

OFFICIAL PUBLICATION OF THE ASPEN BOARD OF REALTORS®

# Aspen REALTOR

AUGUST 2018 V4 N08

CHAIRMAN'S  
MESSAGE  
page 3

REAL ESTATE  
IN THE NEWS  
page 6

PROFESSIONAL  
DEVELOPEMENT CALENDAR  
page 8

ABOR LAUNCHES  
GROUP HEALTHCARE PLAN FOR  
MEMBERSHIP  
page 10-11

GOVERNMENT  
AFFAIRS  
CORNER  
page 16

MLS  
REPORT  
page 19





# ASPEN BOARD OF REALTORS®

*The Voice For Real Estate In The Roaring Fork Valley*

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Our **MISSION** is to serve our members by providing programs and services that empower them to conduct their business successfully with integrity and competence.

[aspenglenwoodmls.com](http://aspenglenwoodmls.com)



Jackson  
Horn  
2018 Chair



# Dear Members,

Hope you have all been having a great summer.

While serving on the Board these past few years I have become aware of the many ways that ABOR supports its membership. Other than the **MLS and the B2B communication system**, I hope that you are taking advantage of the following benefits:

**Education & Professional Development** – ABOR has just launched the Fall/Winter Education Calendar – it is posted in this newsletter with live registration links and lots of marketing going out to the membership.

**Caravans, Open House Luncheons, Fall and Spring Home Tours** – Giving the membership the opportunity to tour and to really know the real estate market in a coordinated format.

**Legal Hotline** – 303.785.7171 Get your legal questions and concerns answered – this benefit is available to all REALTOR® members (not just appointed representatives).

**Technology Helpline** – 877.573.8102 Give this helpline a call when you are stuck with a problem on your computer, phone, printer or other tech questions related to hardware and software.

**Advocacy** - The board keeps a close eye and takes action if necessary on government topics related to private property rights and issues impacting the real estate industry. Thank you for your generous contributions to RPAC which supports these efforts.

**Community Involvement** – The board supports higher education and numerous 501-c3 organizations throughout the Roaring Fork Valley – helping to build a strong community in the name of our local REALTOR® members, and the real estate industry.

**ABOR** stays abreast of the current opportunities and threats to the real estate industry through involvement at the state and national levels.

**Membership Health Insurance** – All interested members must participate in the application process September 14 – 30th to determine if they want to use this new benefit. Questions: [memberbenefit@strategopartners.com](mailto:memberbenefit@strategopartners.com)

**Professional Standards** – Allows ABOR REALTORS® to work through challenging business situations related to Arbitration, Ethics and Mediation.

And don't forget: Market Update Luncheon, Installation/Awards Celebration, Holiday Party, Past Presidents Luncheon, Broker Forum, CAR Housing Stats and the Aspen REALTOR®

In my role as Chairman of the Board of ABOR, it has been an honor to become more aware of the business value of ABOR and also having the opportunity to get to know more of our exceptional REALTOR® community!

Jackson





## CALENDAR OF EVENTS

# SEPTEMBER 2018



**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



### SEPTEMBER

- 05 Board of Directors Meeting
- 06 S.O.L.D. Safety Class @ ABOR
- 07 MLS Board of Directors Meeting
- 14 Application and Enrollment Period for Members for Health Insurance Program**
- 18 Mortgage 101 – Bay Equity @ ABOR
- 20 Ethics and CREC – @ the Limelight Hotel
- 25-28 CAR Fall Conference
- 25 Sewers, Septics & Wells – Pillar to Post @ ABOR

### OCTOBER

- 03 Water Rights - @ ABOR
- 09 Mortgage 102 – Bay Equity @ ABOR
- 12 MLS Board of Directors Meeting
- 16 Ethics – @ Inn at Aspen
- 22 FALL Tour
- 24 FALL Tour
- 25 ABOR's 46th Annual Awards & Installation Celebration
- 26 FALL Tour
- 29 FALL Tour
- 31 FALL Tour

### NOVEMBER

- 02 FALL Tour
- 06 Contracts – @ Inn at Aspen
- 09 MLS Shareholders Meeting/Board Meeting
- 13 New Member Orientation
- 14 Ethics – @ ABOR
- 28 Board of Directors Meeting @ ABOR
- 30 2019 Contracts & Forms – @ Inn at Aspen

