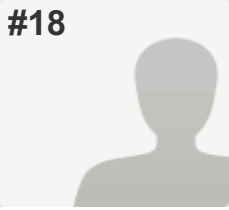


#18

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, August 03, 2016 1:28:16 PM  
**Last Modified:** Friday, September 16, 2016 12:41:51 PM  
**Time Spent:** Over a month  
**IP Address:** 75.173.120.44

## PAGE 1: GAAR Candidate Resume

<b>Q1: Name:</b>	James G Garcia
<b>Q2: Member Type:</b>	Qualifying Broker
<b>Q3: Additional Info:</b>	
Firm Name:	Realty One of New Mexico
Address:	7441 Alameda Blvd Suite B
City/Town:	Albuquerque
State:	NM
ZIP:	87113
Email Address:	jaymesgarcia@aol.com
Phone Number:	505-440-4777
<b>Q4: Have you been a REALTOR® member of GAAR for at least 3 years prior to this nomination?</b>	Yes
<b>Q5: Do you have any Code of Ethics violations or non-compliance of a membership duty in the last 3 years?</b>	No
<b>Q6: Are you applying for an Officer position? If so, which one?</b>	<i>Respondent skipped this question</i>
<b>Q7: Are you applying for a Director position?</b>	Yes
<b>Q8: If you selected "Officer" in question 6, have you served as an Officer or Director of GAAR or SWMLS within the past 5 years?</b>	No
<b>Q9: If you selected "Officer" in question 6, prior to nomination, have you had at least 5 transactions that closed in the prior 12 months and/or are you a QB of at least 5 Brokers?</b>	NO
<b>Q10: Number of years licensed:</b>	10-20 years
<b>Q11: Years of REALTOR® Membership:</b>	10-20 years
<b>Q12: Please list all GAAR, SWMLS, RANM or NAR Committees or Task Forces you have been a member of:</b>	None
<b>Q13: Have you participated in GAAR's Leadership Series?</b>	No

**Q14: Please list any REALTOR® Institutes, Societies or Councils in which you currently hold Membership:**

NAR, RANM , GAAR, NMBA, NMLS

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**Q15: Please list any REALTOR® Designations you hold:**

CDPE, QB

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**Q16: In the appropriate space, indicate approximate percentage of your time that reflects your business (must add up to 100%)**

- Single-family Brokerage:	50
- Mortgage Financing:	50

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**Q17: Service as an elected Officer or Director requires attendance at Board of Director meetings. Regular attendance is necessary for understanding Association business. As stated in the Association Bylaws, missing three (3) or more meetings is considered resignation from the Board of Directors. If elected, will you attend the regular meetings of GAAR as an Officer or Director?** Yes

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**PAGE 2: GAAR Candidate Resume**

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**Q18: What challenges face the current real estate industry?**

The New Generation of Millennials will change the way the real estate industry does its business, and constant new regulations that make purchasing and selling home harder including financing homes.

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**Q19: What challenges face the Association?**

The aging population of realtors and understanding of the systems, training is still a huge issue.

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**Q20: How do you feel GAAR could be more relevant to our members?**

I think offering more extensive Training on MLS and RPR, DPR, and offering more designation courses. Also finding innovative ways to encourage members to take advantage of the benefits of being a member of GAAR.

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**Q21: Name one problem you find with GAAR, and how would you fix it:**

Many member's don't understand the changes in the lockbox system. I think there needs to be a better way to handle lockboxes.

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**Q22: Describe the role of the Board of Directors of the Greater Albuquerque Association of REALTORS®:**

Strategic Planning, Monitoring and Approving Budgets, Community Involvement, Being a Representative for our members.

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**Q23: What do you feel will be unique about the 2017/2018 time frame and into the future?**

The upcoming Presidential Elections will impact how we do business. And New Lending Rules may impact the market as well.

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**Q24: What leadership skills will be critical during this period?**

The Ability to Adapt to Technology changes, Market Changes, Communication Skills,

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**Q25: What education, experience, skills or training do you possess that would be beneficial on the Board of Directors?**

Qualifying Broker of Realty One, Extensive Distressed Property Sales, Mortgage Broker Skills and Loan Origination Skills.

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**Q26: Given the challenges that face the Association, why would you want to be a Leader?**

To Make a difference for our members and the public.

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**Q27: Additional remarks by Candidate:**

*Respondent skipped this question*

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