

# SLATE OF OFFICERS AND DIRECTORS

The screening committee, composed of Chair Jordan Piscioneri, Adrian Smith, Sylvia Hess, Justin Hovetter, and Jim Spagnolo, presents official notice to all Association members of the 2024 Slate of Officers and Directors.

## THE ASSOCIATION WILL HOLD AN ELECTION

There are six director candidates for five open positions and two Secretary/Treasurer candidates. The Association would like to thank the screening committee for their participation in the election process. In addition to background information, each candidate was asked to describe why (s)he is interested in serving on the Association's Board and what (s)he has to offer the Association.

## VOTING INFORMATION-THREE OPTIONS

**IN-PERSON:** The Ballot Box will be available for voting during the Trade Fair on October 5. Voting opens at 4:00 p.m. and closes promptly at 6:00 p.m.

**ABSENTEE:** For those unable to vote on October 5, absentee voting will be available at the Association office on September 28, 29, October 2, 3, 4 from 8:30 a.m. - 5:00 p.m.

**ONLINE:** Online voting will be permitted beginning on September 28 and will conclude on October 4 at 5:00 p.m. Please watch for additional details regarding online voting.

# SLATE OF OFFICERS AND DIRECTORS

## CURRENT GHAR BYLAWS:

### Article XI Officers and Directors:

#### Section 3. Board of Directors.

The governing body of the Association shall be a Board of Directors consisting of the elected officers, the Immediate Past President, and eleven (11) REALTORS® Members of the Association. Directors shall be elected to serve for terms of two (2) years. No Director shall serve for more than two (2) successive terms. Any Director who has been appointed to fill the remainder of a term of more than a year's duration shall be deemed to have served a full term for purposes of term limitations. Each candidate for a Director position shall be a REALTOR® Member in good standing with membership in the Association and have a minimum of two (2) years membership in the Association to be eligible to hold a Director position.

**\*\*No more than two (2) REALTORS® from the same real estate firm may serve on the Board of Directors at any one time. If election results would otherwise cause this number to be exceeded, the candidates to be installed as Directors from that firm would be determined by the number of votes received by each candidate. In the event a Director transfers from one real estate firm to another so that this limitation is exceeded, the transferring Director shall be removed from the Board of Directors and the resulting vacancy filled pursuant to these Bylaws.**

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### Policy Statement

The GHAR Board of Directors adopted this policy statement to facilitate the election process.

The Election Committee will first determine the election of the Officers before determining the election of the Directors.

If the election of the Officers results in the situation where two REALTORS® from the same real estate firm would be serving on the Board of Directors and the subsequent Directors election results would cause this number to be exceeded, the elected REALTOR® to serve on the Board of Directors would be administratively disqualified to serve in accordance with Article XI, Section 3 of the Bylaws.

# 2024

## SECRETARY/ TREASURER CANDIDATE

(listed in alphabetical order by last name)

### TRACEE CARTER

ABR, AHWD, GREEN, LUXURY, SRS,  
RENT

Coldwell Banker Realty  
18 years of GHAR Membership

**Primary Practice Area/ Area of Expertise:**  
Residential Sales



**Local Service:** 2 terms on the Board of Directors, Finance Committee, Diversity & Inclusion Chair and Vice Chair, Office Liaison, Information Sessions Committee, Government Affairs Committee, Special Events Committee, Member Value Committee, Fair Housing Group, Housing Opportunities Task Force, New Member Orientation Instructor

**State Service:** PAR State Director, Diversity, Equity and Inclusion Chair and Vice Chair, Convention Committee, Professional Standards Committee, Leadership PAR Program, Affordable vs Attainable Housing Task Force

**National Service:** Chapter President of Central PA Association of Realtors chapter of NAREB, Assistant to Darlene Meekins NAREB, Vice President Region III, New Member Instructor

**Leadership Experience & Community Involvement:** Dauphin County Affordable Housing Trust Fund Board Chair Person and Member, Tri-County Community Action Committee as a First Time Home Buyer Instructor, Greater Harrisburg Chapter of NAACP, Bright Side Baptist Church, Multicultural Committee

### Reason to Serve:

"I am running for the office of Secretary/ Treasurer for a number of reasons. Primarily, I believe in the Values set in our Strategic Plan- Respect, Integrity, Community, Inclusion, Accountability, Engagement and Transparency. I am committed to my fellow real estate professionals, the Association, and the communities in which we all serve. I have a BS degree in Business Administration, concentration in Finance, and a background in Management, Insurance and Entrepreneurship. I have a proven track record of active involvement with the Association. I am looking forward to working with the Board to ensure the fiscal well being of our Association."