### Dates and Deadlines for the Fall Tour – 2018

**September 28th** – Fall Tour Submission Form to be sent out to Members

**October 4th** – Deadline for Fall Tour submissions

**October 11th** – First draft sent to members

**October 12th** – Final Deadline for changes or additions

**October 17th** – Final Fall Tour schedule sent to Members

#### Fall Tour Dates

**October 22,24,26,29,31**

**November 2**

Email Fall Tour Submissions to [events@aspenrealtors.com](mailto:events@aspenrealtors.com)

## SAVE THE DATE:

**December 06**

**Photos with Santa**

**December 07**

**ABOR's Holiday Party**



Register to VOTE or update  
registration information:

[govotecolorado.com](http://govotecolorado.com)

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- We provide in house mortgage servicing on our mortgages



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# News in the Roaring Fork Valley of Particular Interest to the Real Estate Community

## Aspen

### City Looks Across the Street for Office Space

The City of Aspen will further explore purchasing the majority of the old Aspen Daily News building and a next-door restaurant space for a total of \$32.5 million, though elected officials are still debating whether to make the deal with developer Mark Hunt or dig in on a previously approved plan that is tied up in litigation, the Aspen Daily News reported....[MORE](#)

### Aspen Fire Protection District to Ask for Mill Levy Increase

The Aspen Fire Protection District will ask voters this fall to approve a property-tax increase of 1.25 mills to generate an additional \$3 million annually that would help pay for construction of an affordable-housing complex for volunteer firefighters and assist the district with new equipment and other needs, the Aspen Daily News reported....[MORE](#)

### Aspen Among Top Markets for Growth in Luxury Sales

Aspen finished on the podium for growth in the world-wide luxury residential property market, according to the recently published Douglas Elliman - Knight Frank 2018 Residential Wealth Report, which tracks habits and preferences of the ultra-wealthy, the Aspen Daily News reported....[MORE](#)

## Snowmass

### Voters Will Decide on Pot Sales Tax

As Snowmass gives the green light to pot shops in the village, voters will soon decide if the town should pose an additional 5 percent sales tax on recreational marijuana, the Aspen Times reported. Snowmass Town Council unanimously approved a resolution that will place the sales tax question on the ballot in November. Snowmass' moratorium on marijuana, which has been in place since 2013, is set to expire for a third time Oct. 31....[MORE](#)

## Basalt

### New Pan and Fork Plan Passes Planning

The latest proposal for the former Pan and Fork Mobile Home Park property sailed through the first round of review by the Basalt Planning and Zoning Commission, the Glenwood Springs Post Independent reported....[MORE](#)

## Carbondale

### Carbondale Increases Tobacco Age

Carbondale officials are raising the age to purchase tobacco and vaping products from 18 to 21, the Glenwood Springs Post Independent reported. The new ordinance will take effect in August. The town joins other valley municipalities, like Aspen and Basalt, in the policy change.

## Glenwood Springs

### New Retail Coming to Glenwood Meadows

Two and a half years after Sports Authority closed and moved out of Glenwood Meadows, Denver-based Miller Real Estate has announced that a Marshalls clothing store and Natural Grocers food store will be moving in, the Glenwood Springs Post Independent reported. The two new businesses plan to open their doors in the spring of 2019....[MORE](#)

### E-Bikes Still Allowed on Lower Portion of Rio Grande

Following months of debate among board members and public comment both for and against the use of electric-assisted bicycles on the Rio Grande Trail, the Roaring Fork Transportation Authority rejected a resolution to restrict such bikes on the lower portion of the trail, the Glenwood Springs Post Independent reported. Class I and II e-bikes will be permitted on the portion of the Rio Grande between Emma and Glenwood Springs. A Class I has to be pedaled in order to go to 20 miles an hour, and a Class II has a throttle that allows you to go 20 miles an hour without pedaling....[MORE](#)

## Pitkin County

### Housing Board Looks to Change Makeup

The power structure within the local housing authority may soon get turned upside down, if Aspen City Council gets buy-in from its Pitkin County counterparts, the Aspen Times reported. The biggest move would be to change the Aspen-Pitkin County Housing Authority board of directors from a citizen committee to one with elected officials on it. They would be responsible for making big policy decisions on the affordable housing program. City councilman Adam Frisch is proposing that the board be comprised of two City Council members, two members from the Pitkin County Board of Commissioners and three citizens who specialize in particular areas....[MORE](#)

