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Page 1: 2024 GAAR Board of Directors Candidate Questionnaire

Q1

General Info:

Name: Alice Tozer
Firm Name: Keller Williams Realty
Firm Address: 6703 Academy Road NE
City: Albuquerque
State: NM
Zip: 87109
Email Address: alice@swcp.com
Phone Number: 505 271-8200

Q2

Designated REALTOR®

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.

Yes, 2018 - Letter of Reprimand, \$5,000 fine & 30 Hr. Brokerage Office Admin. course. One of my brokers did not file his fingerprints with his renewal. Since the NMREC does not require qualifying brokers to review brokers' renewal paperwork prior to submission I wasn't aware he didn't have his fingerprints. 2018 - One of my teams did not prominently display the brokerage name & phone number in a video & their exterior sign only had the brokerage & phone number listed on one side of the sign. There was a Letter of Reprimand & \$250.00 fine. 2021 Letter of Reprimand - A For Sale sign brokerage name wasn't 33% size of the largest font.

Q6

For which position are you applying?

Select one

Director

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 am a QB of at least 5 Brokers

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

>30 years

Number of years licensed:

Q10

>30 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.****

Realtor Fund Committee, Community Relations Committee, SWMLS Board of Directors & Executive Committee, SWMLS Nominating Committee, NMAR Board of Directors, Professional Standards Committee

Q12

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

Yes,

If yes, which one(s) and what year(s)?:

Various years of leadership training through SWMLS & GAAR Board of Directors Retreats, Stephen Covey 7 Habits of Highly Effective People, Robert's Rules of Order

Q13

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

CNE - Certified Negotiation Expert

Q14

Please list any REALTOR® Designations you hold:

Realtor designation through National Association of Realtors

Q15

- Residential

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

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?

Higher interest rates, lack of inventory, lack of affordable housing

Q19

What challenges face the Association?

Keeping up with the ever changing trends & technology, potential recession, lack of inventory

Q20

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

Having weathered past difficult markets (notably 2007-2008) we need to be proactive in finding new and better ways of serving our clientele and providing tools to keep us on the cutting edge of technology. As a Qualifying Broker of a large brokerage, I am challenged with many unique situations. My experience as a certified negotiation expert assists me in handling them to a win-win conclusion. My philosophy is it isn't a matter of who's right, but rather what's right.

Q21

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

We can always do a better job listening to our members & to their suggestions. Continue to offer relevant education classes & classes with continuing education credit.

Q22

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

Better communication among our members & the community, make members aware of the various services offered at GAAR. I would vary the method of communication through more blogs, more in person events, offsite activities such as TGIF's & community projects.

Q23

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

The role of the Board of Directors is to represent the voice of our members, work toward the common good and keep their best interests in mind. Be responsible for governing and serving the membership as a whole.

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?

With the various lawsuits that members of the public have filed against the National Association of Realtors and some of the large brokerages, we may need to adapt and practice real estate differently than we have in the past.

Q26

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

I have the ability to listen to all sides of an issue before weighing in on a possible solution. I have shown leadership skills by being the past treasurer, vice president, president and past president of SWMLS. Also was a CORE instructor for the NMREC & a member of a NMREC task force.

Q27

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

I love spending time with my granddaughter who lives in Pittsburgh. I love college football and am a rabid Ohio State alum and fan. I enjoy travelling through the USA & foreign countries. Another hobby is attending AKC dog shows.
