



**BOMA Southwest Region Board of Directors
Southwest Region Conference
Friday, March 22, 2013
San Antonio, Texas**

President Greg Grainger called the meeting to order at 8:00 a.m.

Members present: Austin, Corpus Christi, Dallas, Greater Little Rock, Fort Worth, Houston, New Mexico, Oklahoma City, San Antonio, Shreveport, Tulsa

Members absent: New Orleans, Northwest Arkansas

Tomi Sue Beecham thanked the sponsor of the conference's welcome reception, ABM Janitorial Services. Also supporting the reception as transportation sponsors were Allied Barton Security and ISS. He also recognized the Board Meeting's breakfast sponsor, PJS Janitorial Service.

Austin moved to accept the minutes of our January 20, 2013 Board of Directors meeting; Little Rock seconded the motion. Motion carried .

Jennifer Lester gave a financial report. There is a dues holiday for 2013, so no income will mean a net loss for the year. Currently there is \$33,190 in the checking account. Outstanding receivables are New Orleans and Northwest Arkansas, who have a balance from their 2012 dues obligation.

Pat Areno gave a report from BOMA International. The 2013 theme is Better By Association. They continue to emphasize providing value to owners, such as our unmatched advocacy and codes efforts. We have a full time dedicated staff plus a consultant, whose combined efforts saves our members \$3.50 per square foot per year. They can be found supporting legislation for easier tax incentives, and tax reform for real estate owners. Leasehold depreciation has been extended, as has the 15% capital gains tax rate. The Industry Defense Fund continues to help local association with regulatory issues, such as assisting California in curbing ADA lawsuit abuse and aiding Florida in putting tax caps on values. The Experience Exchange Report continues to be a valuable aid in benchmarking and best practices, providing data on 250 markets and more than 5000 buildings. Six hundred buildings have been through the BOMA 360 process, and education is provided in webinars, the MOB conference, and annual convention.

Lisa Hensley gave a report on BOMA International's nominating committee. The second set of interviews will be conducted in June at the San Diego meeting. They are still taking applicants through May 5 to be on the Executive Council.

Regarding the local nominating committee, Leslie Yardman announced the following slate of officers:

President	Tomi Sue Beecham of San Antonio
Vice President	Jennifer Lester of Greater Little Rock
Secretary/Treasurer	Melissa Graham of Fort Worth

No further nominations were received from the floor. Upon a vote of the attending membership, the ballot was unanimously approved. The association executive was instructed to have the signatures on file at our bank revised to reflect these new officers, and also have a debit card prepared for the president.

Ms Beecham reported that the planning task force has discussed how to help local associations in planning and promoting the regionally conference, downsizing future conferences to concentrate on education and reduce the time commitment & cost. Under this vision, the registration fees would only have to cover TOBY and educators. The responsibility for opening reception would be removed, allowing vendors to host their customers this evening if desired. Shreveport declined to host the 2014 conference, and Fort Worth is willing move up two years to take this open slot. Tulsa will remain the 2015 host, and we will check with Shreveport to see if they would be interested in booking 2016 under the reduced responsibilities.

Also, the task force has established regular communication with the locals in the form of (approx) bimonthly email newsletters, which have been well received.

A bylaws review needs to begin soon. We have had one or two volunteers so far and need more. BAEs are welcome to participate. Jennifer Lester will chair the process. **If you are interested in serving in this capacity, please send a message to jlester@unionplazabuilding.com.**

Tammy Betancourt announced that the Ferrell Hayes scholarship is available to provide \$1000 toward expenses to attend the Southwest Regional Conferences. It is available to anyone who has never attended one in the past, and one application is accepted per local association. A reminder about the scholarship will go out in early December, and the deadline to apply is January 15.

New Business: Next year's conference will be held in Fort Worth. The theme is Where Urban Meets Legend.

The two local associations who have not paid their 2012 dues in full were discussed. Upon motion by Greater Little Rock and seconded by Houston, their memberships in the Southwest Region are suspended.

Greg Grainger, President, adjourned the meeting at 8:38 a.m.

Respectfully submitted,

Lynn Harwell
Association Executive, SWR