

Wi-Fi Access: TxAA2024
Access Code: TxApt24!

2024 BOARD OF DIRECTORS MEETING

FEBRUARY 9, 2024

WELCOME

**Kelley Liserio,
CAPS, NCP, CPO
President**



PLEDGE OF ALLEGIANCE



**I pledge allegiance to the flag
of the United States of America,
and to the republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.**



**Honor the Texas flag;
I pledge allegiance to thee, Texas,
one state under God,
one and indivisible.**

SPECIAL THANKS TO OUR SPONSORS



TIER 1



TIER 2



TIER 3



TIER 4

WeDoTrash
Camp Construction Services
Yardi
Century Air Conditioning
Impact Property Solutions

Blue Moon Software
CORT
CSC ServiceWorks
FSI Construction
Sherwin-Williams



TIER 5

Smart Apartment Data
Zillow
Cweren Law Firm, PLLC
Entrata
The Guarantors
Massey Services Pest & Termite
Red Elephant
AAA Plumbers

Comm-Fit
Dixie Interiors
G5, a RealPage company
Gemstar Construction
Genesis
LeaseLock
The Liberty Group
MRI Software/MRI Apartment Data

CONSENT AGENDA

Meeting Minutes

July 28, 2023 | October 20, 2023

Financial Report

December 31, 2023



PRESIDENT'S REPORT



**Kelley Liserio,
CAPS, NCP, CPO
President**



BOARD OF DIRECTORS MEETING

PAST PRESIDENT'S PIN PRESENTATION



Demetrio Jimenez
2023 TAA President

TEXAS APARTMENTS

Official publication of the Texas Apartment Association

Winter 2023-2024

MEET THE **2024**
TAA EXECUTIVE
COMMITTEE

LETTER FROM THE PRESIDENT



PLAN

of our members as well. To do this, we will be asking for your help.

story is making sure strong, consistent and different audiences different life-cycle investments will design and brand a review of TAA's operations, functions and effectiveness.

of association ensure that all feel supported. Now we have the state, so we view to be deficiencies in topic. To we want use the member hearing.

Learn why the help your

industry. TAA wants to help cultivate this emerging talent. Our goal will be to develop a larger pool of engaged talent initiatives like the TAA's "Be the Next Ambassador" campaign will help us identify these new leaders and influencers.

A refresh of TAA's ONE Conference—I am so excited about this! Have you ever had an accidental remodel? You get a leak in your house and end up having to remodel a room? The bathroom, kitchen, closet? You were extremely happy with your home before, but this leak causes a remodel, and now you have a closet you never knew you wanted! That's how I feel about the ONE Conference. While talking about loss of one way to deliver the best networking and education event in the state, and I can't wait for you all to see it! We'll continue to seek it over the next couple of years, and we'll be asking for feedback from you and your teams as we go.

We're paying attention to Leadership Development—We want our members engaged, and we want NEW members engaged. We've been listening, and we'll continue to build on and transform the volunteer initiative program that was rolled out in 2020 that includes short-term volunteer initiatives and clear pathways to volunteer leadership. TAA also wants to better utilize the professional capabilities of the leadership we have engaged. We've implemented the utilization of back such as the Culture Index, which will not only give volunteers a tool to use in their personal careers, but also a tool for professional volunteer growth at TAA—maximizing the enjoyability of the volunteer experience.

Strong focus on maintaining a healthy TAA—we will continue to support those in the Texas Legislature and in statewide focus that share TAA's vision of creating

I am excited to serve with such a dynamic group of leaders this year. I am honored to be your president, and I look forward to a year of Texas-style greatness as we put our plan into action. 

WINTER 2023-24 | Texas Apartment Association 9

LETTER FROM THE PRESIDENT



"I'm proud, and hope you are proud, to be an active member in an association where competitors work hand-in-hand to do what's best for our community and our industry. Our 12,000 member companies make us strong."

Texas remains a preferred destination to own and operate rental housing. We fully recognize that nobody is going to advocate for us—we have to do it. With threat every legislative session, we have to be extra diligent in identifying those threats and helping legislators understand that when something impacts us, it directly impacts consumers. We have to share great stories.

We know that's a lot to get done, and we will need all hands on deck to make it a reality.

I'm proud, and hope you are proud, to be an active member in an association where competitors work hand-in-hand to do what's best for our community and our industry. Our 12,000 member companies make us strong.

Check out the latest issue of our magazine!

WINTER

2023-24

COMMUNITY SERVICE STARS



TAA recognizes the local associations and their members who are making a difference in their communities.

Thank you for giving back and inspiring us all to do the same.





APARTMENT ASSOCIATION OF CENTRAL TEXAS

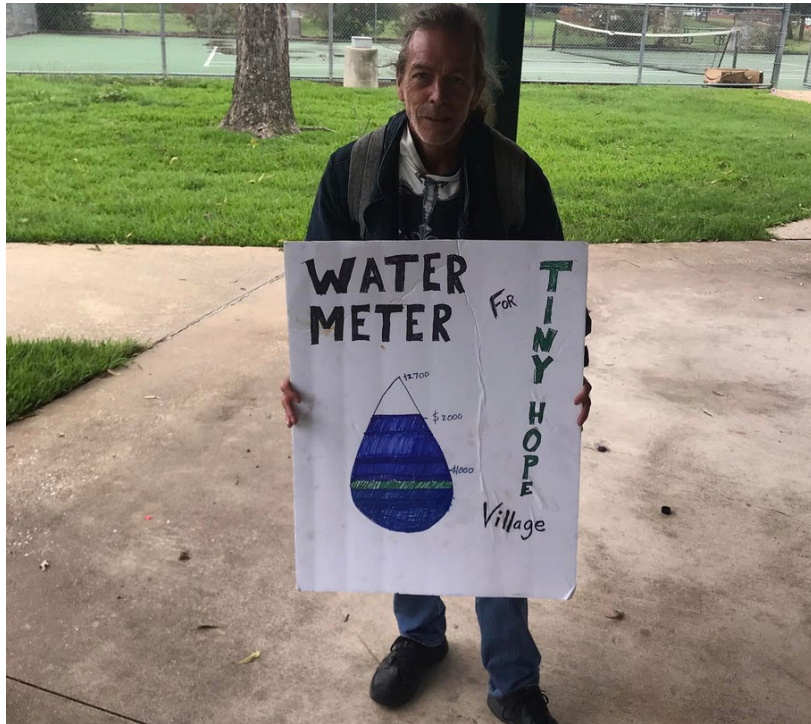
Board of Directors and Membership

Collected \$615 to support **Brady's Bridge**.

100 Christmas Trees were assembled and hand-delivered to children at **McLane's Children's Hospital** in Temple, TX.



BRYAN/COLLEGE STATION APARTMENT ASSOCIATION



Paid off the remaining balance needed to purchase a 2-inch water meter at **Tiny Hope Village**, a permanent housing village of 24 homes and support for those who have been homeless in the area.

Donated 14 bedding sets for Sleep in Heavenly Peace, a wonderful non-profit organization that builds beds for families in need.

CORPUS CHRISTI APARTMENT ASSOCIATION

Community Relations Committee

Held a holiday drive to collect pajamas, stockings, candy canes, small toys and gifts to benefit PJ's for Patients, donated to **Driscoll Children's Hospital Oncology Department**.





FORT WORTH APARTMENT ASSOCIATION

The Fort Worth Apartment Association held its second annual toy and food drive for the Community Enrichment Center (CEC), providing over **1000 toys valued at \$15,000, 20 scooters valued at \$1,300,** and financial donations from individuals and companies!

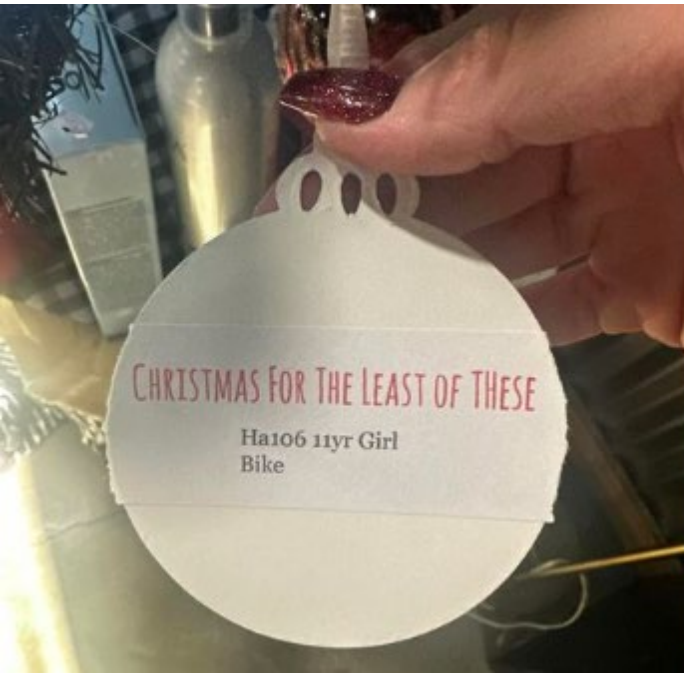
With the help of the FWAA, CEC was able to provide almost **\$400 in value each to the over 400 families** in attendance. This event was exclusive to kids on the Free and Reduced Lunch program with Birdville School District.





GREATER LONGVIEW AREA APARTMENT ASSOCIATION

Raised **\$2,500** at their Holiday Party to donate to **Christmas for the Least of These**, an organization that provides three Christmas wishes to **all the children in CPS** in **over six counties**.





HOUSTON APARTMENT ASSOCIATION

AAA Plumbers

AAA Plumbers has been a sponsor of the tug-of-war competition at HAA's annual **Sports Challenge** since **2004**. The Sports Challenge is a fun team building field day for apartment onsite teams to compete in six different activities while raising money for numerous charities including the **Red Cross Crimestoppers** and the **YMCA Apartment Outreach Program**, most recently.





LUBBOCK APARTMENT ASSOCIATION

Community Service Committee - Wendall Burris, Chair



The year-long community service project benefiting the **Texas Girls and Boys Ranch** concluded with their **first benefit concert** featuring **Cory Morrow**, raising over **\$15,000** in donations!





RIO GRANDE VALLEY APARTMENT ASSOCIATION

Members donated over 200 food items to benefit the Food Bank of the RGV, a proud member of Feeding America and Feeding Texas. Board of Director, Carolyn Vela and her staff from La Sienna Apartments helped deliver the food items to the Food Bank of the RGV.

RGVAA also held a toy drive at their annual Holiday Banquet, donating over 100 gifts for the children of Su Casa de Esperanza. President, Ann Marie Garza, and Secretary, Steve Urbina, along with HUB International staff helped to deliver the toy donations.





VICTORIA APARTMENT ASSOCIATION

Operation Firefighter

Toni Stithem, Chairman and Richard Castillo, Co-Chair

In conjunction with the **Victoria County Fire Marshal's Office**, collection boxes were distributed to apartment communities and businesses around town for families in need and senior citizens alone for the holidays.

This year **VAA raised a total of \$1,875.78** through donations and concession stands and collected **467 toys** that were delivered to **23 families, 55 children and 23 Senior Citizens** in three counties.





POSITIVE STORY SPOTLIGHTS

TAA spotlights members making a difference for their residents, team members, and in the community they serve. Help us share the inspiring stories of giving back in rental housing.

Submit your story at taa.org/about/spotlight.

TREASURER'S REPORT

Mike Rust, CAPS

TAA Treasurer



BOARD OF DIRECTORS MEETING

2024 Budget

Period January 1, 2024 – December 31, 2024

Budgeted Revenues \$8,103,479

Budgeted Expenses:

- With depreciation \$7,896,125
- Without depreciation \$7,759,518

Budgeted Increase in Net Assets (Net Income):

- With depreciation \$207,354
- Without depreciation \$343,961

Capital Budget:

- Laptops, website redevelopment, Data Project, and videos \$167,992

NAA REPORT

Char McCurdy, CAPS

NAA Regional Vice President



BOARD OF DIRECTORS MEETING

TAAEF REPORT

Richard Whatcott

TAAEF President



BOARD OF DIRECTORS MEETING



Vote Now!
Vote Now!
Vote Now!

