

NMLTA January 2026 Board Meeting

Roll Call: Rob Grinage (host), Amanda LaBombard, Elizabeth Shields, Scott Florez, JW Baldock, Stacy King (bookkeeper), Anto Giron, Orlando Lucero, Deanna Allen, Melissa MacKeown, DJ Horn, Jean Bailey, April Kovari, Jason Cobb, Warren Hill, Josh Payne, Krista Baring, Chris Cullen, Victor Davis

From: Zoom <no-reply@zoom.us>
Sent: Tuesday, January 20, 2026 11:05 AM
To: ADM-Rob Grinage <rob@nmlta.org>
Subject: Meeting assets for NMLTA Monthly Board Meeting are ready!



Meeting assets for NMLTA Monthly Board Meeting are ready!

Meeting summary

Quick recap

The board meeting addressed technical difficulties with Zoom access and reviewed various administrative matters including antitrust statements and financial reports. Key discussions centered around new CPA engagement letters, legislative updates regarding data centers and AI-related issues, and plans for the upcoming convention. The conversation ended with decisions about membership applications, communication platforms, and potential changes to the dues structure, while also touching on PAC dissolution considerations and scheduling the next meeting for February 17th.

Next steps

- [Rob: Investigate and resolve recurring issues with Zoom meeting links not working for some participants](#)
- [Elizabeth: Send the working Zoom meeting link to josh.payne@sanjuanitle.com](#)
- [Amanda \(Finance Committee Chair\) & Stacy: Review and reconcile the two different budget versions, compare suggestions, and report back to the board at the next meeting](#)
- [Orlando/Forms Committee: Draft and prepare letter to OSI regarding forms and engagement, with first draft needed before Elizabeth's leave in March](#)
- [April: Add data center topic to the agenda for the upcoming underwriter meeting](#)
- [Rob: Follow up with Legacy Title and Red Robin Title regarding completion/submission of official membership applications](#)
- [Rob: Set up Elizabeth with access to post on LinkedIn and Facebook for NMLTA](#)
- [Rob: Investigate forum platform options \(including potential free trial or demo\) for member/underwriter communication and report back to the board](#)
- [Amanda \(Finance Committee\): Review current dues tier structure for possible simplification and report on financial impact](#)
- [Scott: Coordinate with Alyssa regarding past presidents' breakfast or event at the upcoming convention](#)
- [Warren and Jennifer Greenwood: Meet with realtors to develop and distribute informational materials about fits \(fence-in\) to agents and Board of Realtors](#)
- [AGiron: Schedule bylaws task force meeting within the next week or two](#)
- [Christopher: Obtain written evaluation from new CPA regarding tax liabilities for PAC dissolution and proceed accordingly](#)
- [Stacy: Update budget numbers in the system to reflect new figures and ensure software subscription line item is considered by the Finance Committee for 2026 budget](#)
- [April/Underwriter Committee: At next meeting, draft questions and letter to counties regarding last-minute county office closures and their impact on consumers \(optional action, pending committee discussion\)](#)

Summary

Zoom Meeting Access Issues Resolved

Rob acknowledged technical difficulties with the recurring Zoom meeting link, which several participants, including Amanda, Elizabeth, and others, were unable to access. Elizabeth offered alternative meeting links, and Rob committed to resolving the issue to ensure consistent access for all participants in future meetings.

Board Meeting: Quorum and Financials

The meeting began with establishing a quorum and discussing the antitrust statement, which was reviewed without questions. The November 2025 board member minutes were approved by

Elizabeth and seconded by April. The meeting then moved on to the financials, with Stacy present to assist.

Financial Review and Budget Discrepancies

The board reviewed November and December financial statements, with Stacy presenting the reports and noting no unusual activity. They discussed discrepancies in the budget documents, with Stacy highlighting differences in the convention budget line item and software fees. The board passed a motion for the Finance Committee, chaired by Amanda, to review the budgets and report back at the next meeting. They also approved the November and December financials. The conversation ended with a brief update on Alyssa's plans to meet with OSI and the receipt of an engagement letter from Palmer and Company as the new CPAs.

CPA Engagement Letters Approval Meeting

The meeting focused on approving engagement letters for new CPAs for NMLTA and the Chili Courier Scholarship Fund. Chris Cullen reported that the new firm, Palmer and Company, was excited to work with them. The motion to approve the signing of the engagement letters was made by iApril and seconded by Elizabeth, and it passed. Orlando provided an update on the Forms Committee, mentioning that activities had slowed down but would pick up again. He also discussed the need to review historical information and prepare for a meeting with OSI to discuss proposals. The group also briefly touched on a letter that needed to be drafted, with iApril mentioning their first meeting to discuss it was scheduled for Thursday.

Legislative Monitoring and Future Planning

The team discussed upcoming legislative activities, with Elizabeth noting her planned absence in March and April. Christopher reported on the short legislative session, highlighting that their committee is monitoring several bills, particularly those related to small business, and is preparing for the next session in 2027 by considering issues like transfer taxes in southern New Mexico. They also discussed ongoing legal challenges regarding the mansion tax in Santa Fe, with a case currently before the Supreme Court.

Legislative Planning and AI Initiatives

Elizabeth noted that she received a message from Cass regarding legislative objectives from Bernalillo County and AI-related issues, including tax credits for server farms, and she will track any AI legislation. Amanda mentioned that the Education Committee will meet to plan for the convention, aiming for at least three credit hours to increase attendance. iApril discussed a productive meeting with underwriters, focusing on organizing communication with OSI, updating Alta forms, and preparing for the legislative session. She also raised concerns about last-minute county closures affecting consumers and suggested NMLTA draft a letter to address this issue.

Data Center Resolution and Membership Updates

The meeting covered several topics, including a new resolution introduced by Commissioner Eric that could limit data centers in Bernalillo and around the state, which April will add to the agenda for further discussion. The group approved Bank United as an associate member, and Rob will follow up on applications from Legacy Title and Red Robin Title to ensure they meet membership requirements. April mentioned she would post holiday content and information about FinCEN, directing members to Alta for more details. Elizabeth requested access to post updates on LinkedIn and Facebook, which Rob agreed to set up.

Forum Integration and Dues Simplification

Rob discussed exploring a forum platform that integrates with Novi for \$400-500 per month, which could help improve communication among members and underwriters. April and Elizabeth suggested considering existing tools like Zoom and Teams, which offer similar features. Rob agreed to investigate further and potentially arrange a demonstration or trial. They also briefly discussed simplifying the dues structure by reducing the number of tiers, which Rob noted would save time but maintain effectiveness.

Board Updates on Dues and Events

The board discussed several key topics including bylaws and dues structure, with Scott explaining that while bylaws don't specify dues, the finance committee will review tier changes to ensure adequate revenue. The convention committee confirmed save-the-date notices were sent for May 20th and 29th events at the Drury Hotel in Santa Fe, with education speakers and logistics still to be determined. Amanda and Christopher provided an update on the PAC, noting they are working with their accountant to evaluate tax liabilities before proceeding with dissolution. The next meeting was scheduled for February 17th at the same time and location.

AI can make mistakes. Review for accuracy.

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