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**COMPLETE**

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Page 1: 2022 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

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**Q2** Designated REALTOR®/Participant

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

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**Q3** Yes

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

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**Q4** No

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

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**Q5**

Which position are you applying for?

Select one Director

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**Q6**

**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?

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**Q7**

**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 (prior to August 1, 2020) and/or are you a QB of at least 5 Brokers?

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**Q8**

**>30 years**

Number of years licensed:

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**Q9**

**20-30 years**

Years of REALTOR® Membership:

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**Q10**

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.\*\***

2019 Professional Standards Committee (several prior years)

2021 Realtor Fund Committee (previous years as well)

Former member of the SWMLS Board of Directors & former President of the SWMLS BOD

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**Q11**

**No**

Have you participated in GAAR's Leadership Development Program?

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**Q12**

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

Realtor designation

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**Q13**

Please list any REALTOR® Designations you hold:

Certified Negotiation Expert

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**Q14**

- Single-family Brokerage: **100**

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

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**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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Page 2: 2022 GAAR Board of Directors Candidate Questionnaire

**Q16**

What challenges face the current real estate industry?

Local Albuquerque market challenge is lack of inventory. National disruptors such as Zillow, Purple Bricks, iBuyer programs. Keeping up with technology.

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**Q17**

What challenges face the Association?

Programs for affordable housing for 1st time home buyers, veterans & members of our marginalized communities due to lack of inventory.

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**Q18**

Given the challenges that face the Association, how would you contribute as a leader?

I think we sometimes become adversarial with our fellow brokers on the other side of the transaction. We need to work together for the common goal of closing the transaction for the buyer & seller. We need to nurture our relationships with our fellow brokers. As a leader I will reach out to our membership to get more participation in our Association.

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**Q19**

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

1) cutting edge technology, 2) promote Realtors through more community involvement, 3) more continuing education (especially CORE & Ethics) professionalism, 4) more awareness of our mission, vision, purpose statement.

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**Q20**

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

More emphasis on the importance of RPAC dues not only the benefits they provide to the Realtors, but also the impact on our industry & private property rights.

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**Q21**

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

To be the eyes & ears for our members & bring their concerns to the Board. Manage the resources & financial oversight of our programs & services.

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**Q22**

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

The impact, if any, of mortgage forbearance on our inventory & our local economy.

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**Q23**

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

I have my Certified Negotiation Expert designation as well as a program called Peacekeepers. As the Qualifying Broker of a large brokerage, I deal with a multitude of issues on a daily basis. My philosophy is "it's not who is right, but what is right".

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**Q24**

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

I have a diverse real estate background - residential resale, office & retail leasing, new construction sales. For fun I love college football games (especially The Ohio State Buckeyes) & doing Barn Hunts with my Weimaraner, Rio.

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