Vote For Your Favorite:

TAAEF.ORG



February 14 -18



UPDATING & IMPROVING MAINTENANCE JOB DESCRIPTIONS



2024 Raffle Underwriters

- ALN Apartment Data
- Be A Blake Foundation
- Century AC Supply
- FIDUS Construction Services
- Flooring Warehouse
- HD Supply
- The Liberty Group
- Reliant
- WeDoTrash



LEGAL REPORT

Sandy Hoy

TAA General Counsel



BOARD OF DIRECTORS MEETING



STUDENT HOUSING LEASE 2.0

Overhaul converts Student Housing Lease to the 2.0 format

Emphasizes transparency of fees and incorporates other structural and organizational changes

Input from student housing operators shaped this product

The hard work of our Student Housing Workgroup brought real-world experience to the overhaul of this lease

Timeline for rollout

Upon approval, TAA will work with integration partners to ensure a smooth launch in TAA Click & Lease on May 1 for use in the 2025 student housing leasing cycle

Student Housing Lease Workgroup Members/Advisors

Aryne Bailey

TDC Management

Jenn Cassidy

Cardinal Group

Joey Hance

Asset Living

Lexie Hennessee

Asset Living

Kimmy Kelley

American Campus

Brooke London

Cardinal Group

Courtney March

American Campus

Sue McNeese

Greystar

Jamie Torkelson

Peak Living

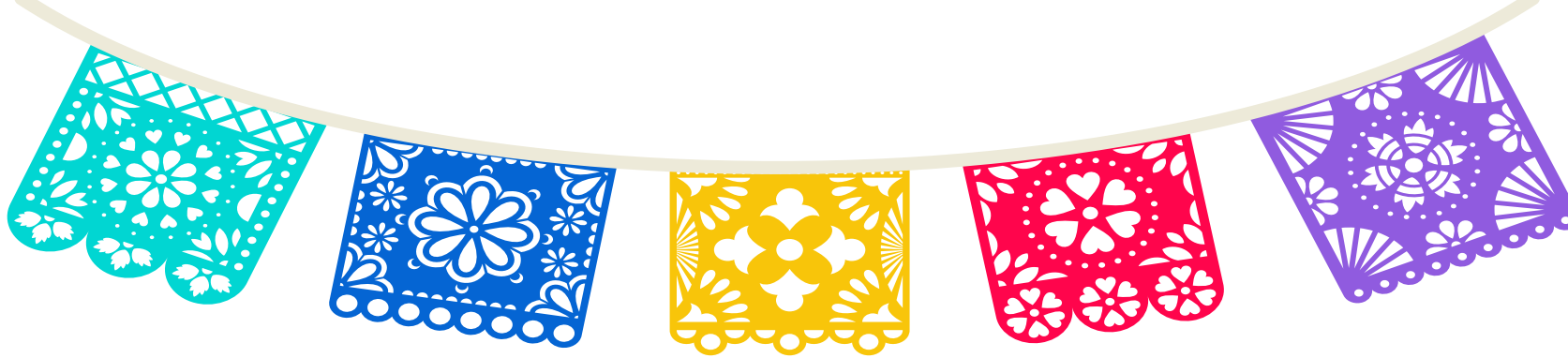


BOARD OF DIRECTORS MEETING



TAA ONE CONFERENCE & EXPO

April 24 - 26, 2024 | San Antonio, TX



CAYCE COON, CAM, CAPS- CHAIR
Madera Residential



Chelsea Kneeland, CAS- VICE CHAIR
J Turner Research

SAN ANTONIO ★ **APRIL 24-26, 2024**



5,500+

Industry Professionals

84

Education Sessions

Up to

20%

Group discounts



TAAEF Vehicle Raffle

464

Booths w/ Products and Services for the Rental Housing Industry

3 days

of Networking + Personal Development Opportunities

IT'S TIME TO

FESTAA

TIFFANY HADDISH
KEYNOTE SPEAKER



WWW.TAA.ORG/CONFERENCE





REGISTER NOW

April 24-26, 2024

San Antonio, Texas

www.taa.org/conference/registernow/

Schedule Reminders

TUESDAY

1:00-5:00 – PAC Clay Shoot Tournament

2:00-5:00 – Registration Check-In

WEDNESDAY

9:00-6:00 – Registration Check-In

1:00-3:00 – General Opening Session

3:30-5:30 – Education Sessions

7:00-9:30 – Kickoff FiesTAA

THURSDAY

9:00-1:00 – Education Sessions

1:00-5:00 – TAA ONE Expo

7:00-10:00 – Ultimate 80s Party

Friday

8:30-12:30 – TAA ONE Expo

9:00-10:00 – Education Sessions

TAA ONE will be Paperless

Mobile App

- Download before you arrive to access schedules and maps

Mobile Party Tickets

- Just like a concert ticket, a party ticket barcode will be emailed to each attendee and scanned at the entrance