### Airport Expansion Given OK by Environmental Assessment

runway can begin after Pitkin County Commissioners received approval from the Federal Aviation Administration on the environmental assessment of the project, the Aspen Times reported....[MORE](#)



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**ASPEN BOARD OF REALTORS®**

*The Voice For Real Estate In The Roaring Fork Valley*



## Professional Development Calendar



**Cheryl Lacy**  
Independent Director

### **S.O.L.D. Safety Class (Situational Awareness, OODA Loop, Leveling the Playing Field, Decide to Win)**

Agents who take this course will learn how to pay attention to and monitor their surroundings in a calm and relaxed manner. This class will teach agents to reduce their vulnerability, to protect both themselves and their clients.

**September 6th | 9:00am-11:00am | 2hrs CE | \$20 | ABOR**

[Call ABOR to Register](#)



**John Wendt**  
CBMM

### **CREC Annual Commission Update**

2018 version of the Annual Commission Update (ACU) 4-hour Mandatory course as required by DORA.

**September 20th | 8:30am-12:30pm | 4hrs CE | \$55 | Limelight Hotel Aspen**

[Click HERE to Register](#)

### **Code of Ethics for REALTORS®**

REALTORS® are required to complete an ethics training within a two-year cycle. The deadline for this two-year cycle is December 31, 2018.

**September 20th | 1:00pm-5:00pm | 4hrs CE | \$55 | Limelight Hotel Aspen**

[Click HERE to Register](#)



**Troy Wineland**  
Water Commissioner, Colorado  
Division of Water Resources

### **Water Rights - What you need to know...**

Learn about what resources the CO Division of Water offers, terminology, wells and permitting, and augmentation plans. This course will also focus on a Pitkin/Eagle/Garfield County perspective of water rights and what you should know.

**October 3rd | 9:00am-10:30am | 1hrs CE | \$20 | ABOR**

[Call ABOR to Register](#)



**Adrian Rippy-Sheehy**  
Professor of Real Estate

### **Code of Ethics for REALTORS®**

REALTORS® are required to complete an ethics training within two-year cycles. A new two-year cycle began January 1st, 2017. The deadline for this cycle is December 31st, 2018.

**October 16th | 8:30am-12:30pm | 4hrs CE | \$55 | Inn at Aspen**

[Click HERE to Register](#)



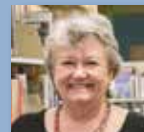
**Adrian Rippy-Sheehy**  
Professor of Real Estate

### **CO Contracts and Forms - 2019**

The purpose of this course will be to introduce REALTORS® to the most recent updates in Colorado Forms & Contracts, which are mandatory for use 1/1/2019.

**November 7th | 8:30am-12:30pm | 4hrs CE | \$55 | Inn at Aspen**

[Click HERE to Register](#)



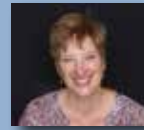
**Adrian Rippy-Sheehy**  
Professor of Real Estate

### **Code of Ethics for REALTORS®**

REALTORS® are required to complete an ethics training within two-year cycles. A new two-year cycle began January 1st, 2017. The deadline for this cycle is December 31st, 2018.

**November 14th | 8:30am-11:30am | 3hrs CE | \$40 | ABOR**

[Call ABOR to Register](#)



**Beth Ann Mott**  
Managing Broker for Berkshire  
Hathaway/Denver

### **CO Contracts and Forms - 2019**

The purpose of this course will be to introduce REALTORS® to the most recent updates in Colorado Forms & Contracts, which are mandatory for use 1/1/2019.

**November 30th | 8:30am-12:30pm | 4hrs CE | \$55 | Inn at Aspen**

[Click HERE to Register](#)



**John Wendt**  
CBMM

### **CREC Annual Commission Update**

2018 version of the Annual Commission Update (ACU) 4-hour Mandatory course as required by DORA

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[Click HERE to Register](#)

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**December 11th | 1:00pm-5:00pm | 4hrs CE | \$55 | Limelight Hotel Aspen**

[Click HERE to Register](#)

Aspen Board of REALTORS® - 970.927.0235 - 23400 Two Rivers Road, Suite 44, Basalt, Colorado - [www.aspenrealtors.com](http://www.aspenrealtors.com)





# Big Win for REALTORS® on IRS Guidance for 20% Income Deduction



by Robert Freedman on August 9, 2018

If you were tuned to the news Aug. 8 you might have heard the IRS released proposed regulations on the new 20 percent business income deduction for pass through businesses.

