



GLA March 12th, 2024 Meeting Minutes

6:30-6:35 –Jeff

- **Welcome to all! We have another great turnout tonight. Last month we set a record – 55!**
- **Speaking of attendance, don't forget to pick up our new flyers to hand out to potential members.** There is a free meeting coupon inside. And the member who recruits the most members will win a prize at the Holiday dinner. Let the challenge begin!
- **Membership dues are due.** Thank you for those who have paid. If you have not, please go online and pay or send your check to the PO Box and John will pick up and deposit.
- **Our Coffee Chat is next Tuesday, February 19th, 2024 at Amoroso's Bakery.** These are very popular!
- Do we have any guests or new members that would like to introduce themselves? Yes, 2.
- **Do we have any GLA sponsors or Corporate Members that would like to stand and introduce themselves to the group? Yes, 2.**
- Finally do we have any members that have any questions, comments or announcements? (Limit to 3 minutes.)

6:35- 6:40 - Jeff– Review Appliance Repair and Installation rom our Preferred Vendors List:

Action Appliance - Stan	Appliance repair	684-2748	Bob Young/Jenn & Hugh
S&S Appliance - Tim	Appliance repair	674-5780	Dawn Chaney
Thompson Appliance	Appliance repair	272-8319	
Performance Appliance - Israel Carachure	Appliance repair & Used Appliances	899-3451	Karen Rittenhouse

6:40 - Jeff – Introduced Jason Coleman real estate broker extraordinaire

6:45 – 7:25 – Jason – Please start your program.

Click here to video of entire meeting, <https://youtu.be/9tnn4KMXt7E>

(See second page for link to Jason's websites and information.)

7:25 – 7:30 - Jeff

- Thank you Jason! Our minds are spinning from everything you just taught us! Wow!
- **Reminder – Coffee Chat is next week Tuesday the 19th at Amoroso's Bakery off College Rd.**
- Next Month is the **Hugh Holston with the Greensboro Housing Coalition.** Learn how they can help us when tenants are in a pinch.
- **Please pick up a handful of flyers from Jenn and bring a guest next month!**
- **Thank you everyone and have a very nice evening!**

Long Term Rental Resources				
Name	Details	Website	Notes	Referral Codes (Free/Discounted Me
Greensboro Landlord Association	Contractor Lists, Meeting Notes, Zoo	Greensboro Landlord Association		
Avail.co	LTR's, STR management	https://www.avail.co/		https://www.avail.co/i/a8acb
GIS	Geographical Information System	https://gisdv.guilfordcountync.gov/guilford/		
Stessa	Bookkeeping	https://www.stessa.com/	documents@stessa.com	
Quickbooks	Bookkeeping (Charges Per LLC)	https://quickbooks.intuit.com/		
SmartKey Qwikset	Locks for Landlords	https://www.instagram.com/reel/CgaM21LDa1d/?utm_source=ig_web_copy_link&igshid=MzRIODBiNW		
Lowes Outlet	Best deals on NEW appliances	https://www.lowes.com/store/NC-Greensboro/3643		
Chat GPT	Start playing around with this NOW. I	https://chat.openai.com/		
Craigslist	Homes for sale, Contractors, Couch	https://greensboro.craigslist.org/		
Facebook Marketplace	Homes for sale, marketing your renta	https://www.facebook.com/marketplace		
Bigger Pockets	Podcast, Forums, Website, Calculato	https://www.biggerpockets.com/dashboard		https://share.biggerpockets.com/jasc
Loom	Screen Capture/Recording. (If you ha	https://www.loom.com/looms/videos		
Google Drive/Google Forms	Document Organization, Passwords, Logins, etc			
Dotloop	Electronic Signatures (paperwork)	https://my.dotloop.com/		
Thumbtack	Hire Contractors with Press of a butto	thumbtack.com		
Virtual Assistants				
Short Term Rental Resources				
Name	Details	Website	Notes	Referral Codes
Price Labs	STR Pricing Software	https://hello.pricelabs.co/	Fine Tune your pricing like a pro	https://pricelabs.co/users/sign_up?re
Hospitable	STR Property Management Software	https://hospitable.com/	Could NOT manage our properties w	https://hospitable.com/?grsf=alyssa-r
Airbnb	STR Hosting Site	https://www.airbnb.com/hosting		https://www.airbnb.com/r/alyssac494
VRBO	STR Hosting Site	https://www.vrbo.com/		
AirDNA	Airbnb Revenue Projections	https://www.airdna.co/		
August Locks	Smart Locks	https://august.com/		
Furnished Finder	Search for Traveling Nurses STR, M	https://www.furnishedfinder.com/		
1031 Resources	Details			
1031 Calculators	ROE vs ROI	https://www.ipx1031.com/cap	A-D class Cashflow vs Appreciation	
Lending Resources				
Signature Federal Credit Union	Investment Property HELOCS	https://www.signaturefcu.org/		
Allegacy Federal Credit Union	Owner Occupant HELOCS	https://www.allegacy.org/		
Favorite Hacks				
Keyboard Text Replacement	iphone only (I think)			

