#1

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Collector:	Web Link 1 (Web Link)
Started:	Thursday, August 05, 2021 2:53:22 PM
Last Modified:	Thursday, August 31, 2021 3:53:36 PM
Time Spent:	01:00:14
IP Address:	207.108.243.90

Page 1: 2022 SWMLS Board of Directors Candidate Questionnaire

Q1

General Information:

Name:	**Joe**
Firm Name:	**LaMastra**
Firm Address:	**200 Broadway Blvd NE**
City:	**Albuquerque**
State:	**NM**
Zip:	**87102**
Email Address:	**joe@realabq.com**
Best Contact Number:	**505-506-6866**
Years as a REALTOR® Member:	**13**

Q2

Are you applying for a Director or Officer position?

Director

Q3

If you selected "Officer" in question 2, have you served as an Officer or Director of GAAR or SWMLS OR been on a SWMLS Committee within the past 5 years?

Respondent skipped this question

Q4

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

Designated REALTOR®/Participant

Q5

Are you a managing broker and if so, how many brokers do you supervise?

Not currently. Have managed 5 in the past..

Q6

How many transactions did you have within the last 12 months?

14

Q7

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

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

Q8

Have you had any disciplinary actions from the New Mexico Real Estate Commission for any violations? If yes, please elaborate. If no, indicate N/A.

no

Q9

Please list any REALTOR® Institutes, Societies or Councils in which you are currently in membership with and/or any designations you hold:

SRES

Q10

Which technologies offered by SWMLS are your favorite and why?

Flex MLS - it's the core of my business at this point. Also Instanet, InfoSparks and Showingtime are very useful.

Q11

Please list all GAAR, SWMLS, NMAR or NAR Committees,Task Forces, or PAGs you have been a member of: **Hint - You can view your GAAR/SWMLS committee history by going to your Member Portal**

SWMLS Policy Committee 2020 & 2021

Q12

Have you participated in GAAR's Leadership Development Program?

No

Q13

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

Yes

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Q14

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/Subscribers. If applying for an officer position, what leadership skills do you bring to the role?

I have extensive experience with various MLS systems and have used them on a full time basis for over a decade. I've owned and operated successful small businesses since 1990, managed employees and finances. I've lived in multiple states, worked with agents, buyers and sellers in multiple states, all walks of life, and have a fairly wide reference base. My most recent board work was on the Upper San Juan Library District in SW Colorado where I served for 4 years, starting as director and finishing as president. As president I was instrumental in acquiring adjacent land and expanding the Ruby Sisson Library parking lot, something that had been on their wish list for many years. I currently sit on the SWMLS Policy Committee, think it does excellent work and would like to expand my role.

Q15

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

SWMLS guides the development and operation of our MLS system here in central NM, ensuring it works accurately, smoothly and usefully for subscribers (and participants). SWMLS also helps ensure the service is used properly and ethically by subscribers and there are not impediments to subscribers doing so. As with all MLS operations, our major challenge a will be the increasing potential for irrelevance of MLS systems that do not change with the times. MLS systems must recognize any light at the end of the tunnel may be an oncoming train and not the light of day if that particular MLS system is not managed well.

Q16

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

Flex is the best of the MLS systems I've used and is solid on input and display. It's also pretty robust for statistical analysis. Infosparks, Instanet and Showingtime are very nice systems. Still, there is room for improvement in all facets of the Flex system as in any system, as long as the approach is fix only what's broken and with what's not broken, do nothing. The trick is knowing which is which.

Q17

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

Not sure there is any "one" thing. Continued work on compliance and clarification of rules to make compliance easier, maybe. The SWMLS works well and careful attention to detail and subscriber input to drive tweaks and fixes is all that's needed.

Q18

Additional remarks by Candidate:

Respondent skipped this question