# 2024

## SECRETARY/ TREASURER CANDIDATE

(listed in alphabetical order by last name)

### MICHAEL VOGEL



Century 21 Realty Services  
8 years of GHAR Membership

**Primary Practice Area/ Area of Expertise:**  
Residential Sales

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**Local Service:** GHAR Board of Directors, Government Affairs  
Committee

### Reason to Serve:

**"To support and advise on best use of resources of GHAR and to  
ensure fiscal responsibility."**

# 2024

## BOARD OF DIRECTORS CANDIDATE

(listed in alphabetical order by last name)

### JOY DANIELS

GRI, ABR, CSP, e-Pro, CNE

Joy Daniels Real Estate Group  
34 years of GHAR Membership



#### **Primary Practice Area/ Area of Expertise:**

Residential Sales; Central PA Buyers or Sellers,  
Training, Broker Experience

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**Local Service:** Management Issues Committee

**Leadership Experience & Community Involvement:** Board of The  
Foundation for Enhancing Communities (TFEC)

#### **Reason to serve:**

"GHAR has been so important to me over the years. Seeing how it  
benefits the agents in my agency, I want to give back."



# 2024

## BOARD OF DIRECTORS CANDIDATE

(listed in alphabetical order by last name)

### TARA DAVIS



Coldwell Banker Realty  
3 years of GHAR Membership

**Primary Practice Area/ Area of Expertise:**  
Residential and Commercial Sales

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**Local Service:** Foundation Board of Directors, Government Affairs Committee

**Leadership Experience & Community Involvement:** Housing Authority of Cumberland and Perry Counties, attends local township and county commissioners meetings, helps homeowners obtain grants, working to obtain an affordable housing project in township

### Reason to serve:

"I believe my passion of the ongoing topics that relate to REALTORS® and GHAR represents for REALTORS® in our Association- is a passion that exceeds many others. When I dedicate myself to something it's always 150% in! Serving the community in more ways is key to becoming an officer or party member. My life as a REALTOR® doesn't mean just selling homes- it means being a part of our life/ community in multiple ways in Central PA/ Greater HBG."

# 2024

## BOARD OF DIRECTORS CANDIDATE

(listed in alphabetical order by last name)

### NICHOLAS FEAGLEY

ABR, AHWD, CREN, PSA, C2EX

Howard Hanna Real Estate Services  
3 years of GHAR Membership

**Primary Practice Area/ Area of Expertise:**  
Residential Sales; Camp Hill

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**Local Service:** Vice Chair of Special Events Committee, Vice Chair of Diversity & Inclusion Committee, Government Affairs Committee, Board of Directors

**State Service:** Diversity & Inclusion Committee, PA Association of REALTORS® Board of Directors

#### Reason to serve:

"To give back and serve an industry that has given me so much!"

# 2024

## BOARD OF DIRECTORS CANDIDATE

(listed in alphabetical order by last name)

### BINAY LUITEL

Ghimire Homes, LLC  
3 years of GHAR Membership

**Primary Practice Area/ Area of Expertise:**  
Residential & Commercial Sales; Central PA

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**Local Service:** Government Affairs Committee, Diversity & Inclusion Committee

**Leadership Experience & Community Involvement:** Chair and Vice Chair of Bhutanese Community in Harrisburg, Advisory of Bhutanese Community in Harrisburg, 8 years of service in the United States Army

### Reason to serve:

"As a real estate agent with 8 years of military service and experience as a board member in a non-profit organization, I am eager to serve as a director of GHAR with a focus on advocating for all members, including minority REALTORS®. I am committed to using my leadership skills to drive positive change and empower our community profession."



# 2024

## BOARD OF DIRECTORS CANDIDATE

(listed in alphabetical order by last name)

### BRENTON MITCHELL

Berkshire Hathaway HomeServices  
Homesale Realty  
3.5 years of GHAR Membership



**Primary Practice Area/ Area of Expertise:**  
Residential Sales; Central PA

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#### Reason to serve:

"I would like to become part of GHAR leadership to further my knowledge in real estate and to become more involved with the community and my fellow REALTORS®. I would like to help to further build on a great Association and do my part to help!"

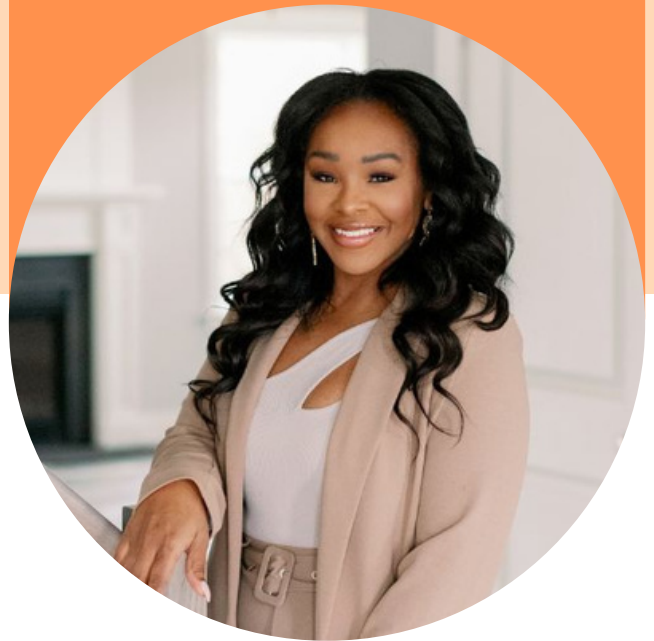
# 2024

## BOARD OF DIRECTORS CANDIDATE

(listed in alphabetical order by last name)

### SHANICE TUCKER

Iron Valley Real Estate of Central PA  
4 years of GHAR Membership



**Primary Practice Area/ Area of Expertise:**  
Residential Sales

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**Local Service:** Diversity & Inclusion Committee, Member Value Committee

**Leadership Experience & Community Involvement:** Opened and ran a real estate office at previous brokerage, Team Lead, Mentor

#### Reason to serve:

"Being on the REALTOR® Board is important to me because it provides an opportunity to actively contribute to shaping the real estate industry. It will allow me to collaborate with other professionals, advocate for ethical standards, and promote transparency, which ultimately benefits both clients and fellow REALTORS®. Additionally, being part of the board enables me to stay updated with market trends and regulations, enhancing my expertise and providing better service to my clients."

# 2024 GHAR OFFICERS



## PRESIDENT

Tracy Klinger, AHWD  
RE/MAX Realty Professionals

*\*By acclamation, Tracy will be elected to the office of President*

## VICE PRESIDENT

Jimmy Koury, CCIM, ABR, C2EX, e-PRO®  
RSR, REALTORS®, LLC

*\*By acclamation, Jimmy will be elected to the office of Vice President*



## PAST PRESIDENT

Wendell Hoover, CNE, C2EX, ABR, SRS  
Iron Valley of Central PA



# CONTINUING SERVICE ON THE BOARD OF DIRECTORS

Term ends December 31, 2024

**JOSH CLELAN**

Coldwell Banker Realty

**SHANNON KINCAID**

Berkshire Hathaway HomeServices  
Homesale Realty

**BARBRA MURDOCCA**

Landmark Commercial Realty

**CHRIS TIMMONS**

Chris Timmons Team

**DANIELLE WINN**

Dream Home Realty LLC

**MICHAEL VOGEL**

Century 21 Realty Services

## TERM ON GHAR BOARD OF DIRECTORS ENDS DECEMBER 31, 2023

**NICK FEAGLEY**

Howard Hanna Real Estate Services

**STEPHEN FLEMING**

D'Angelo Realty Group Inc and  
RE/MAX Pathway, LLC

**TRACY GEORGEFF**

Keller Williams of Central PA

**JAMES RHOADS**

Berkshire Hathaway HomeServices  
Homesale Realty

**PAM RUX**

Iron Valley of Central PA

## THANK YOU FOR YOUR SERVICE!



# ANNUAL MEETING & TRADE FAIR



## OCTOBER 5

HELD AT THE PENN HARRIS HOTEL  
CAMP HILL

**REALTORS® ARE INVITED!**

- ✓ Make your voice heard!
- ✓ Enjoy free food & a cash bar!
- ✓ Make new agent and business partner connections!
- ✓ Make a charitable donation to Community Cares!

**Register online at [www.ghar.realtor](http://www.ghar.realtor)  
and use the Member ID Portal**

**Thank you to our sponsors!**



- Vote for 2024 Board of Directors!
- Mix and mingle with 50+ exhibitors!
- Chance to win prizes every half hour!
- Enjoy free food & cash bar!

**FROM 4:00 - 6:00 P.M.**

- Annual Business Meeting.
- Recognition of 25-Year Members.
- Learn about what's new at GHAR!
- Bylaw vote
- Announce and welcome the 2024 Board of Directors!
- Find out if you're a prize winner!

**FROM 6:00 - 7:00 P.M.**



# PROPOSED BYLAW AMENDMENT

## Notice of Proposed Changes to the Constitution & Bylaws

The Annual Meeting of the Greater Harrisburg Association of REALTORS® (GHAR) will convene on October 5, 2023 at 6:00 p.m.

GHAR members will be asked to consider amendments to the Constitution & Bylaws. The Constitution & Bylaws may be amended by majority vote of the REALTOR® members present and qualified to vote at any meeting at which a quorum is present. A quorum consists of ten percent (10%) of the members eligible to vote. The GHAR membership will vote on the amendment in accordance with Article XVI – Amendments of the Constitution & Bylaws of the Greater Harrisburg Association of REALTORS®, Inc. (see the text of Article XVI below)

### **Article XVI - Amendments**

**Section 1.** These Bylaws may be amended by the majority vote of the REALTOR® Members present and qualified to vote at any meeting at which a quorum is present, provided the substance of such proposed amendment or amendments shall be plainly stated in the call for the meeting, except that the Board of Directors may, at any regular or special meeting of the Board of Directors at which a quorum is present, approve amendments to the Bylaws which are mandated by NAR policy.

**Section 2.** Notice of all meetings at which amendments are to be considered shall be mailed to every member eligible to vote at least one (1) week prior to the meeting.

### Preface and Background:

As discussed at our April Board of Directors meeting, in order to receive Diamond Level Commercial Services Accreditation by NAR, GHAR would need to earn several more benchmarks, most notably in the “Governance/Structure” Section. One of the required items for any level of accreditation is:

- At least one member of the association’s board of directors is a commercial practitioner.

In April, the GHAR Board of Directors agreed to move forward with the process of amending the Association bylaws to have the Chair of the Commercial Council serve on the GHAR Board of Directors in an ex-officio position with voting privileges.

On May 18, the members of the Commercial Council approved the change to their bylaws to permit only REALTORS® to serve as the Chair and Vice Chair of the Board of Directors.

The final step is for the GHAR Membership to vote on the Bylaw Amendment.

See following page for the proposed bylaw language.

## Proposed Bylaw Amendments

### Article XI Officers and Directors

Strikethrough and red indicate deletions

Underline and **bold black** indicate additions

**Section 3. Board of Directors.** The governing body of the Association shall be a Board of Directors consisting of the elected officers, the Immediate Past President, and ~~eleven (11)~~ **twelve (12)** REALTOR® Members of the Association, **eleven (11) of whom shall be elected to serve.** Directors shall be elected to serve for terms of two (2) years. No **elected** Director shall serve for more than two (2) successive terms. Any Director who has been appointed to fill the remainder of a term of more than a year's duration shall be deemed to have served a full term for purposes of term limitations. Each candidate for a Director position shall be a REALTOR® Member in good standing with membership in the Association and have a minimum of two (2) years membership in the Association to be eligible to hold a Director position.

**In addition to the elected officers and eleven (11) elected Directors referenced in the preceding paragraph, the governing body shall also include as a Director the chairperson of the Greater Harrisburg Association of REALTOR® Commercial Council Board of Directors. Should the chair serve as a Director for more than one (1) year up to and including two (2) years, he/she shall be deemed to have served a full term for purposes of term limitations. This term is provided on the assumption that one having served as a Director during his/her chairmanship of the Commercial Council may seek a term as a Director by way of an election.**

No more than two (2) REALTORS® from the same real estate firm may **be elected to** serve on the Board of Directors at any one time. If election results would otherwise cause this number to be exceeded, the candidates to be installed as Directors from that firm would be determined by the number of votes received by each candidate. In the event a Director transfers from one real estate firm to another so that this limitation is exceeded, the transferring Director shall be removed from the Board of Directors and the resulting vacancy filled pursuant to these Bylaws.