[IRS summary with link to FAQ.](#)

[Proposed rules.](#)

The deduction was part of the big tax reform law Congress passed at the end of last year and it was a huge win for REALTORS®. But it was unclear who would be eligible for the deduction. Now that proposed regulations are out, it's clear the new deduction will be available to a wide range of real estate professionals.

Under the new law, individual owners of sole proprietorships, including independent contractors, and owners of S corporations, LLCs, or partnerships can take the 20 percent deduction on their net qualified (that is, ordinary, non-investment ) business income. The calculation will depend on income thresholds, what type of business you own, and how you meet certain wage and qualified property tests. But the basic structure is very favorable to you as a small business or independent contractor.

REALTORS® were integral to the favorable interpretation in the proposed rules. Your association made a forceful case—both in a detailed letter it sent on June 19 and in a face-to-face meeting with IRS officials in early August—that certain limitations on specified service businesses were not intended by Congress to apply to real estate professionals. And that's the interpretation the IRS has ended up taking.

As an Aug. 7 Bloomberg News article says, the National Association of REALTORS® "met with OMB (Office of Management and Budget) and Treasury Department officials to discuss proposed rules outlining computation of the new write-off for pass-throughs."

The new deduction is available for tax years beginning after Dec. 31, 2017. You'll be able to claim it for the first time on the 2018 federal income tax return you file next year.

Look for detailed NAR guidance by mid-September. It's a complicated provision and how it works for you will depend on many factors unique to your business structure and your income. As always, consult with your accountant or tax attorney on how this deduction should be applied in your situation.

[IRS summary with link to FAQ.](#)

[Proposed rules.](#)

[NAR tax reform resources.](#)



**Robert Freedman**

Robert Freedman is director of multimedia communications for the NATIONAL ASSOCIATION OF REALTORS®. He can be reached at [rfreedman@realtors.org](mailto:rfreedman@realtors.org).

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# Aspen Board of REALTORS® Launches Group Healthcare Plan for Membership

## Dear ABOR Members

We are really excited about the roll out of our Healthcare Member Benefit Program developed by Stratego Partners and have received quite a few emails thanking us for making it available and expressing interest in the Program

Stratego has requested that we direct all inquiries to them, so email your questions to Stratego, [memberbenefit@strategopartners.com](mailto:memberbenefit@strategopartners.com).

In addition, Stratego will be updating the Member Benefit landing page on its web site regularly during the upcoming weeks with helpful information about the Program and key dates. All interested members may want to check the web site every few days, <http://strategopartners.com/benefit/>.

The next key date coming up is **September 14, 2018** when the online application period begins. We will be sending a reminder email a few days before September 14th with the URL link to the online application.

Here is Stratego's Top Ten List of answers to the more commonly asked question(s) our Members interested in the Program have sent their way:

1. The Program offers 4 coverage levels: (1) Individual REALTOR® Member, (2) Member + Spouse, (3) Member + Child(ren) and (4) Family.
2. The Program has various plan designs ranging in deductible amounts from \$2,000 to \$7,150 and various annual out-of-pocket maximums (see the side by side comparison link).
3. Coverage under the Program will begin on January 1, 2019.





4. The provider network is Aetna's open access national PPO provider network, Aetna Choice POS II network. If you have any questions regarding specific providers in the network, please contact us at [memberbenefit@strategopartners.com](mailto:memberbenefit@strategopartners.com) for assistance.
5. You will be able to begin the on-line application process on **Sept 14, 2018**. Note: your on-line application/medical questionnaire must be completed, electronically signed and submitted by **midnight on September 30, 2018**. The on-line application link will be available on Stratego's web site and communicated to the REALTOR® Members via email on during the week of Sept. 10 – 14th.
6. Monthly payment amounts for each REALTOR® Member for January 1, 2019 coverage are not yet available. They will be determined and communicated to the REALTOR® Members during October 15-31, 2018.
7. If you complete and submit your on-line application to the Program, you are not required to enroll in the Program -- if you prefer you may keep/renew your current healthcare coverage.
8. Enrollment in the Program will begin on November 1, 2018 and end at midnight on November 20, 2018 for coverage starting January 1, 2019.
9. **Affiliate Members and Secondary Members of ABOR are also eligible for the Program.**
10. Yes, all four plans are ACA compliant.

