

MINUTES

Risk Management Advocacy Group
Date: Tuesday, September 19, 2006
Virginia Association of REALTORS®
Glen Allen, VA

Presiding: Nancy Walker, CRB, 2006 Chair

In attendance: Nancy Walker, CRB, 2006 Chair, Janie Whitlow, Vice Chair, Doris Brammer, ABR, Rosanne Bunting, ABR, GRI, Lori Chapman, CRB, CRS, GRI, Bud Kreh, ABR, CRB, CRS, GRI, Jeanette Newton, Pat Sury, CRS, GRI, Beth Wilson, CRS, GRI
Members Absent: Georgina Bailey, Darlene Brent, Donald Carnesi, ABR, GRI, Clyde Cooper, Jr., Chrys Robins Gatewood, Asif Kabani, GRI and Victoria Warren
Others Present: John Broadway, Jesse Dennehy, Chip Dicks, Ted Evans, Sue Goldman, Karen Hall, Pat Jensen, Martin Johnson, Lem Marshall, Anne-Lewis Shaw, Melanie Thompson
Staff Liaison: Marc Lebowitz, CAE and Scottie Bosworth.

1. Approval of Minutes from the June 14, 2006 Meeting

The minutes from the June 14, 2006 meeting were approved.

2. Zipform Presentation on Relay Transaction Management System – Tracie Buchholtz

Tracie Buchholtz with Zipform reported on the new Relay Transaction Management System. RMAG does not want to explore this program further as a provided member benefit but does find it appropriate to educate members on the availability of the program. Information will be posted on the Standard Forms page of the website.

3. Living the Code Update – Rosanne Bunting, ABR, GRI

Rosanne Bunting, ABR, GRI, reported that the Living the Code Working Group is working on its campaign, which includes a web presence and a direct mailing piece to brokers. The teaser video for the campaign to be previewed at Convention was presented.

4. Standard Forms Working Group Update – Lem Marshall

Lem Marshall reported that the SUM1 Form was updated in June 2006 to reference statutes for the Chesapeake Bay Area and historic districts. While it is voluntary to use the SUM1 Form, agents do have a duty to inform their clients of their rights under this act. The form does not have to be signed although there is a signature field so that agents can have proof of its presentation to their clients in their files.

Lem Marshall reported that the Real Estate Board updated the Residential Property Disclosure and Disclaimer statements in July 2006. These must be used for all listings taken after July 1, 2006.

Agreed Repairs Addendum – Add who agreed to what, where & when, with initials.

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5. Financial Update – Marc Lebowitz, CAE
Marc Lebowitz, CAE, reported that the Standard Forms income has decreased as a result of increase in electronic usage and decrease in paper forms orders.
6. Professional Standards Update – Marc Lebowitz, CAE
NAR presented proposed changes to Article 12 as they relate to internet. These will be voted on at the November NAR meeting.
7. Disclosure/Disclaimer Presentation – Chip Dicks

Chip Dicks reported that the Public Policy Advocacy Group had blessed the proposal to combine the Residential Property Disclosure and Disclaimer statements (thus eliminating the Disclosure form) in January 2008 after the law goes into effect July 1, 2007.
8. Adjourn