

2021-2022 Board of Director Candidates

The AAFW-NEI Board of Directors is the perfect opportunity to grow as a professional, build your peer network, and give back to the rental industry by leading and guiding the resources and services that the Association provides the membership as well as the community.

WHO CAN BE A CANDIDATE FOR THE BOARD OF DIRECTORS?

- Members that have been involved in the multi-family industry for at least **one year**.
- Members that are employed with an AAFW-NEI member company in good standing.
- Members that have been involved and supported at least one area of the Association, such as recruiting new members, serving on committees, attending educational seminars and workshops, and any other voluntary participation.

WE ASKED NOMINEES ABOUT THEIR EXPERIENCE AND THREE ADDITIONAL QUESTIONS. THEIR RESPONSES TO THE FOLLOWING QUESTIONS ARE BELOW.

1. Why are you interested in running for the Board of Directors?
2. What do you see as the major local and state issues that affect our industry?
3. List any skills or experience you possess that you feel would be beneficial to the Board.



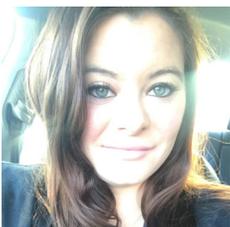
David Lamb,
RealAmerica Management LLC
E-mail: dlamb@realamericallc.com

- * **Are you currently serving on any AAFW-NEI Committee?**
Yes, as Co-Chair for the Community Outreach Committee.
- 1. I would like to continue to be heavily involved in the AAFW-NEI and feel that my experience in the industry and as my unique perspective offers a benefit to the Board of Directors and the Association as a whole.
- 2. Right now, the fallout on the Industry from Covid-19 related regulations and restrictions is paramount in the list of issues currently of concern within the industry.
- 3. I have 11 years experience in the Apartment Industry, 6 of those being in Fort Wayne. I am HCCP and CAMT certified. I also have a team focused attitude and have the best interest of the AAFW-NEI at heart.

- * **Please list any other Association that you currently volunteer for:**
 - * **Greater Dayton Apartment Association –**
Legislative Committee
 - * **Greater Cincinnati Northern Kentucky Apartment Association –**
Membership Committee
 - * **Indiana Apartment Association (IAA) –**
Communications Committee

I am also a part of the **Louisville Apartment Association (LAA)**, **Greater Lexington Apartment Association (GLAA)** and the **Monroe County Apartment Association (MCAA)** but I currently do not volunteer on a committee for those Associations.

1. I like to contribute to my associations in the best way possible. I feel as if I have truly grown within this organization and having a “seat” if you will, on the Board of Directors would be another wonderful chapter for me to evolve and bring more contributions to our members and community.
2. I feel there are a number of issues that exist in different lanes:
 - * **Security deposits** have been the forefront of our legislators concerns for about 2 years now and I know legislation will appear for this in 2021- renters are sharing their thoughts that security deposits are too high and too cumbersome when moving; renters are asking for more options.
 - * **Credit and criminal reporting** – Many states have been implementing many laws in relation to this topic where they affect everything that surrounds credit and criminal reporting – this will only continue to move like a wave across the country and yes, even in our backyard. Items on the agenda are, what tradelines can be reported, what can be



Alison Mendenhall,
AmRent, Inc.
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- * **Are you currently serving on any AAFW-NEI Committee?**
Yes, the Community Outreach Committee.

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Alison Mendenhall, AmRent, Inc. (CONTINUED)

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- * **Credit and criminal reporting continued** - counted against an applicant, how much a Property Management company charges for an application fee/admin fee and a receipt for the screening has to be provided...among other items.
 - * **Fraud is also an issue** for according to Transunion, 73% of property management companies identity fraud after move in. To pinpoint the #1 type of fraud, sadly to say, Synthetic Fraud accounts for 85% of identity fraud in the country. As an industry, we need to combat this issue so to prevent a lease turn-over well before the typical end of lease cycle; which of course results in a major loss of revenue not to mention the cost of the eviction.
 - * Lastly and although there are more to be mentioned, Covid will bring about many more challenges/issues to come. The very way we go about our day to day may never go completely back to normal. We'll need to use each other as resources for ideas, understanding, and information.
3. I am an experienced property management professional for I started as a leasing agent on a 238U property and eventually moved up to a property manager managing over 600 residential homes in Indiana (10 years total). I have interpersonal, customer service, sales and accounting skills; I am also FCRA certified. Fair Housing, credit reporting, criminal records, rental history, income verification; all of these go hand in hand with the property management industry and I feel my experience and position with a credit reporting agency definitely gives us a heads up on items relating to issues that may affect us.

even more. The apartment industry impacts the lives of many people of all income levels, its nice to have the apartment association as a local and state tool for those who need some guidance.

3. Skills and experience I possess that I feel would be beneficial to the Board are:
- * I have a bachelor's degree of Science, graduated with Honors and a perfect 4.0 GPA
 - * I have my CAM Certification (Certified Apartment Manager)
 - * I am HCCP certified (Housing Credit Certified Profession)
 - * I am a Human Resource Manager (Certified Specialist) preparing to sit for the highest level of HR certification this December.
 - * I have my 7A Industrial Pest Management License (I run our extermination program)

I have been with NGM since 2013 and have learned many roles within the company. Currently, I am the Human Resource Manager for both NGM and its parent company Keller Development. Job duties include, employee reviews, employee discipline, hiring and interview process, maintaining and updating employee information as well as compliance regulatory items as it pertains to employees, insurance, employee benefits and more.

Also, within the company I manage our extermination program with an inhouse exterminator as well as subcontractors, duties for this role also include compliance with the Indiana State Chemist, managing chemicals, maintaining all extermination and product compliance documents, etc.

