

Greensboro Landlords Association

Meeting Minutes
January 12th, 2021

Opening:

The monthly meeting of the Greensboro Landlords Association was called to order at 6:15 on January 12th, 2021 on our Zoom Meeting lead by our President, Andrea Neese Pegram.

Attendance:

27 Members were recorded by 3rd Party Vendor, Jennifer Dille with TESS, LLC.

Announcements:

- **Thank you everyone for joining us for our 1st Zoom meeting in 2021.** It looks like we are going to be in Zoom meetings for some time to come. The GRRA has not opened back up their doors for meetings. They will notify us when they do. At that time, we will give people the option to do in-person or stay remote on Zoom. We will discuss how we can do both when that time happens.
- **Please Note:** If you are a **Call-In Participant Only - To Mute and Unmute, you press “Star (*) then 6” on your phone.**
- **We ARE having a Coffee Chat this month. It is next Tuesday, January 19th.** It is from 4:15 – 5:00 PM. Please be on the lookout for the email from Jennifer with the Zoom details.
- **Our Membership Invoices went out December 9th, 2020.** If you have paid, “Thank You”. If you have not paid, please do so as soon as possible. Our expenses continue even though we are meeting remotely. If you need a copy of the Membership Form, you may find it on the website under the Membership Section. You may also pay online with either a Credit Card or via PayPal.
- **Code of Ethics mentioned in our Monthly Meeting email.** We had a question of why we would create this. We want to make sure all our members and future members share our mission of “staying informed, helping one another and being a good steward in the rental industry”. We do not have any issues with any of our members. With the madness of 2020 and the continued struggles that landlords are facing in 2021, we want to make sure any future members are not joining us to use our organization to “look good”. We take our mission very seriously and need our members to believe in it and uphold it as well.

Our Meeting: What Does 2021 Hold for Us and What did we Learn in 2020

(Jennifer shared an update on the Eviction Moratorium. Due to a recording issue, the whole segment was not recorded. Please read to learn what she said and then click on the link to the video to continue the entire meeting.)

To start our meeting, we want to make sure everyone is aware that the CDC has extended the Eviction Moratorium until January 31st. Please be prepared for this to be extended again into February. We are anticipating this to go on until March.

In the meantime, remember that this Moratorium is for non-payment of rent. If you have a tenant that has breached their contract with illegal activity or other breach, you may still file for eviction. **Actually, you may still file for eviction if someone is behind on rent but you will not be given a court date until the Moratorium expires.** Also, there is a new CDC form that the tenant must file out. If you need a copy, please email me, Jenn, at info@greensborolandlord.com.

Now for some good news, NC is supposed to receive \$700 million dollars for Rental Assistance. I have been in contact with Stan Wilson with the City of Greensboro and he will inform us as soon as the City has their rental assistance program set up. Expecting this not to start until late January or the first of February. One thing that is new this time, is that the landlord may fill out the application for the tenant. The tenant will still need to sign it but this will help in those situations where the tenant does not understand or have the time to fill out the application.

Additionally, I turned in a request to Stan and Josie (Greensboro Housing Coalition) to please consider helping the middle class tenants that have had hours cut and/or do not qualify for unemployment benefits. These are the tenants that are hurting the most now. They qualified for their larger rental before the pandemic but now can not afford the complete rent and/or can not afford to move to a smaller rental. As soon as I am notified that when the program is set up, I will email everyone.

Please click on the link below to finish the meeting that started recording after we started:

<https://youtu.be/B3LzFj8oVzw>

Closing:

Thank you for a great meeting everyone! If you need a copy of the new CDC form, please email Jenn at info@greensborolandlord.com.

- Reminder – Coffee Chat next week Tuesday the 19th.
- Next month we are talking about Taxes. This should be very interesting with all our financial issues in 2020. Sandy Shelton will be guiding us again this year.
- Speaking of taxes, don't forget to get your 1099's out to your vendors and sub-contractors by Jan 31st 2021!
- Stay safe and see you next week or next month!

Minutes submitted by: Jennifer Dille with TESS, LLC