



**ANNUAL
MEETING**

2025

**Wednesday,
December 3rd**

Greater Albuquerque Association of REALTORS®

2025 ANNUAL MEETING **SCHEDULE**

WEDNESDAY, DECEMBER 3RD
MARRIOTT PYRAMID NORTH

9:30 AM



Check-in, Coffee, Year in Review

10:00 AM



State of the Association
GAAR Business Meeting &
2026 Directors Installations
SWMLS Business Meeting &
2026 Directors Installations

12:00 PM



REALTOR® Fund Giving Luncheon

FREE CE **SPEAKER SERIES**

THURSDAY, DECEMBER 4TH
GAAR

REGISTER AT [GAAR.COM](https://gaar.com) FOR EACH CLASS SEPARATELY

9:00 AM - 12:00 PM



A Successful Mindset to Navigate a Shifting Market
(3 CE - Elective)

NATALIE DAVIS

1:00 PM - 4:00 PM



Agent DEI Blueprint:
Best Practices to Give You the Results You Desire
(3 CE - Elective)

Speaker Series

NATALIE DAVIS

REALTOR®, Speaker & Facilitator

Natalie Davis is a dynamic speaker, facilitator, and advocate for the real estate industry. A Colorado REALTOR®, national business coach, and co-host of the Reignite Resilience podcast, she brings authenticity, energy, and practical insight to every stage. Known for connecting with audiences, she helps professionals and organizations unlock potential and lead with purpose.

She works with associations and brokerages nationwide, guiding strategic planning, teaching courses, and leading workshops. Her expertise spans leadership, storytelling, and personal growth, with specialties in diversity, equity, and inclusion. Natalie also teaches NAR's At Home with Diversity and Implicit Bias Override courses.

Her leadership has been recognized across the industry. She served as 2023 President of the Colorado Association of REALTORS®, was named to the T360 SP 200 Watchlist, and is the 2025 Realtor Party Fundraising Liaison for the National Association of REALTORS®. Her honors include RISMedia's 2023 Newsmaker Crusader Award and South Metro Denver REALTOR® of the Year.

SPEAKER SERIES

Thursday
December 4th

**Natalie
Davis**



Whether delivering a keynote or facilitating strategy, Natalie blends practical insights with motivational wisdom. Her passion for empowering others and commitment to excellence make her a standout voice who equips audiences to embrace growth and create lasting change

A Successful Mindset to Navigate a Shifting Market

(3CE - Elective)

9:00 am - 12:00 pm

*Free for GAAR REALTOR® Members
Includes Breakfast*

Agent DEI Blueprint: Best Practices to Give You the Results You Desire

(3CE - Elective)

1:00 pm - 4:00 pm

*Free for GAAR REALTOR® Members
Includes Lunch*

REGISTER AT [GAAR.COM](https://www.gaar.com) FOR EACH CLASS SEPARATELY



Letter from THE PRESIDENT



Greater Albuquerque Association of REALTORS®

Dear GAAR Members,

As my year as GAAR President comes to a close, I want to share the progress we've made by strengthening operations, increasing transparency, and ensuring GAAR continues to be a trusted resource for our members. Thanks to your support, we achieved meaningful progress in several key areas:

Advocacy

GAAR is establishing a new Government Affairs Committee to elevate our advocacy work and deepen member involvement in policy issues. This group will help shape GAAR's positions, guide local initiatives, and strengthen our grassroots voice. If you're passionate about advocacy, we'd love to have you involved.

Governance & Compliance

We strengthened our organizational foundation by updating governing documents to meet NAR requirements, incorporating new Fair Housing provisions, and

adopted Code of Conduct and Cybersecurity policies. In addition, the SWMLS Rules & Bylaws were ratified and GAAR's Bylaws were certified with NAR.

Member & Community Engagement

We expanded community partnerships by approving complimentary Event Center use for groups like APD and NM Legal Aid. We launched the Citation Program for minor ethics compliance, supported two RPAC fundraisers, contributed \$5,000 to the REALTORS® Relief Foundation, and awarded \$50,000 in REALTOR® Fund Grants to local nonprofits.

Technology & Operations

We continued modernizing our facility with upgraded microphones in the Event Center, renewal of the Supra contract, implementation of CasePro for Professional Standards, authorization of Relevante One beta testing, and began transitioning to QuickBooks Online for improved financial reporting and transparency.

Strategic Planning & Policy Development

Several new Presidential Advisory Groups—focused on the Event Center, Value Proposition, Policies, and the Government Affairs Task Force—played a critical role in evaluating issues and providing recommendations that helped shape key decisions throughout 2025.

These accomplishments reflect a forward-thinking, member-driven organization—one committed to compliance, innovation, and elevating the value we provide to every REALTOR® we serve.

Thank you for the privilege of serving as your President. It has been an honor to work alongside you as we continue building a stronger GAAR for the future.

Sincerely,

Christopher Shain Tanner
RENE, ABR, MRP, AHWD
2025 GAAR President

2026 GAAR BOARD OF DIRECTORS



Chris Venegas
President
Keller Williams Realty



Helen Chan
President-elect
ERA Summit



Amy Neal
Vice President
ERA Summit



Eanika Nunez
Treasurer
Simply Real Estate



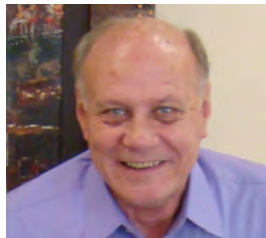
Christopher Shain Tanner
Immediate Past President
Keller Williams Realty



Jesse Baca
Director
Keller Williams Realty



Morgan Cannaday
Director
Ida Kelly Realtors



Rick DeVoss
Director
Red Fox Realty



Jessica Garcia
Director
ERA Summit



Monica Martinez-McNeil
Director
ERA Summit



Keith Powell
Director
Realty One Group Concierge



Jaclyn Staton
Director
Keller Williams Realty



Brian Steudle
Director
Coldwell Banker Legacy



Samantha Ybanez
Director
The Hive Real Estate Collective

Letter from THE PRESIDENT



SOUTHWEST MULTIPLE LISTING SERVICE



Dear SWMLS Subscribers,

As SWMLS continues to navigate an evolving real estate landscape, your trust has empowered us to lead boldly, innovate strategically, and strengthen the future of real estate data for every SWMLS member. We are not simply observing change — we are driving it.

On behalf of SWMLS, I'm pleased to share key initiatives accomplished in 2025.

Strategic Planning

Work on our new Strategic Plan is underway, shaped by member feedback from the October survey. Your insights are guiding our priorities for 2026.

Product Decisions & Technology Rollouts

We successfully launched CRS Data, RealReports, and RentSpree, supported by training to ensure strong adoption. After careful evaluation, Remine and Rental Beast were retired to keep our technology portfolio aligned with member needs. Property Shield will launch soon to help protect listings from fraud, misuse, and unauthorized data access.

Policy & Compliance Enhancements

We strengthened our Rules & Bylaws to support clearer governance and listing accuracy, including:

- Anonymous representation options in compliance hearings
- A new "Senior Community" field to be aligned with HUD standards
- Multiple Listing Options for Sellers required under NAR policy

Committee Highlights

The Policy and Tech Committees advanced RESO field alignment, evaluated new technologies, and refined listing categories. We also created a Market Statistics Task Force to expand data insights and improve reporting tools.

Board Oversight

SWMLS completed its 2026 Board elections, including filling the Lender Director seat.

Industry Engagement

Our Directors attended the CMLS Open House Conference and brought back valuable insights to guide our work. SWMLS also contributed \$5,000 to Champions

of MLS, reinforcing our commitment to national MLS advocacy.

These achievements reflect our commitment to innovation, compliance, and exceptional service. They position SWMLS for continued success and ensure we remain responsive to our membership and the broader industry.

I extend my sincere appreciation to our SWMLS Director, Jeannette Davidson, and to our dedicated staff for their outstanding work. My gratitude also goes to our Directors and committee members for their invaluable contributions.

As I conclude my term, I wish our 2026 President, Teri Hatcher, every success. SWMLS is in excellent hands. It has been an honor to serve as your 2025 President.

With heartfelt gratitude,

Cathy Colvin
CRS, CIPS, SRES, AHWD, SFR
2025 SWMLS President

2026 SWMLS BOARD OF DIRECTORS



Teri Hatcher

President

The Hive Real Estate Collective



Belinda Franco

President-elect

The Hive Real Estate Collective



Anne Vallejos

Treasurer

Keller Williams Realty



Cathy Colvin

Immediate Past President

Vista Encantada Realtors



Chris Venegas

GAAR President

Keller Williams Realty



Todd Clark

Director

NM Apartment Advisors



Jean Duran

Director

Realty One Of New Mexico



Marie Everett

Director

Keller Williams Realty



Sherry Fowler

Director

Signature Southwest Properties



Mary Kay Gutierrez

Director

Coldwell Banker Legacy



Greg Moody

Director

Moody's Appraisal Service



Robert Sanchez

Director

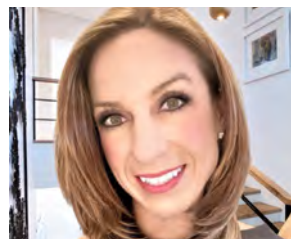
Guild Mortgage



Sam Sandoval

Director

Keys To New Mexico



Michelle Smith

Director

Coldwell Banker Legacy



Tego Venturi

Director

REAL Broker

2025 GAAR COMMITTEES

Thank you to all who served on the GAAR Board of Directors or a Committee in 2025.

BOARD OF DIRECTORS

President: Christopher Shain Tanner
President-elect: Chris Venegas
Vice President: Helen Chan
Treasurer: Jenn Cody Fehr
Immediate Past President:
Morgan Cannaday
Janet Burks
Amanda Champine
Rick DeVoss
Shane Dolinski
Amy Neal
Victoria "Torie" Robinson
Jaclyn Staton
Brian Steudle
Alice Tozer

ADVANCING, BELONGING, COMMUNITY & DIVERSITY (ABCD)

Chair: Jasmin Sanchez
Vice-Chair: Carmen Cavnar
Franky Armendariz
Faith Begay-Holtop
Aide Betanco
Janet Burks (*Board Liaison*)
Chris Cavnar
Helen Chan
Laura Garner
Bridget Gilbert
Steve Gritchen
Cynthia Hernandez
Rachel Hernandez
Deva Khalsa
Maureen Lisi-MacReady
Barbara Maddox
Monica Martinez-McNeil
J.P. Mora
Kristina Nguyen
Tiffany Paleo
Steve Palmer

Sharla Parsons
Shantel Payton
Jaxson Plumero
James Rhodes
Allyson Sandoval
Rose Varona
Clare Walker

AFFILIATE

Chair: Martha Maldonado
Vice-Chair: Jorge Lopez
Secretary: Drake LeMaster, Jr.

APPRAISAL

Chair: Randy Pratt

GAAR AMBASSADOR PROGRAM (GAP)

Chair: Melissa Moya
Vice-Chair: Petra Boileau
Jennifer Branum
Helen Chan
Michael Chochol
Melissa Clark
Katrina Cockrum
Linda Coy
Myriah Dean
Shane Dolinski
Deborah Duran
Jean Duran
Sara Gonzales
Steve Gritchen
Eric Heinrich
Eric Lewin
Kris Lucero
Monique Padilla
Keith Powell
Michelle Rohl
Vinay Rodgers
Jim Steger
Samantha Ybanez

GOLF TOURNAMENT

Co-Chair: Christopher Lucero
Co-Chair: Steve Cecco
Kelly Atkin
Andrew Apodaca
Antoinette Baca
Jenifer Cameron
Burgandy Casias
Genni Edwards
Zoe Enright
Kim Gordon
Jonathan Hamilton
Crucita Horse
Mikayla Leyba
Martha Maldonado
Katrina Moore
Bill Norman
Robert Sanchez
Jaclyn Staton
Shelby Vering

GRIEVANCE

Chair: Tamara Petrino
Vice-Chair: Talia Freedman
Dorella Apodaca
Michael Borrello Jr
Willie Butt
Bobbi Carrillo
Deborah Duran
Lisa Guggino
Paul Holley
Michelle Jenson
Joe Lopez
Lisa Lovato-Nelson
Jilliane McGuire
Patricia Morrison
Sharon Nowlin
Amy O'Connell
Joshua Price
Christina Quintana
Jeanette Raver

2025 GAAR COMMITTEES

Minerva Rivas
Aimee Romero
Jennifer Zamarron

LEADERSHIP, EDUCATION & ACHIEVEMENT PROGRAMS (LEAP)

Chair: Christine Marin-Taylor
Vice-Chair: Tanya Otero-Villalobos
Morgan Cannaday (*Board Liaison*)
Steve Cecco
Marie Everett
Elena Hernandez
Teresa Ramirez-Carter
Susan Storan Umurhan

PROFESSIONAL STANDARDS

Chair: Cassandra Morrison
Vice-Chair: Vicki Criel
Lawrence Ashwood
Wayne Berry
Susan Blackwell
Mick Burke
Alyson Campbell
Melissa Clark
Scott Dean
Gayle Doty
Jean Duran
Bellinda Franco
Bridget Gilbert
Steve Gritchen
Mike Haley
Teri Hatcher
Glenda Hawkins
Debbie Hudson
Nancy Kennedy
Ginny Longbotham
Jack Lynch
Penny Melloy

DuWayne Ordonez
Rebecca Perry
Michelle Smith
Glen Sveum
Charlotte Trone
Julie Turner
Barbara Weaver-Wyne
Patricia White

REAL ESTATE COMMUNITY POLITICAL ACTION (RECPAC)

Chair: Joshua Price
Vice-Chair: Daniel Kearney
Treasurer: Carol Bernstein
Amanda Champine
Cathy Colvin
Belinda Franco
Trish Homburg
Timothy House
Mike Leach

REALTOR® FUND

Chair: Belinda Franco
Vice-Chair: Teri Hatcher
Antoinette Baca
Kris Cannaday
Morgan Cannaday
Steve Cecco
Jean Duran
Megan England
Christine Marin-Taylor
Tanya Otero-Villalobos
Jennifer Rodgers

RUN FOR THE ZOO

Co-Chair: Steve Cecco
Co-Chair: Sherilyn Lucas
Helen Chan
Julia Du Charme
Jerry Garcia
Jeff Gorum
Tasha Gray
Nancy Kennedy
Belle Leal
Rhonda Ledbetter
Sue Leydig
Barbara Maddox
Monica Martinez-McNeil
Mike Roberts
Monica Roberts
Lezly Romero
Jennifer Sanchez
Jim Steger

YOUNG PROFESSIONALS NETWORK (YPN)

Chair: Josh Robinson
Vice-Chair: Franky Armendariz
Jenn Cody Fehr (*Board Liaison*)
Jen Hernandez
Joshua Price
Jessica Weed

2025 SWMLS COMMITTEES

Thank you to all who served on the SWMLS Board of Directors or a Committee in 2025.

BOARD OF DIRECTORS

President: Cathy Colvin
President-elect: Teri Hatcher
Treasurer: Belinda Franco
Immediate Past President:
Sherry Fowler
GAAR President:
Christopher Shain Tanner
Linda Coy
Jean Duran
Mary Kay Gutierrez
Joe LaMastra
Sue Leydig
Greg Moody
Mary Romero
Sam Sandoval
Michelle Smith
Anne Vallejos

COMPLIANCE

Chair: Courtney Byrd
Karen (Baca) Jimenez
Linda Coy
Jean Duran
Gabriel Gutierrez
Patrick Hankins
Elena Hernandez
Barbara Maddox
Joseph Marshall
Patricia Morrison
Melissa Leann Parsons
Penelope Rivera
Victoria “Torie” Robinson
Vinay Rodgers
Chris Weller
Timothy Wheeler
Camille Victour

EMERGING TRENDS & TECHNOLOGY

Chair: Sam Sandoval (Board Liaison)
Rebecca Perry
Deidria Butterfield
John Castillo
Waylon Chavez
Dismas Desloge
Jennifer Hernandez
Barbara Maddox
Trevor Rockhold
Nicole Strother
Tego Venturi

POLICY

Chair: Tego Venturi
Susan Blackwell
Karen Brown
Ismas Desloge
Jerry Garcia
Steve Gritchen
Joseph LaMastra (Board Liaison)
Zach Osborne
Randy Pratt
Vinay Rodgers

2024–25 LEADERSHIP DEVELOPMENT PROGRAM GRADUATES

Nick Armstrong
Petra Bolileau
Jennifer Branum
Carmen Cavnar
Olga C’de Baca
Talia Freedman
Katya Gomez
Jihan Hanna
Beatriz Hernandez

Elena Hernandez
Karen (Baca) Jimenez
Jody Anne MacGillivray
Zach Martin
Monica Martinez-McNeil
Andrew Mathis
Nisa Morales
Cassandra Morrison
Sonya Olguin

Steve Palmer
Josiah Pratt
Nicole Prill
Minerva Rivas
Jennifer Rodgers
Vinay Rodgers
Kelly Roda Taliaferro
Samantha Ybanez

The next Leadership Development Program will begin in the fall of 2026. Applications will open on September 7th.

2025 **HONORABLE MENTIONS**

GAAR OMBUDSMAN

Bob Arguelles
Alejandro Barraza
Kris Cannaday
Lisa Gianardi
Stephanie Granfors
Jody MacGillivray
Lisa Parker
Michelle Romero
Jim Stringfield
Austin Wolff

GAAR MEDIATORS

Kris Cannaday
Roger Carson
Cathy Colvin
John Mitchell
Angelic Chacon
Rachel Donovan
Anne Lightsey
Cynthia Olson
Josh Pando
Dathan Weems

NMAR EXECUTIVE

Sherry Fowler, Central District VP

NMAR DIRECTORS

Susan Blackwell
Courtney Byrd
Helen Chan
Linda Coy
Deborah Duran
Jean Duran
Jenn Cody Fehr
Teri Hatcher
Uriel Lapcevic
Dennis Mitchell-Groves
Amy Neal
Eanika Nunez
Sandylee Pasquale
Keith Powell
Joshua Price
Jeanette Raver
Sean Remington
Sam Sandoval
Jim Steger

Christopher Shain Tanner

Alice Tozer

Tego Venturi

NAR MEMBER ENGAGEMENT LIAISON

Cathy Colvin

NAR DIRECTORS

Morgan Cannaday
Cathy Colvin
Bridget Gilbert
Hubert Hill, II

NAR COMMITTEE

Morgan Cannaday
Cathy Colvin
Sherry Fowler
Bridget Gilbert
Hubert Hill, II
Victor Ramos

2025 RPAC **MAJOR INVESTORS**

GOLDEN R

\$5,000 total, sustaining \$2,500/year

Cathy Colvin ☆
Belinda Franco ☆
Hubert Hill, II*
Kurstin Johnson
Damon J Maddox* ☆
Ryan Swinney* ☆
Christopher Shain Tanner*
Paul Wilson ☆

☆ = Hall of Fame (\$25,000 + Lifetime)

*The President's Circle recognizes REALTORS® who are RPAC Major investors that contribute an additional \$2,000 to be made separately and directly to select RPAC recommended congressional candidates.

CRYSTAL R

\$2,500 total, sustaining \$1,500/year

Amanda Champine
Teri Hatcher
Jeanette Raver

STERLING R

\$1,000 contribution for the year

Carol Bernstein
Linda Coy
Kent Cravens
Jean Duran
Jenn Cody Fehr
Joseph Maez
Joshua Price
Emy Saavedra
Chris Venegas
Tego Venturi
Camille Victour

2025 **ANNUAL MEETING SPONSORS**



Belinda Franco / Teri Hatcher



Bridget Gilbert / Laura Garner



Ida & Channing Kelly



Lauren Budner



Janet Burks



Chris Shain Tanner



Albuquerque West



Beverly Hilton



Jean Duran & Associates



AWARD GALA **RECIPIENTS**

CONGRATULATIONS 2024 AWARD WINNERS!

GREATER ALBUQUERQUE
ASSOCIATION OF REALTORS®

AWARDS
GALA



CELEBRATING THE BEST
IN THE BUSINESS



GAAR FAMILY SCHOLARSHIP RECIPIENTS: HOLLY ROHL & MAKAELO MOYA

Save the Date: Friday, March 6th for the next Awards Gala

THE REALTOR® FUND



By establishing this fund, GAAR Members demonstrate their ongoing pledge to give back to the community. The REALTOR® Fund provides an annual grant of \$45,000 to one eligible non-profit charity, and \$5,000 in grants to Good Neighbor charities.

Congratulations to the **New Mexico Child First Network**, the 2025 Grant Recipient. They are improving the lives of children in foster care and empowering those who serve them through trauma-informed training, policy reform, and direct mentorship and support. Learn more at nmchildfirst.org.



The application for the next grant cycle opens in Spring 2026. To donate or learn more, visit gaar.com/fund.

2025 GAAR GOOD NEIGHBORS

Congratulations to our newly named Good Neighbor recipients who are being recognized for their dedication to volunteer service in our community. Each Good Neighbor will receive a \$1,000 grant through the REALTOR® Fund for their non-profit organization, will be featured in GAAR's 2026 consumer advertising, and will make an appearance on a New Mexico Living TV segment to promote their charity.

For more information, visit gaar.com/goodneighbor.



Lanya Androlewicz
Coldwell Banker Legacy

PACA
ABQ Animal Rescue



Jeff Gorum
Pop-A-Lock

Big Brothers Big Sisters
of Central New Mexico



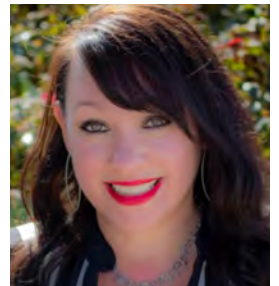
Evan Sanderson
Simply Real Estate

Los Ojos de
la Familia



Sofia Williams
Realty One of New Mexico

Roots Animal
Sanctuary



Juanita Wilson
Simply Real Estate

St. Vincent de Paul
Society of New Mexico

GAAR **STAFF**



Ryan Swinney
Chief Executive Officer



Gabe Baca
Videographer / Facility
Coordinator



Sarah Bernson
Marketing &
Communications
Specialist



Jeannette Davidson
MLS Director



Jane Fertig
Executive Administrator



Nick Fowler
Chief Financial Officer



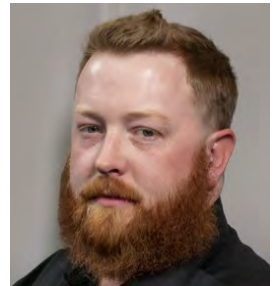
Laura Harris
Director of
Communications



Connie Hoang
Member Support
Coordinator



Yvonne Lynch
Member Support
Coordinator



Zach Martin
Member Support
Coordinator



Sarah McGeath
Director of Professional
Standards



Cassie Montoya
Member Support
Supervisor



Josiah Pratt
SWMLS Coordinator



Estrella Quinonez
Professional
Development Supervisor



Emy Saavedra
Member Services
Director



Jessica Tafoya
SWMLS Coordinator

Thank You Melody for answering the call and jumping back in to help with the Annual Meeting planning while we hire a new Events Coordinator!



Melody Mar
Special Projects

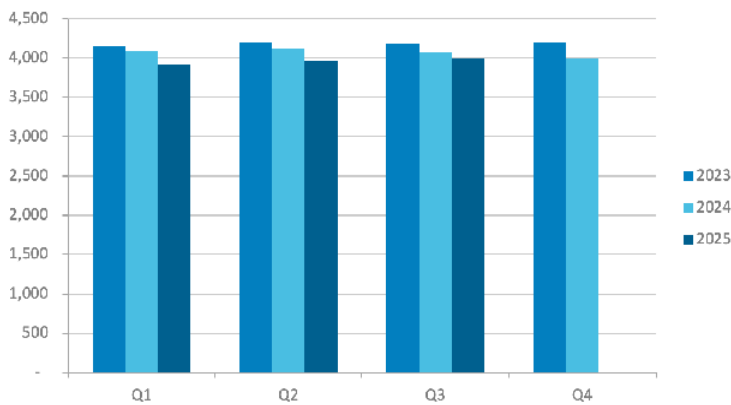
FINANCIAL REPORT

A special thank you to our Treasurers:

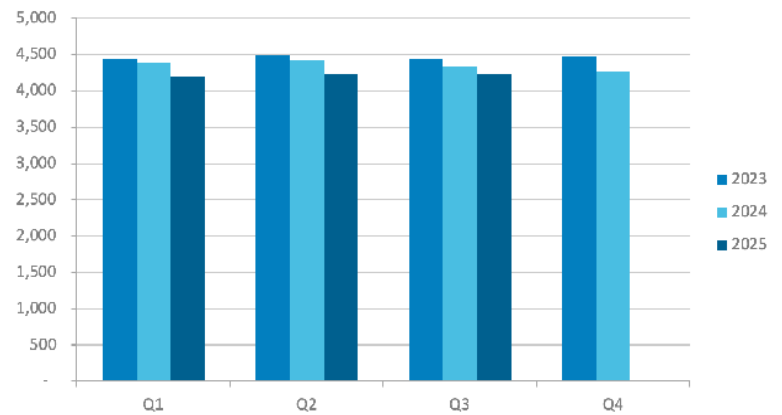
GAAR: Jenn Cody Fehr

SWMLS: Belinda Franco

ACTIVE GAAR MEMBERS (QTR TO QTR)



ACTIVE MLS PARTICIPANTS/SUBSCRIBERS (QTR TO QTR)



GAAR & SWMLS FINANCIAL POSITION
AS OF Q3 2025

Company	Assets	Liabilities	Reserves/Fund Balance
GAAR	\$12,769,010	\$3,3195,247	\$9,573,763
SWMLS	\$4,777,627	\$1,071,493	\$3,706,134

* Due to the timing of the SWMLS annual billing in May, half (July-December) of SWMLS fee revenues are recognized in the current year, and half (January-June) are booked to deferred revenues, a liability account. These deferred revenues will be adjusted in January to revenue.

If you would like to review the GAAR & SWMLS 2024 audited financials please contact:

Nick Fowler at nick@gaar.com or 505-724-3463

2025 IN PHOTOS

