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Q1

General Info:

Name: Chris Shain Tanner
Firm Name: Coldwell Banker Legacy
Firm Address: 8200 Carmel Ave NE suite 103A
City: Albuquerque
State: NM
Zip: 87122
Email Address: shaintanner@gmail.com
Phone Number: 5059086548

Q2 REALTOR®/Associate Broker

Member Type:**Please select Designated REALTOR® 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
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.

N/A

Q6

For which position are you applying?

Select one

President-elect (1 Year Term, Officer Position)

Q7

Yes

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?

Q8

YES – I have had at least 5 transactions that closed in the prior 12 months

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 (August 1, 2022 to July 30, 2023) and/or are you a QB of at least 5 Brokers?

Q9

5-10 years

Number of years licensed:

Q10

5-10 years

Years of REALTOR® Membership:

Q11

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.****

2023 GAAR Board of Directors
2023 SWMLS Compliance Committee
2023 GAAR Executive Committee
2021 SWMLS Policy Committee
2021 SWMLS Tech Committee

Q12

Yes,

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

If yes, which one(s) and what year(s):
NMAR Growth and Involvement Program 2023

Q13

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

National Association of Hispanic Real Estate Professionals
Veterans Association of Real Estate Professionals

Q14

Please list any REALTOR® Designations you hold:

At home with diversity
Military Relocation Professional
Real Estate Negotiation Expert
Global Luxury Certified

Q15

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

- Residential,
 - Coaching/Training,
 - Real Estate Instructor
-

Q16

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?

Q17

Yes

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

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Q18

What challenges face the current real estate industry?

The current real estate industry faces challenges related to housing affordability, market volatility, sustainability concerns, and adapting to technological advancements. Embracing diversity, promoting professionalism, and prioritizing ongoing education are essential for addressing these issues effectively.

Q19

What challenges face the Association?

The Greater Albuquerque Association of Realtors faces challenges such as housing inventory shortages, fluctuating property value appreciation rates, regulatory changes, and the need to embrace digital tools for effective client engagement. We also need to connect with our members where they are. That means email, social media, phone calls, texts... Whatever it takes. GAAR only exists because of our over 4000+ members and we need to make sure our members always feel heard, appreciated and respected.

Q20

Given the challenges you identified above, how would you contribute as a leader?

As a leader, I will contribute by fostering a culture of collaboration and innovation within the organization. Address housing challenges through advocacy for affordable housing initiatives. Promote ongoing education to keep members updated on industry trends and regulations which I have done regularly as your current Vice President. Encourage true diversity and inclusivity to reflect the community's needs. Lastly, embrace technology to enhance operational efficiency and client interactions, maintaining the association's relevance and professionalism.

Q21

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

To be more relevant to our members, the Greater Albuquerque Association of Realtors should focus on offering tailored professional development opportunities, including workshops and seminars on local market trends, technology integration, and regulatory updates. Implement mentorship programs to facilitate knowledge sharing among experienced and newer members like the NAR Spire program that I'm currently a mentor for. Provide networking events that foster connections and collaborations. Additionally, gather member input to shape the association's initiatives and ensure they address members' specific needs and concerns. The more we engage with member wants and desires, the better we will be able to serve our members.

Q22

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

The following is an action plan to improve on our member engagement:

1. Regular Communication: Establish consistent communication channels, such as newsletters, emails, or a dedicated online platform, to share updates, industry insights, and association activities.
2. Feedback Mechanisms: Create surveys or feedback sessions to understand members' needs, concerns, and suggestions. Use this input to tailor services and initiatives.
3. Interactive Events: Organize networking events, workshops, and seminars that encourage members to interact, share experiences, and learn from one another.
4. Member Involvement: Encourage active participation by inviting members to join committees, task forces, or special projects, making them feel integral to decision-making.
5. Digital Engagement: Leverage social media and online forums to facilitate discussions, share resources, and provide a platform for members to connect virtually.
6. Personalized Support: Offer personalized assistance to members seeking guidance on industry challenges, professional development, or association benefits.
7. Transparency: Keep members informed about association operations, finances, and strategic plans, fostering a sense of trust and inclusivity.
8. Recognition: Acknowledge members' achievements, contributions, and milestones, highlighting their importance to the association's success.
9. Accessibility: Ensure that association leaders and staff are approachable and responsive to member inquiries and concerns.
10. Open Dialogue: Host town hall meetings or forums where members can openly discuss issues, share perspectives, and collaborate on solutions.

By implementing these strategies, you can foster stronger connections and create a more engaged and satisfied membership within the Greater Albuquerque Association of Realtors.