Kickoff FiesTAA

Wednesday, 7:00-9:30pm
Stars at Night Ballroom in Convention Center

THEMES:

Welcoming, Cultural, Artistic

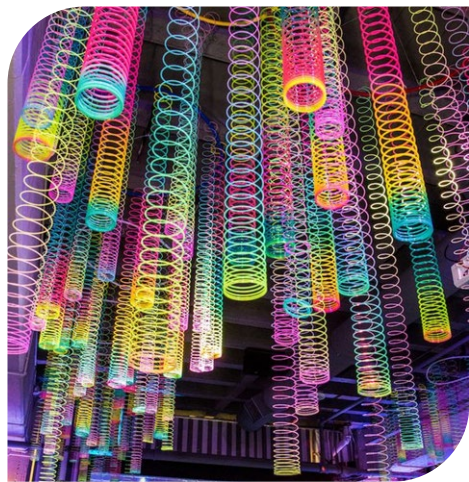


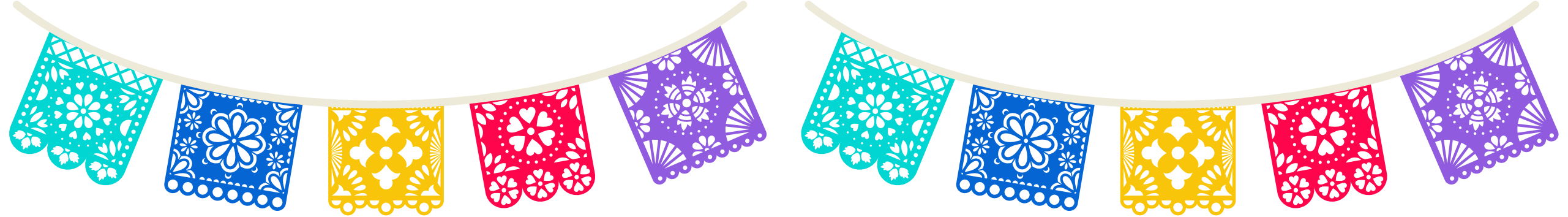
Ultimate 80s Party

Thursday, 7:00-10:00pm
Texas Ballroom in Grand Hyatt

THEMES:

Revelatory, Instaworthy, Connective





See you in San Antonio

April 24-26, 2024

taa.org/conference

PRODUCT SERVICE COUNCIL REPORT

Leah Christian, CAS

Chair



BOARD OF DIRECTORS MEETING

OLIN STEELE AWARD NOMINATIONS

Cindi Reed, CAS

PSC Past Chair



BOARD OF DIRECTORS MEETING



NEW BUSINESS

LEGISLATIVE COMMITTEE UPDATE

Mont McClendon

TAA Legislative Committee Chair



BOARD OF DIRECTORS MEETING

TAA PAC endorsements approved:

- **Daniel Alders, HD 6 (R- Tyler)**
- **Jill Dutton, HD 2 (R- Ben Wheeler)**
- **Alex Kamkar, HD 29 (R- Pearland)**
- **Solomon Ortiz, Jr., HD 34 (D- Corpus Christi)**
- **Vince Perez, HD 77 (D- El Paso)**
- **Dawn Waye, Denton County Tax Assessor-Collector**
- **Trey Wharton, HD 12 (R- Huntsville)**



TAA PAC FAIR SHARE CONTRIBUTORS



Austin: \$36,906.40

Dallas: \$70,502.08

Fort Worth: \$36,390

San Antonio: \$26,975.88





TAA PAC DONATIONS

Donate online (member log-in required):
www.taa.org/advocacy/pac

Scan Here:



