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## Next Meeting

Tuesday, February 17, 2009

5:30 p.m. Granny Schaffer's Restaurant

Judge Schoelburl

Our next meeting will be this coming Tuesday, February 17, 2009. We will have our buffet at 5:30 p.m. with our program to start at approximately 6:15 p.m. Cost of the meal is \$10 per person. Reservations are not required and guests are always welcome.

Speakers this month will be Judge Schoelburl, Jasper County Circuit Court in Carthage.

## IRS Forms and Publications: Get'em when you need 'em

The IRS has free tax forms and publications on a wide variety of topics. If you need IRS forms or information, try one of these easy options:

- **Internet:** You can access forms and publications on the IRS website 24/7 at [www.irs.gov](http://www.irs.gov).
- **Phone:** Call 1-800-TAX-FORM (800-829-3676) to order current year forms, instructions and publications and prior year forms and instructions. You should receive your order within 10 days.
- **Locations in your community:** During the tax-filing season, many libraries and post offices offer free tax forms to taxpayers. Some libraries also have copies of commonly-requested publications. Braille materials may also be available. Many large grocery stores, copy centers and office supply stores have forms you can photocopy or print from a CD.
- **Mail:** Order your tax forms and publications from the National Distribution Center, P.O. Box 8903, Bloomington, IL, 61702-8903. You should receive your products 10 days after receipt of your order.

## rentlinx January Stats

16 properties listed  
75 units  
210 property views

## Web Site Stats

**Index Page**  
January 80 views

### Search Engines Used to Find Our Web Site

Unknown 31.14%  
Google—22.4%  
Brown Properties 13.6%  
Yahoo—10.6%  
AOL 8.67%  
Other—4.5%

**Available Housing**  
20 views

### Search Engines Used to Find Our Rentals

Our Index Page 52.62%  
RentLinx 42.69%

## Something New at our Meetings!

The Board of Directors has elected to try something new at our meetings. In an effort to obtain an outside speaker for our Association, we want to raise some money to cover the cost of having this speaker come to our group. We are offering a 50/50 pot. At each meeting, we will be offering tickets. The proceeds will go into a fund for procuring a speaker. We are going to split the pot with a lucky member each quarter.

Starting with the February meeting, the Board members will be coming around to each table just before our featured speaker starts to distribute tickets. The rules will be as follows:

- Must be a member to participate.
- Each membership shall receive 1 (one) ticket free for attending the present meeting.
- Additional tickets will be available for \$1.00 each or 6/\$5.00.
- Member is responsible for writing the membership name on ticket and putting ticket into the draw.
- We will draw a winner each calendar quarter (March, June, September and December) at the end of each meeting.
- Pot will be split 50/50.
- Member must be present to win.

- Association's 50% of fund shall be kept in a fund for procuring a speaker to address our Association.

This is an initial outline of how we see this working for us. We make some additions and changes as become necessary.

If you have any suggestions, comments on this, please let a Board member know.

## 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!

## Associate/Preferred Vendor List

RentGrow—Tenant Screening  
800-736-8476

First American Title Co.  
417-623-1553

Apartment Finder of Springfield

## RentLinx

List your properties  
Here for on-line  
Search of available  
Housing units

[Www.RentLinx.com](http://Www.RentLinx.com)

Southwest Missouri Rental Housing Association  
Minutes of Regular Membership meeting  
Tuesday, January 20, 2009 Granny Shaffer's

Meeting called to order by President David Enke

Present: 20 members, 4 guests, and 2 speakers.

Visitors Present: Milt Sealey; Reed Handstead, Apartment Finders; Jenni and Cody Sexton.

New Members Present: None.

Treasurer's Report: None available.

Membership Report as of January 6, 2009: Total-to-Date; 48/837 & 3 Associates.

Upcoming Speakers: February- Pending.

Tonight's speakers were: Todd Johnson, City of Joplin and Elvis Castor, Carthage Water and Electric, both are electrical inspectors that updated us on the 2008 NEC.

EO Cheryl Brown brought a legislative bill status report concerning landlords being responsible for unpaid utilities left by tenants.

President David Enke explained the cancellation of the Christmas party due to inclement weather and the financial responsibilities to Granny Shaffer's had we not cancelled and had poor attendance. **Note to all members:** In the case of inclement weather you may always check your email, check cancellations with local T.V. stations or contact any board member.

Reminded all members that they are always welcome to bring a form they use to share with the membership.

Reminders:

Next Board meeting will be February 3, at Keller Williams office at 6:00 p.m.

Next membership meeting will be February 17, at Granny Shaffer's.

See Cheryl for a refund if you paid in advance for the Christmas party.

Meeting adjourned 7:45 pm.

Notes taken by David Enke  
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 advice 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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Joplin, MO 64802-1801

Phone: 417-781-3337  
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**'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](http://www.moago.org).

**2/3/09**  
**Current Membership**  
**Count:**  
**48 Members Managing**  
**837 Properties**  
**3 Associate Members**

**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**

**February 17** 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.

**May 19** 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.

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

**June 2** 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.

**May 5** Board of Directors meeting at Keller/Williams Realty, 7th & St. Louis, Joplin, 6:00 p.m.

**June 16** regular membership meeting 5:30 p.m. at Granny Schaffer's Restaurant.