I like to say I wear many hats here at NGM as I also decorate and furnish new communities after construction, maintain our company website and social media as well as develop and maintain maintenance training programs we well as staff risk management.

I believe my experience, knowledge, and education in is this industry would be an asset to the Apartment Associate and I would be honored to be a board member.



Stephanie Oren,
New Generation Management

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steph@kellerdev.com

- * **Are you currently serving on any AAFW-NEI Committee?**
Currently no, but I have helped Nikki Gillenwater and others in the past with their committees.
1. I would like to volunteer some of my time and knowledge to an association I am passionate about. Also, my mom, Tammy Brandt, served on this committee. I feel I can grow as an individual while being on this committee, as well as assist in growing the association.
 2. IHCD and HUD are the first organizations that come to mind. Housing and Urban Development is ever changing and now with the recent COVID-19 development things are changing



Karen Potter,
ProFed Credit Union

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- * **Are you currently serving on any AAFW-NEI Committee?**
Yes, the Community Outreach Committee.

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Karen Potter, ProFed Credit Union (CONTINUED)

*** Please list any other Association that you currently volunteer for:**

- * **HOPE for Animals** – Board Member
- * **North Anthony Corridor Board**
- * **MS Society**

1. I feel that I can help bring a different perspective to the board; with my experience from serving on other nonprofit boards. I have been an active member for 10 years having joined in 2010. I also served on the AAFW-NEI Board in 2012-2013 and am familiar with the workings of the Apartment Association.
2. Covid 19 and how the new normal will be is a huge factor in all industries now – how we function, how we think outside the box, ways to generate a profit in times like this.
3. I have been a Board President of a struggling nonprofit and have been in the position of having to make some very hard decisions in the best interest of the organization. I am on the HOPE for Animals board where we just went thru an intensive review for a merger with the Allen county SPCA.



Michele West, Montrose Square

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montrosesquare@gmail.com**

*** Are you currently serving on any AAFW-NEI Committee?**

Yes, I serve on the Education Committee and am the Co-Chair of the Summit Celebration Committee.

1. I want to be a part of the growth and continuing.
2. Our city has the 13th highest eviction rate at 7.39% and the current eviction moratorium is a great concern since it will have effects that could possibly affect our area for years to come.
3. I have been in the multi-family housing industry for 21 years beginning in the accounting office to now property manager. My previous background was in accounting. The experience that I have gained over the past 21 years will be beneficial to the Board of Directors, and I would like to continue the work that I began in 2018 as a Director. I currently serve at the Vice-President and I would like to remain on the Board of Directors and serve our members and guide the AAFW-NEI toward a successful future.



Marla Rumschlag, Gene B. Glick Company, Inc.

**E-mail:
Marla.Rumschlag@glickco.com**

*** Are you currently serving on any AAFW-NEI Committee?**

Yes, the Community Outreach Committee.

1. I would love to collaborate and come up with new ideas to make the AAFW-NEI better. To find areas of improvement and expanding it to make the AAFW-NEI as successful as it can be. I can bring a different viewpoint to the board with being in the housing industry for 22 years and have seen how it has changed.
2. Evictions and the Covid Pandemic and how it has effected the Multifamily Housing Industry.
3. I have been in the multi-family housing industry for the past 22 years. I have had exposure to many different parts of this organization and how it operates. I have also previously served on the Board of Directors from 2010-2011. With my experiences, I can offer many suggestions and the support of the Gene B. Glick Co. and communities.

All votes that are received by 5 p.m. on October 9, 2020 will be counted. If votes are received after the deadline, they will not be counted toward the election.

ARTICLE VI - ANNUAL ELECTION

SECTION 1: Each year in October an election of Directors will be held by written ballot as directed by the Board of Directors. At least sixty (60) days before the ballot is sent to members, the Chairman of the Board of Directors shall appoint a Nominating Committee.

A) The Nominating Committee may review Board member applications and schedule interviews with all applicants for Board positions and may interview and consider for nomination other persons as it determines appropriate. Nominating interviews may be conducted in person, video conferencing or over the telephone, by one or more members of the Nominating Committee.

B) The Nominating Committee shall evaluate, among other criteria, potential candidates' attendance at Board or Committee meetings and the involvement and effectiveness of potential candidates in AAFW-NEI affairs.

C) The Nominating Committee shall propose incoming Directors at large from the Regular Members/Independent Owners and Associate Members based on the expiring terms of the current board. If the terms of the current President and Vice-president both expire in the same year, the Vice-president's term shall be extended by one year. In order to realign term expirations and open positions for election, the Board may, by majority vote, vote to extend a current Board member's term by one year. Any further extensions must be approved by the membership using their annual election process. The Nominating Committee may not select more than two (2) Directors from the same member company. No more than one (1) representative of each Associate Member may serve on the Board of Directors at one time.

D) Each member company or designated member representative shall have the right to vote for the incoming Directors proposed by the Nominating Committee. Election shall be by written ballot transmitted via email or in person at the October Breakfast Connection. If election is by writing, each member shall have 15 days in which to return his/her ballot via email to AAFW-NEI. The Nominating Committee shall be responsible for conducting and certifying the counting of the ballots. Incoming Directors shall be elected to a two-year term beginning on January 1 of the following year.

E) The candidates proposed by the nominating committee must receive a majority of the votes cast to be elected.

Amended September 22, 2020 by the AAFW-NEI Board of Directors

Apartment Association of Fort Wayne - NE Indiana

Who we are, what we do ...

OUR MISSION

We provide education and resources to our community, legislatively advocate on behalf of the rental housing industry and promote an educated and skilled workforce.

Who we aspire to be ...

OUR VISION

To continue to provide valuable resources to an ever changing housing industry.