AFFORDABLE HOUSING AWARDS

Ryan Baldwin

TAA Affordable Housing Committee Chair



BOARD OF DIRECTORS MEETING



**2023 AFFORDABLE
HOUSING AWARDS
FINALISTS**





INNOVATION IN NEW CONSTRUCTION

Hemley Palms

Tropicana Properties

El Paso



BOARD OF DIRECTORS MEETING



INNOVATION IN NEW CONSTRUCTION

Zilker Studios

Foundation Communities

Austin

INNOVATION IN STABILIZED HOUSING

(BUILT BEFORE 2010)



**Evergreen at Keller
Churchill Residential
Keller**

FOLLOW US & LEAVE A REVIEW!



@TexasApartmentAssociation



@TexasApartmentAssociation



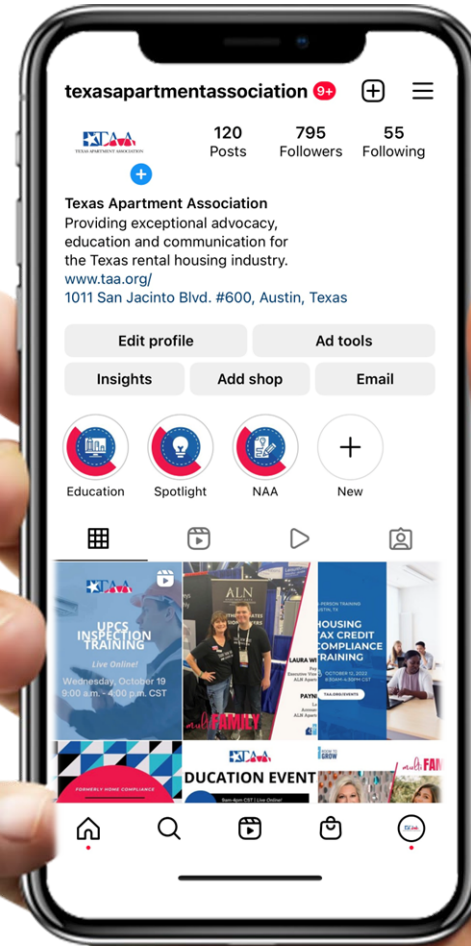
@TXAptAssc



Texas Apartment Association



@TexasApartmentAssociation



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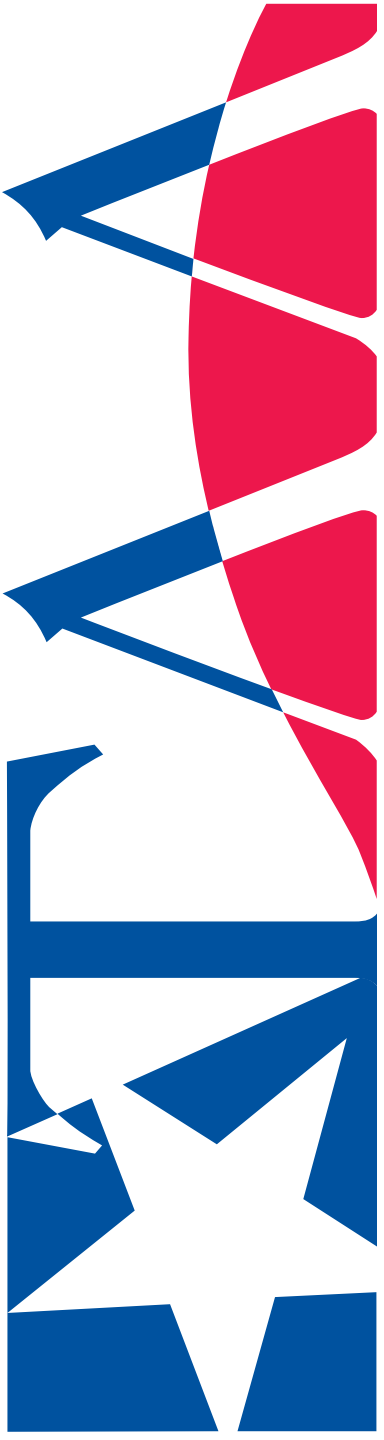
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