of any forms we provide our membership.

**SOUTHWEST
MISSOURI RENTAL
HOUSING
ASSOCIATION**

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Fax: 417-781-3337

E-mail: swmorent@yahoo.com

We're on the Web!
SWMORENTAL.com

'NO CALL' LIST

You may sign up for the Missouri Attorney General's "No Call" List. Call toll-free 1-866-NOCALL1 or log on to:

www.moago.org.

12/02/08

Current Membership

Count:

47 Members Managing

824 Properties

3 Associate Members

Your business tag line here.

Each member of this Association shall:

- Strive continually to promote the education and fraternity of the membership and to promote the progress and dignity of the apartment/rental housing industry.
- Maintain and operate our apartment/rental housing projects in accordance with fair practices and in compliance with the By-Laws of the Association.
- Promote and maintain a high standard of integrity in the performance of all rental obligations and services in the operation of our apartment/rental housing projects.
- Establish high ethical standard of conduct with suppliers and other doing business with the apartment/rental housing industry.
- Endeavor to expose all schemes to misleads or defraud the apartment/rental housing residing public and to aid in the exposure of those responsible.
- Seek to provide better values in apartment/rental housing.

Purpose

- The purpose of this Association shall be:
- To advance the general welfare of the rental housing industry.
- To participate for the purpose of mutual benefit in an interchange of information and experience with all state and local affiliated associations of the National Apartment Association.
- To encourage within the apartment/rental housing industry a high appreciation of the objectives and responsibilities of apartment/rental housing owners and operators in providing adequate privately owned housing.
- To promote the enactment and enforcement of local, state and federal laws beneficial to the apartment/rental housing industry and free enterprise.
- To disseminate useful information to all members and inspire them to further educate themselves in the practical features of their apartment/rental housing operations.
- To advocate a code of ethics to maintain high professional standards and sound business methods among its members for the best interests of the industry and the public.

Upcoming Events and Dates to Remember

December 16 regular membership meeting, 5:30 p.m. at Granny Schaffer's Restaurant.
Holiday Party!

January 6, 2009 Board of Directors meeting at Keller/Williams Realty, 7th & St. Louis, Joplin, 6:00 p.m.

January 20, 2009 regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant.

February 3, 2009 Board of Directors meeting at Keller/Williams Realty, 7th & St. Louis, Joplin, 6:00 p.m.

February 17 regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant.

March 3 Board of Directors meeting at Keller/Williams Realty, 7th & St. Louis, Joplin, 6:00 p.m.

March 12 regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant.

April 7 Board of Directors meeting at Keller/Williams Realty, 7th & St. Louis, Joplin, 6:00 p.m.

April 21 regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant.