



Thursday, August 27, 2026

2027 SWMLS Board of Directors Candidate Questionnaire

To be eligible to run for the SWMLS Board of Directors, you must complete this entire Candidate Questionnaire by the deadline of **4:00pm on August 26, 2026**.

Please note that the answers you provide to this questionnaire will make up your official statement and will be published in its entirety on the GAAR/SWMLS website for voting member review during the election process. (GAAR staff will not edit your responses; please proof your questionnaire.)

General Information

Name

Carmen Cavnar

Upload headshot or photo



Brokerage Name

ERA Summit

Brokerage Address

6001 Indian School Rd NE, Suite 150

City

Albuquerque

State NM

Zip 87110

Number of Years as a REALTOR® Member: over 8 years

Member Type: Please select Designated REALTOR®/Participant only if you are listed as the Designated/Qualifying Broker of your office.

REALTOR®/Subscriber

Are you a managing broker? If so, how many brokers do you supervise? No

For which position are you applying? Director (2 available)

Do you have any Code of Ethics violations or have you ever had any disciplinary actions from the New Mexico Real Estate Commission in the last 3 years? If yes, please elaborate. If no, indicate N/A. N/A

Officer and Director nominees must have completed three (3) of the following items:

- 1 year on any NMAR, NAR, or NMREC Committee, PAG or Task Force
- 1 year as GAAR and/or SWMLS Director or Officer
- 1 year as Chair of any SWMLS or GAAR Committee
- 1 year as Member of any SWMLS Committee or selected GAAR Committees (Professional Standards or Grievance) or served as GAAR Mediator or Ombuds.
- Complete a Leadership Development Program at the local, state or national level
- Attend at least 2 SWMLS BOD meetings within the last year - can be completed before taking office in January
- Complete both a Robert's Rules of Order and MLS Rules Refresher course
- Have had five (5) transactions that closed in the prior twelve (12) months in which he or she represented a buyer, seller, landlord or tenant or performed an appraisal OR be a qualifying broker of at least five (5) brokers

The following questions address these items:

Have you ever served as a Director or Officer of SWMLS? No

Have you ever served as a Director or Officer of GAAR? No

Have you served as a Chair of a SWMLS or GAAR Committee within the past 5 years?

Yes

Please list all SWMLS, GAAR, NMAR and NAR committees, task forces or PAGs you have been a member of. You can view your SWMLS/GAAR committee history by going to your member portal.

GAAR ABCD Committee – Member and current Chair
GAAR Government Affairs Committee – Member
GAAR LEAP Committee – Member
NMAR Spanish Forms Subcommittee – Member

Have you participated in GAAR's Leadership Development Program, NMAR's Growth and Involvement Program, or any other leadership training?

Yes

If yes, please provide program name and year completed. Please write N/A if not applicable.

LDP at GAAR in 2024

How many transactions did you have within the last 12 months, August 1, 2025 to July 31, 2026?

13

Have you completed a Robert's Rules of Order and MLS Rules Refresher course?

Robert's Rules of Order

What are your primary disciplines in your real estate practice? Check all that apply.

Residential

Please list any REALTOR® Institutes, Societies or Councils in which you currently hold membership.

None at this time.

Please indicate which REALTOR® Designations you hold:

None

Have you reviewed the Board Responsibilities document and do you agree to abide by these responsibilities?

Yes

Which technologies offered by SWMLS are your favorites, and why?

FOREWARN is one of my favorite technologies offered by SWMLS because safety is extremely important in real estate. We often meet unfamiliar people at vacant properties, so I appreciate having a tool that helps me verify information and make better-informed decisions before meeting someone.

I also use Flexmls and ShowingTime regularly. Flexmls gives me the current property and market information I need to serve my clients, while ShowingTime makes scheduling and communicating about showings easier. My favorite technologies are the ones that make our jobs safer, save us time, and help us provide better service to our clients.

Please share your experience, qualifications, skills, knowledge, and any other relevant information that would make you an asset to the SWMLS Board of Directors and SWMLS Participants and Subscribers. What leadership skills do you bring to the role?

I have been a New Mexico real estate broker since 2018, working with buyers, sellers, investors, military families, first-time homebuyers, and Spanish-speaking clients. I have a bachelor's degree in accounting and hold the RENE and Military Relocation Professional certifications.

I currently serve as Chair of GAAR's ABCD Committee and am also involved with the Government Affairs and LEAP committees. At the state level, I serve on NMAR's Spanish Forms Subcommittee, where I have helped with efforts to make real estate forms and information more accessible to Spanish-speaking brokers and consumers.

I believe in being involved because it helps me stay on top of industry trends and understand the changes affecting our business. As an active broker, I use the MLS tools, forms, and data regularly, so I understand how the decisions made by SWMLS affect subscribers in their day-to-day work.

I bring the perspective of an active broker, committee leader, bilingual professional, and business owner. I ask questions, listen to different viewpoints, and am not afraid to speak up when I believe there may be a better way. I am dependable, I follow through, and I understand that serving on the Board means looking beyond my own business and considering what is best for all SWMLS Participants and Subscribers.

What is the role of the SWMLS and what are the challenges facing SWMLS moving forward?

The role of SWMLS is to provide accurate and reliable property information, create and enforce rules that support cooperation between brokers, and provide the tools and resources we need to serve our clients. SWMLS also has a responsibility to protect the integrity of its data and make decisions that benefit the membership as a whole.

I believe one of the biggest challenges moving forward is making sure members understand all the benefits and technology already included with their SWMLS membership. GAAR and SWMLS have done a good job of making this information available, but many members are busy and may not realize everything they have access to or how those tools can help their business.

SWMLS will also need to keep up with artificial intelligence, data security, industry changes, and changing consumer expectations. Clear communication and education will be very important. Short demonstrations, a simple benefits checklist, a "Tool of the Month," and presentations at brokerage meetings could help members see how these resources can save them time, improve their business, and keep them safer. Sometimes members do not need more information; they need to see how a benefit can solve a real problem in their daily work.

What are the strengths of the SWMLS core software and affiliated technology offerings and where do you see room for improvement and/or change?

One of SWMLS's biggest strengths is the number of tools it provides to help us work more efficiently and safely. Flexmls gives us access to reliable property and market information, ShowingTime makes scheduling easier, and FOREWARN adds an important layer of safety when meeting new clients. These tools support different parts of our business and help us provide better service to the public.

The opportunity for improvement is helping more subscribers understand what is available and how to use it. SWMLS and GAAR provide a lot of information and training, but members are busy, and many may not

realize the full value of their benefits. I would like to see more short, practical demonstrations that show how each tool can solve a problem or save time in our daily business. I also think subscriber feedback should continue to be considered when evaluating existing technology or adding something new.

What is the one thing you would like to change that is in the purview of SWMLS?

The one thing I would like to change is how we help subscribers understand and use all the benefits included with their SWMLS membership. The resources are there, but not everyone knows about them or takes advantage of them.

I would like to see a simple benefits checklist that explains what each tool does, where to access it, and how it can help a broker. This could be supported by a "Tool of the Month," short videos, and brief presentations at brokerage meetings. Reaching members in different ways and showing them practical examples would help them get more value from their membership and become more comfortable using the technology already available to them.

Additional remarks by Candidate:

I am applying because I believe in being involved, staying informed, and helping make a positive difference in our industry. Serving on the SWMLS Board would give me the opportunity to learn more, represent the perspectives of active brokers, and help make sure Participants and Subscribers feel heard and understand the value of their membership.

I do not expect to have every answer, but I am willing to ask questions, listen, learn, and do the work. If selected, I would take this responsibility seriously and serve with honesty, integrity, and a genuine commitment to making SWMLS better for everyone.

We appreciate your interest in serving. You will be notified when the Nominating Committee chooses the candidate slate for the upcoming election.