



RANWW

Realtors® Association of
Northwestern Wisconsin

Making Your Membership Work For You

July Newsletter

Mark your calendar

July 15-25

Online BOD Voting

August 8

Virtual Speaker-Barb Betts

August 22

RANWW Annual Golf Outing

September 2

RANWW/NWWMLS Office Closed-
Labor Day

2025 RANWW BOD

- Online Voting July 15-25

LEGAL UPDATE

- WRA Forms - updates

PROFESSIONAL GROWTH

- Real Estate Summit
- Adapting to the Changing Real Estate Landscape-virtual speaker
- CE - Have you started?

MLS

- Separate Newsletter with Updates

ADVOCACY

- WRA Public Policy and Legal Action Committee Application
- Mark your calendar for August 13
- Do you invest in RPAC?

UPCOMING EVENTS

- RANWW Golf Outing
- Dare to Dream
- Mark your calendars!

ASSOCIATION UPDATES

- 2025 Annual Dues Renewal

When REALTORS® Come Together, Good Things Happen



2025 RANWW BOD Election

2025 RANWW Board of Directors

Online Voting July 15 - 25

Treasurer Nominee



Ben Rivard

Coldwell Banker Brenizer Realty
Rice Lake

In which areas can you contribute most to the RANWW Board?

- Experience on the Board and Executive Team
- Levelheaded decision making - member first attitude

What are the top issues you believe the RANWW Board and its members need to address in the coming year?

- Changes due to NAR Settlement
- Evolving way of doing business

How do you think you can help the RANWW Board tackle those challenges?

I have been through many challenges over the past 20 years, change is inevitable, how we react is important. I feel that I can bring a common sense approach to the changes we face.

Director Nominees



Brooke Damaske

Pine Point Real Estate LLC
Hayward

In which areas can you contribute most to the RANWW Board?

We have great relationships with our colleagues, which I find very important. It is crucial to have someone in this position who works well to collaborate ideas with others.

What are the top issues you believe the RANWW Board and its members need to address in the coming year?

A clear understanding and available information regarding the NAR Lawsuit and new practices that will come into play.

How do you think you can help the RANWW Board tackle those challenges?

Consolidation and cooperation from the Board members is key. It is important to work together as an organization and embrace changes.

In which areas can you contribute most to the RANWW Board?

I believe I can contribute by getting our agent body across our board more involved with not only our local board but also on a State and National level. I feel I am

a great collaborator and can bring some great ideas to our local board.

What are the top issues you believe the RANWW Board and its members need to address in the coming year?

MLS - I feel there are things to improve on. I am tech savvy and can navigate the MLS at a high level and train other agents as well. I feel I can be a helping hand and assist with this.

Agent involvement - recently I have been attending as many RANWW events as possible and I believe we can push these events more and it will only better our agent community.



Alex Hartung

Keller Williams Realty Diversified
Eau Claire

How do you think you can help the RANWW Board tackle those challenges?

I feel I am a great problem solver and can come up with some great ideas. I am also very patient and open minded to other's ideas where we can have common ground and come up with a solution.



True Kucharski

Associated Realty, LLC
Rice Lake

In which areas can you contribute most to the RANWW Board?

I am resourceful and versatile. So, I am sure that there is much I can contribute.

What are the top issues you believe the RANWW Board and its members need to address in the coming year?

- The NAR Lawsuit and how to adjust to the changes
- Agent to agent relations due to the NAR Lawsuit
- Upcoming possible market correction/recession

How do you think you can help the RANWW Board tackle those challenges?

By attempting to help create a culture where our members are continuing to cooperate with each other fairly and ethically. As well as possibly increase enforcement against unethical agent practices to enhance public trust in our brand as REALTORS®.

In which areas can you contribute most to the RANWW Board?

Having experience as both an Appraiser and REALTOR®, I feel confident in my knowledge and expertise in both the local market and statewide markets.

What are the top issues you believe the RANWW Board and its members need to address in the coming year?

- NAR Settlement agreement
- Providing accurate information in the MLS pertaining to listing data (ie. sq footage, room counts, etc.)

How do you think you can help the RANWW Board tackle those challenges?



Andy Yakesh

Century 21 Affiliated

-Making sure our association has the resources to train, support, and educate members on the changes to the real estate industry.

-I can offer a dual perspective as an Appraiser and REALTOR® to educate members to provide accurate information for not only other members but consumers.

To vote, REALTOR® members visit our website www.ranww.org and access online voting on the homepage. You will need your MLS username to vote. Voting is open July 15-25.



Legal Update

WRA update about forms and where they can be found.

WB Forms

There are, as of July 1st, **18 updated WB forms**. The listing and buyer agency agreements and the offers to purchase have been modified to reflect the pending NAR practice changes.

Optional use date July 1, 2024 and **mandatory** use date August 15, 2024.

The WB forms are currently available in the WRA forms library and on DSPS website, see links below. They have been sent to zipForm, yet given the nationwide need for new and updated forms they are not yet live on the zipForm platform. We will keep you posted.

WRA Forms Library

https://www.wra.org/Products/Forms/Library/Forms_Library_List/

DSPS Real Estate Contractual Forms Library

<https://dsps.wi.gov/Pages/BoardsCouncils/RealEstate/ContractualForms/Forms.aspx>

WRA Forms

Updated

Disclosure to Customer
Compensation Agreement.

New

Pre-Agency Showing Agreement
Compensation Disclosure for Wisconsin Agency Agreements

Obsolete

WRA Addendum C Commission Transparency. This form will be removed from the library and zipForm because the content is incorporated in the new agency agreements.

Also in the WRA forms Library

https://www.wra.org/Products/Forms/Library/Forms_Library_List/

The WRA legal team is currently filming educational videos for each of the updated and new forms. Watch the WRA Antitrust Resource Page for the Legal Update Live and additional education posts <https://www.wra.org/Antitrust/>

Landlord Tenant Forms

Given recent litigation in the landlord tenant realm, the WRA has updated the WRA Residential



Professional Growth



Impactful, Insightful, In Depth

That's how REALTORS® describe any hour spent with NAR's expert economists. Your next opportunity is July 22, 12-1 p.m. ET, when Chief Economist Dr. Lawrence Yun and Deputy Chief Economist Dr. Jessica Lautz team up for the next Real Estate Forecast Summit, focusing on the residential market.

Followers of NAR research get actionable data-driven information to guide their clients through important decisions. The Forecast Summit delivers this in a 60-minute session that can easily fit in your busy schedule.

Register today and invite your colleagues to do the same. It's free to attend!

[Register](#)

Adapting to the Changing Real Estate Landscape:

How to navigate compensation
conversations with compliance and integrity

BARB BETTS

keynote speaker, successful entrepreneur, passionate educator and the CEO of Relately Marketing

2-Part Summit for Forward Thinking

Part 1: Adapting to the Changing Real Estate Landscape: How to navigate compensation conversations with compliance and integrity with speaker Barb Betts

Thursday, August 8th | 10am-noon | Virtual

Key Takeaways >>>

- Learn how to explain compensation properly
- Master communicating compensation details in an ethical & compliant way
- Discover how to use & integrate buyer representation agreements effectively
- Learn how to navigate the complex compliance landscape of the real estate industry with confidence

Registration required for link

Are you looking for training on how to navigate the changes to conversation regarding compensation? Then this virtual speaker & training is for YOU!

As the real estate industry undergoes significant shifts, agents must adapt their approach to compensation discussions, especially now that it isn't in the MLS. Join us on Thursday, August 8th to gain invaluable tools and insights into ethically and compliantly navigating these crucial conversations all while enhancing your practice and strengthening your client relationships! Whether you're representing a buyer or seller, transparency and clarity are paramount.

Save the Date

Part 2: Collaborative Discussions for Real Estate Excellence (Broker Roundtables)

October 3rd: exact time TBD

Sponsors: Superior Choice, Rice Lake | Johnson Financial, Hayward | RANWW, Eau Claire

Additional funding through: Broker Engagement Grant

[Zoom Registration
Link](#)

We are less than 6 months out from the CE deadline of December 14th. Have you started your 18 hours of course work?

CE ON DEMAND

Watch and read entirely online

For the 2023-24 biennium, the 18 hours of required credits include the completion of 18 one-hour course topics, comprised of 12 mandatory courses and 6 elective courses. Coursework must be completed by December 14, 2024.

Don't wait. Start your courses today!

*After you complete your CE Credits, you will upload your course credit name and date completed to the [DSPS website](#) once license renewal is open (usually October).

[Learn more & get registered>>>](#)



MLS
recent updates & info

All MLS updates can be found in the special **MLS Updates Newsletter** sent out 7/12/24 and by clicking the link **HERE**.



Advocacy

WRA Public Policy and Legal Action Committee Opportunity

WRA is currently accepting applications until July 15th. The WRA Public Policy Committee crats and recommends the legislative agenda to the



WRA Board of Directors and takes positions on bills affecting property owners, the real estate industry, business and property rights introduced throughout the legislative session.

Apply

Mark your calendar!

Tuesday, August 13th, 2024
WI Partisan Primary Election

Voting Information: [Home \(wi.gov\)](#)

[New WI District Representative Maps \(interactive\)](#)



Do you invest in RPAC?

When you invest in **RPAC**, your money is pooled together and contributed on a nonpartisan basis to candidates who support housing and real estate interests. If you wish to designate which candidate receives your investment, invest in the **Direct Giver program**.

Your engagement and commitment make all the difference. Together, we can achieve great things. Thank you for your continued support and dedication. Please contact Madelyn at madelyn@ranww.org or 715-835-0923.



Upcoming Events

RANWW 2024 ANNUAL GOLF OUTING



2024 Golf Outing Registration is OPEN

Annual Golf Outing | Thursday, August 22, 2024

Golf will be a 4-person scramble. Golfers may choose their own 4 person teams or may register as an individual, requesting to play with any other team short of players.

New this year: Hawaiiin Theme >>> prizes will be awarded for BEST DRESSED

This event **sold out** last year, so don't wait! (only 10 team spots remaining)

Get the DETAILS &
REGISTER

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Water Sponsored by:
Sterling Culligan Water of Eau Claire, WI

REALTORS® vs Affiliates

AUG 22nd | 8:30am | Wild Ridge Golf Course

****Separate event and registration required from RANWW [afternoon] Golf Outing**

If you are interested in playing an additional 9 holes of golf, register for the **REALTORS® vs Affiliates** Morning Golf Match. Each team of 2 will compete against the opposing REALTOR®/AFFILIATE team, on a hole-by-hole basis.

SIGN UP: 7 REALTOR® & 12 AFFILIATES spots remain (even players required)

EMAIL: Carter carter@echtrg.com or Tristan tristan@cv-re.com to guarantee your spot

Cost: \$40/golfer-CASH only (ATM on site-paid day of event at the Pro Shop)



More than just an event, the convention is your catalyst for success!

Just once a year, the stars align for three days of unparalleled training, invaluable connections and top-notch entertainment. You'll discover a constellation of insights to navigate the market and turn your dreams into reality.

Act now! Unlock early bird pricing rates until July 31. Secure your spot and start your journey toward unparalleled success.

[Register Now](#)

Mark Your Calendars

- September REALTOR® Safety Month
 - Cyber Safety: September 11th 11am-1pm
 - Real Life Safety: September 19th 2pm-4pm
 - Land Scam: September 25th 2:30pm-4pm
- Dare to Dream: WRA Annual Convention Sept 29-Oct 1
- Eau Claire Community Table Volunteer Opportunity: October 9th
- REALTOR® Ring Day - multiple locations: December 6th
- Installation & Awards Banquet + Holiday Social: January 10th, 2025

Visit our [EVENTS CALENDAR](#) to learn more and register.



Association Updates

RANWW

- **2025 Dues Renewal Statements** will be emailed this year only. No paper copy will be sent regular mail.
- BOD Voting: July 15-25 Online

WRA

- **DARE to DREAM:** WRA 2024 Annual Convention Sept 29-Oct 1

NAR

WRA Member
Benefits

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Stay Up to Date with the State and National
REALTOR® News

[WRA Website](#)

[NAR Website](#)



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Top Notch Support is Just a Phone Call Away

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