Final Notes
NH CIBOR
Board of Directors
June 18, 2026

Zoom Meeting

9:00 – 10:00 AM

MEETING MINUTES

1. Call to Order

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

Ethan Ash (P)	Garvey, Dave (P)	Robinson, Joe (A)
Bacon, Matt (A)	Jean, Bill (A)	Tanguay, Dave (P)
Boufford, Jeff (P)	Kingsley, Scott (P)	
Canavan, Nicole (P)	Lefebvre, Matt (P)	
Dano, Brian (P)	Nesmith, Laura (P)	
DeMello, Kathy (P)	Reagan, Kim (A)	
Gaffney, Kyle (A)		

3. Secretary's Report – D. Tanguay
   a. **MOTION** to accept the minutes of the April and May 2026 Board of Directors meeting was made. **MOTION** was **SECONDED** and **APPROVED.**

4. President's Report – B. Dano
   a. President's Update

      There has been positive feedback from Beta testers and from attendees at Portland training.

5. Office Administration Report – A. Ropes

- Since the meeting in May there have been 12 new applicants – 2 Affiliates and 10 Realtors.
- The Code of Ethics class was held June 5th. Had 13 sign up and 8 showed up. Total income at $ 455 less expenses at $ 400 for a profit of $ 55.00.
- I am working on collecting membership fees for NECPE. I will be able to tell you by the end of June if we need to consider borrowing money from CIBOR to foot the bill or get funding through other means. As of yesterday, 218 members have renewed out of 560, about 39%.
- We had two training sessions already for NECPE. The June 9th mtg at TFMoran was hybrid. I had 17 sign up in person and 44 online. I didn't keep track of who was actually

there. I thought the training was very good. The training held Tuesday 16th in South Portland, ME has 7 in

person and online. the next hybrid training will be in Tewksbury June 23rd and June 30 at KW Portsmouth. We have two more exclusively online trainings June 22 and June 24.

- I am working on the BBQ set for June 25th at TFMoran 5:30-7:30 pm. So far I have 52 signed up. I am sending out confirmations for that and will have a basket to raffle off to benefit RPAC or IMF.

- The summer mixer is up and running on the website. Working on sending invoices where necessary and keeping the shared website up to date, sending confirmations, etc.

- First Tracks Marketing has made the mapping changes to the site that Matt L. suggested. I will be trained on editing those pages, etc. It will be up to us to change the text, add photos etc.

Committee Reports:

a) (Strategic Planning Committee) – Matt B. - Absent
Matt L. said they are trying to get a meeting scheduled.

b) (Affiliate and Special Events) / (NHCIBOR Cares)– S. Kingsley
Finnegan Fence was well attended. Next week is TFMoran BBQ, Summer Mixer coming up. Birchwood has new owners and they agreed to honor the contract and give the event for free. Seacoast Business after hours host will be Creative Office Resources Sept. 16th 5-7 pm. Dec. 10th is the holiday party.

c) (Sponsorship) – J. Robinson – Absent
Jeff mentioned we had good weather for the golf tournament and good participation. Working on the final numbers. We have a date booked for next year.

d) (Education) – B. Jean - Absent

e) (Finance) – J. Boufford

1) Financials for May 2026 were reviewed and will be put on file.

The CD can't be moved from TD to MM Primary until Oct because there is a penalty to pay if we close out TD early. $ 50,000 was moved to a 4 month CD at Rockland Trust earning 3.6%. The operating account held $ 333,000 with income tracking at 76% and expenses 40% of budget, though insurance costs were 9% higher.

A Motion was made to give Allison authority to transfer up to $ 50,000 from CIBOR to NECPE at her discretion over the next 90 days to cover operational expenses and platform transition costs. It is a 0% interest free loan. Motion was Seconded and Approved.

Discussion

f) (Grievance) – M. Bacon - Absent
Allison reported no grievance complaints.

g) (Professional Standards) – M. Bacon - Absent
Allison reported no complaints.

h) (Membership) – B. Jean - Absent

1) MOTION to approve new provisional member applications subject to names being published as per CIBOR bylaws—**APPROVED**
2) Membership Update

Allison read the provisional new members.

i) (RPAC/IMF) – Ethan Ash
Nothing new to report. Ethan will pull the report for the next BOD meeting.

j) (Public Policy Committee/Government Affairs) – D. Garvey
The housing bill was watered down and it is heading to the Governor's desk to sign.

k) (NHCIBOR Cares) – Laura Nesmith
Not a lot new to report. Grant to Little Iguanas – another application is moving through. Scholarships going out.

l) (Forms) – B. Jean - Absent
Brian said that Chris and Ralph are expecting an invite back to go over the Disclosure form which is complete. Allison will invite them to the July meeting.

m) (NECPE: Update) – Matt L.
Moving to Lease Up July 1st. Will be offering members early access June 23-29th and will communicate the cut off date for new listing input into Moody's as of June 29th.

Kurt offered training in AI for the August/September timeframe.

7. New Business:
No new business to report.

8. Adjournment at 9:50 am.

Respectfully submitted,

David Tanguay
Secretary