

C.A.R. Meetings in Monterey Winter, February 2024 Tim Townley

Public policy forum

Election turnover—offices up for grabs.

Senate—11

Assembly —23

Currently only 24% of the elected officials are Republican, giving the Democrats a super majority.

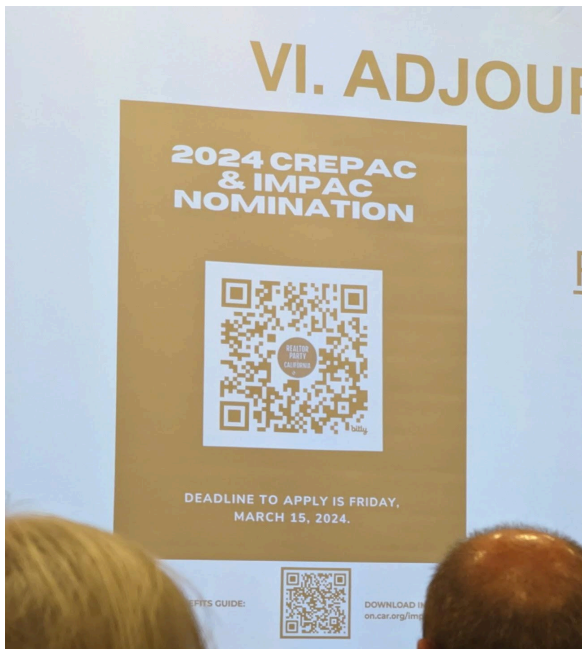
Also in California, Democrats 23% more registered voters.

Long term issue, huge turnover, invest today for 2030. We need to create a bench of candidates.

Impac—deals with issues.

Crepac—picks Candidates to endorse.

If you'd like to be on the CAR committee or become a trustee, click on the QR code below!



Broker Idea Exchange Forum

Head to CAR's Smart zone <https://www.car.org/en/members/Smart-Zone> for lot's of good things!

Remember that Agency terminates at closing—so while you do want to be the knowledge source for your clients, it's best to let them do the footwork.

Property management issues—

- state of emergency locks in rents at 10% even on a new tenant.
- tenant protection act is getting tougher.

Keeping us up at night

- Insurance issues
- Independent contractor status
- Buyer Representation Agreement
- Keeping us relevant with agents
- AI
- Washington \$10,000 fine if butter broker agreement is not signed in 2 days.
- new agent training
- keeping old agents up to date
- TC's...keep them in control
- keeping agents involved
- coming soon
- lack of broker supervision
- new brokers not knowing what they are doing

Member Director Forum

Key Benefits from CAR

- zip forms
- 150 free and discounted products
- Impact report—Government affairs 100% success in these sessions voting.

Legal Update

Lawsuits

Independent contractor agreement