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COMPLETE

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Page 1: 2021 GAAR Board of Directors Candidate Questionnaire

Q1

General Info:

Name: Todd J. Kruger
Firm Name: Rio Grande Realty & Investments, LLC
Firm Address: 277 East Meadowlark Lane
City: Corrales
State: NM
Zip: 87048
Email Address: tkruger@rgri.net
Phone Number: 505-250-8135

Q2

Designated REALTOR®/Participant

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

Q3

Yes

Have you been a REALTOR® member of GAAR for at least 3 years prior to this nomination?

Q4

No

Do you have any Code of Ethics violations or non-compliance of a membership duty in the last 3 years?

Q5

Which position are you applying for?

Select one **Director**

Q6 Respondent skipped this question

If you selected an "Officer Position" in question 5, have you served as an Officer or Director of GAAR or SWMLS within the past 5 years?

Q7 Respondent skipped this question

If you selected an "Officer Position" in question 5, prior to nomination, have you had at least 5 transactions that closed in the prior 12 months (prior to August 1, 2020) and/or are you a QB of at least 5 Brokers?

Q8 10-20 years

Number of years licensed:

Q9 10-20 years

Years of REALTOR® Membership:

Q10 Respondent skipped this question

Please list all GAAR, SWMLS, NMAR or NAR Committees or Task Forces you have been a member of:
Hint - you can find your GAAR/SWMLS Committee history on your Member Portal.

Q11 No

Have you participated in GAAR's Leadership Development Program?

Q12 Please list any REALTOR® Institutes, Societies or Councils in which you currently hold Membership:

AMBR
GAAR
SFAR

Q13 Please list any REALTOR® Designations you hold:

QB

Q14

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

- Single-family Brokerage: **90**
- Commercial Brokerage: **5**
- Property Management: **5**

Q15

Yes

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, absence from three (3) regular or special meetings per fiscal year without an excuse deemed valid by the board of directors shall be construed as resignation. If elected, will you attend the regular meetings of GAAR as an Officer or Director?

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Q16

What challenges face the current real estate industry?

Competency and general knowledge for the average member.

Q17

What challenges face the Association?

Technology & the evolving industry

Q18

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

GAAR is very relevant to our members. I hope to cultivate the current GAAR mission. I think the great majority of our members need assistance in technology education now more than ever.

Q19

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

GAAR is excellent! I also know if you are not evolving your not getting any better at what you do. I hope to help in the GAAR evolution to help our members be better realtors and citizens wherever we may live throughout NM.

Q20

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

Our role is to protect each of our Members by following the guidelines provided that we as members have each pledged to uphold and to be advocates for the association as a responsible yet well rounded voice for GAAR to positively move our industry forward.

Q21

What do you feel will be unique about the next two-year time frame?

Our market is more volatile and ever changing as it has been in my 20 years. I know our core values and standards of practice's that we all believe in as an association and also have an open mind for evolution and change as needed in our evolving marketplace. Although our current market is very strong, I lived and thrived through 2006-2010 and am cognicent that these amazing times will not last forever and we need to be responsible in our practices and thinking to be forward enough thinking and wise. I am cautiously aggressive in my forward thinking and feel like technology and social media evolution is how the current Broker will thrive going forward. This is an evolving new time that we cannot forget out core values

Q22

What leadership skills, education, experience, or training do you posses that you feel would be beneficial on the Board of Directors?

I have bought and sold over 1200 single family investment properties. I currently own 82 rental units, climate-controlled storage facilities, multi-family properties and am a hard-money lender to many in our marketplace. I have the knowledge of many areas of our marketplace that I feel is more relevant than ever. I enjoy mentoring partners/brokers in the areas of multi-family and "flipping". I am highly invested in our marketplace with my own hard earned money derived from my real estate investments. I have a skill set unique from others and am eager to serve the association however I am needed.

Q23

Given the challenges that face the Association, why would you want to be a leader?

Our Association is faced with evolving technology and in my opinion Social Media is at the forefront of change. I hope to help each of our members grow in this area.

Q24

Additional remarks by Candidate:

I am a humble candidate and honored to be considered. In the event I am not chosen, I am willing to serve in any capacity needed as GAAR may direct me. I am here to serve and thankful for the opportunity to help the Association that has given so much to me, my company and my family.
