

NH CIBOR – Board of Directors
Zoom Meeting
February 19, 2026 | 9:00–10:00 AM

MEETING MINUTES

1. Call to Order

2. Roll Call

Roll Call: (Need 8 for quorum) (P) = Present / (A) = Absent

Ethan Ash (P) Garvey, Dave (P) Robinson, Joe (P)

Bacon, Matt (P) Jean, Bill (A) Tanguay, Dave (P)

Boufford, Jeff (A) Kingsley, Scott (P)

Canavan, Nicole (P) Lefebvre, Matt (P)

Dano, Brian (P) Nesmith, Laura (P)

DeMello, Kathy (P) Reagan, Kim (P)

Gaffney, Kyle (P)

3. Secretary's Report – D. Tanguay

MOTION to accept the minutes of the January 2026 Board of Directors meeting.

MOTION SECONDED AND APPROVED.

President's Report – B. Dano

- An emergency NECPE meeting will follow this meeting to discuss platform direction.
- Matt L., Ethan, Kathy, Allison, and Brian met with Shane regarding ongoing challenges, including navigation issues and non-member data appearing in CPE searches.
- One option under consideration is limiting search results to member-only data via a toggle.
- Further discussion will occur during the NECPE meeting.

Office Administration Report – A. Ropes

- New Applicants: 11 total (10 Realtors, 1 Affiliate).
- Renewals:
- 59 Realtors not yet renewed (7 returned licenses; 4 retired).
- 10 Affiliates not renewed (2 retired).
- CORE Course – Feb. 6 (Portsmouth):
- 8 on Zoom, 3 in person, 3 no-shows.
- Income: \$500; Expenses: \$400 → Profit: \$100.
- Next Class:
- March 6 at TFMoran (Bedford) – In-person only, 9–11 AM, 2 credits.
- Topic: Cost Segregation Instructor: Jeff Hiatt, MSC.
- 10 registered so far; limited seating and parking.

Committee Reports

Strategic Planning – Matt B.

Absent at the time of report.

Affiliate & Special Events / NHCIBOR Cares – S. Kingsley

- Six events planned for 2026.
- After-hours events scheduled in Litchfield (Finnegan Fence) and the Seacoast.
- Annual events include: Golf Tournament, Summer Mixer, BBQ, and Holiday Party.
- Joe noted new Golf Chair: Cameron Novotoney.

Sponsorship – J. Robinson

No new updates.

Education – B. Jean

- Allison reported the 2025 education calendar is full.
- Some instructors are experiencing difficulty getting in-person classes approved for hybrid delivery.

Finance – J. Boufford (Absent) | Report by Allison

- January 2026 Financials reviewed and placed on file.

Grievance – M. Bacon

No new business.

Professional Standards – M. Bacon

No new business.

Membership – B. Jean (Absent)

- MOTION to approve new provisional member applications, subject to publication per bylaws.

APPROVED.

RPAC/IMF – Ethan Ash

- 2026 numbers not active yet.
- Ethan is exploring options for a fundraiser.

Public Policy / Government Affairs – D. Garvey

- 1,100 bills submitted; significantly reduced in committee.
- Snow removal responsibility being debated (potential shift to landlords).
- Environmental impact legislation expected to reach the floor.
- OPLC experiencing major operational issues; licensing now through

Salesforce/CEBroker.

NHCIBOR Cares – Laura Nesmith

- New board members: Hank Beresin, Ryan Thiel, Amy Cassin.
- Amy will oversee scholarships.

Forms – B. Jean (Absent)

No report.

NECPE Update – Matt L.

- Reviewing several platform proposals.
- Moody's has offered a flat-rate option.
- Two additional options under review, including a custom platform by LeaseUp (NAR-backed).
- Would mimic Moody's functionality.
- Built from scratch.
- Estimated 20–30% cheaper.
- Flat-rate contract for up to 700 members.

New Business

Use of Commercial Forms by Non-Members – K. DeMello

- Kathy received an NDA from a non-member this week.
- Allison sent a warning letter to the broker.
- Discussion:
- Should warning letters and fines be implemented?
- BHHS reportedly sends letters; unclear whether they impose fines.
- Matt B. noted no current bylaw language; may need to add.
- Considered a Code of Ethics Article 11 violation.

MOTION for Kathy to lead a task force to review forms usage and explore bylaw inclusion.

MOTION SECONDED AND APPROVED.

Kim will serve on the committee.

Adjournment

Meeting adjourned at 9:55 AM.

Respectfully submitted,

David Tanguay

Secretary