Q23

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

The Greater Albuquerque Association of Realtors' Board of Directors plays a crucial role in guiding and overseeing the organization. They are responsible for setting the association's strategic direction, making key decisions, and ensuring its overall success. This involves:

1. **Strategic Planning:** The board develops and updates the association's long-term goals, objectives, and strategic initiatives, aligning them with the needs of members and the real estate industry.
2. **Decision-Making:** Board members make important decisions on matters such as budget allocation, membership benefits, educational programs, advocacy efforts, and community outreach.
3. **Governance:** They establish policies and guidelines that govern the association's operations, ensuring transparency, fairness, and adherence to ethical standards.
4. **Financial Oversight:** The board monitors the association's financial health, approves budgets, and ensures that resources are appropriately allocated to support its activities and goals.
5. **Representation:** Board members serve as advocates for the association and its members within the real estate industry, the local community, and regulatory bodies.
6. **Member Engagement:** They work to enhance member engagement by understanding their needs and concerns, and by developing programs and services that benefit the membership.
7. **Leadership:** The board provides leadership and guidance to association staff, fostering a collaborative and effective working environment.
8. **Innovation:** They drive innovation by identifying new opportunities, technologies, and strategies that can help the association stay relevant and responsive to industry changes.
9. **Collaboration:** The board collaborates with committees, task forces, and members to leverage diverse perspectives and expertise in decision-making.
10. **Accountability:** Board members are accountable to the association's members and stakeholders, ensuring that their decisions and actions align with the organization's mission and values.

In essence, the Board of Directors is responsible for shaping the direction of the Greater Albuquerque Association of Realtors, ensuring its growth, sustainability, and positive impact on its members and the broader real estate community.

Q24

Yes

A position on the GAAR Board of Directors means serving your Association and putting the needs of the members first. Do you want to serve your membership, acting in a neutral capacity for the betterment of the members?

Q25

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

1. **Post-Pandemic Shifts:** The aftermath of the COVID-19 pandemic could continue to influence the industry. Remote work preferences, changing housing needs, and migration patterns may impact demand for different types of properties.
 2. **Technology Integration:** Continued adoption of technology, such as virtual tours and AI-driven property searches could reshape how real estate transactions are conducted and how clients interact with listings.
 3. **Affordability Challenges:** Housing affordability is likely to remain a concern in our market, especially as demand outpaces supply. Finding solutions to address this challenge will become a central focus.
 4. **Regulatory Changes:** New regulations or policy changes related to real estate transactions, zoning, and property rights could impact the industry's landscape.
 5. **Evolving Buyer Preferences:** The preferences of younger generations entering the housing market, like Millennials and Gen Z, could drive demand for different types of properties and amenities.
 6. **Alternative Housing Models:** Co-living, co-working spaces, and innovative ownership models might gain traction as people seek flexible and cost-effective living and working arrangements. I feel that ADUs could help house an aging population in a multigenerational living environment.
 7. **Data Privacy and Security:** With increasing reliance on digital platforms, ensuring the security and privacy of sensitive real estate data could become a significant concern.
 8. **Diverse Investment Opportunities:** Real estate investment options, such as fractional ownership or real estate investment trusts (REITs), might expand, offering investors diverse ways to participate in the market.
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Q26

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

As a US Air Force retired First Sergeant I have completed many leadership programs such as Airman Leadership School, Non-Commissioned Officer Academy, Senior Non-Commissioned Officer Academy and the First Sergeant Academy. My involvement, experiences and training in the Iraq War have helped me to stay focused and lead effectively in stressful environments. I currently have 3 degrees, one of which is a BS in Biology/Chemistry (pre-med) earned at the University of New Mexico ABQ. I have worked as a medic both in the military and outside of the military which gives me a unique skill set that allows me to remain calm under pressure, triage important tasks and lead a collaborative/effective team. As a regional director of operations for a national dermatology company, I have lead over 100 direct reports to include doctors, NP/PAs, nurses and techs. I love to both learn and teach which is why I invested over 120 hours towards becoming a pre licensing instructor in 2022. As a GAAR director and now VP, I have learned so much about our local, state and national real estate industry through actually showing up for every conferences and meeting possible. A huge focus of mine is to take what I learn and share that effectively with our membership.

Q27

What else would you like to tell the membership about yourself? (ie. personal interests, activities, hobbies, etc.)

First and foremost I'm a Christian. I'm a husband and a father to two amazing twin girls. Without my faith and my family, I couldn't do anything.

I am on the board of directors for a non profit foundation (Juliette Foundation) that raises education grants/research grants for youth that have vision diseases (retinitis pigmentosa). Both my aunt and my daughter have rare eye diseases which sparked my desire to help.

As a family we love to ski and snowboard in Santa Fe, Taos and Wolf Creek. The whole family loves piling into the side by side and cruising around our property in the East Mountains. We all mountain bike as well. I kickbox and the twins are taking up jujitsu. As a disabled war veteran, I personally take on a responsibility to help my brothers and sisters in arms with their claims so that they are able to thrive and give back to the community after military service.

I am an active mentor for the NAR Spire program where I mentor two newer brokers. My ultimate goal is to serve others at my highest capacity. It's not about the title, it's about the impact.