There are some great testimonials on the Stratego web site from a few Chicago area REALTORS® currently participating in the Program and, remember, you have nothing to lose so why not apply?

Kind Regards,

Maria



**STRATEGO PARTNERS**





A good time was had by all at the Basalt Chamber Mixer



Engel & Volkers hosts Basalt Chamber Mixer.



Corey & Ann of Palladium Properties shine at the Art Base Fundraiser.





# CHANGES ARE COMING ....TO THE CARAVAN TOURS

## **Do you struggle with viewing all the properties scheduled on the Caravan Tours?**

- All caravan tours will start at 9:00am and conclude at 11:30am
- Changes to the caravan tour hours will begin the week of October 1st

## **Have you ever asked yourself...what are the Caravan Tour Boundary Lines?**

- Aspen and Snowmass boundary lines will be aligned with the MLS boundary lines.
- Basalt Caravan boundary lines will be extended to Catherine's Store Rd/CR 100 and include all properties between El Jebel and Carbondale. This will work in conjunction with the Carbondale Caravan Tour; however, will not overlap with the Carbondale Caravan boundary lines.
- All listings must fall within the defined boundary lines and will not be considered for any other Caravan Tours offered by ABOR.
- Click Here to view the MLS boundary lines

## **Isn't it frustrating when your property address is incorrect, or your name is spelled wrong on the Caravan Tour B2B sent to the membership?.**

- Starting the week of October 1st, ABOR will send out one hyperlink, via email, for the weekly CaravanTours, generated by the Tour of Homes option from flexmls

- Brokers will also be able to view the Caravan Tours on the Tour of Homes option on the MLS
- Instructions to View the Caravan Tours on the MLS
  - Go to Menu (upper left corner)
  - Daily Functions
  - Tour/Open Houses
  - Select Tour of Homes
  - Select Date
  - Click Next
  - Click on Globe to view in geographical order
- These changes and improvements to the Caravan Tour B2B emails will begin the week of October 1st



CARAVAN Task Force meet to improve the CARAVAN experience.



Elliot  
Eisenberg,  
Ph.D.,

GraphsandLaughs, LLC



## ABOR BRIEFS

# The Developing Trade War & Interest Rates

The US economy is, at present, growing very rapidly, and 2018 is shaping up to be the best year for economic growth since 2006. As a result, the Federal Reserve is a lock to raise rates by a quarter-point in September, and there is at least a 70% chance that they will do so again in December to cool down growth and prevent inflation from taking hold. But plenty can go wrong with this forecast. Contagion from an emerging market or financial crisis is always possible, but the biggest immediate threat comes from the rapidly escalating trade-war we are in.

The most likely outcome of rising trade tariffs is a premature pause in the current interest rate rising cycle. This is because a trade war will cause business demand for physical plant, equipment, and employees to contract due to heightened economic uncertainty. Trade wars will also cause consumer demand to lessen due to rising unemployment, higher prices, and falling consumer confidence, exacerbated by a decline in equity values. While such a slowdown would not be expected to be that large, it would still slow GDP growth and interest rate increases. If, however, the hit to GDP is bigger than anticipated, because the quantity of imported goods facing steep tariffs rises substantially, rates could be reduced to ward off a possible recession. That would only occur if other factors came into play, as the current \$50 billion in products facing tariffs along with any retaliatory actions by other nations is not nearly large enough to meaningfully reduce GDP, let alone drive us into recession.

The bigger fear is that a trade war has the opposite effect on monetary policy and forces the Fed to raise interest rates. If this occurs, it would be very destructive to both Main Street and Wall Street. For this to happen, the economy would need to experience a series of strong negative supply shocks. It might happen like this: global trade conflicts quickly escalate, significantly driving up the cost of many imported goods as well as domestically-produced substitutes. This

sudden rise in prices would raise production costs, which would, in turn, lead to inflation and a rise in the dollar and unemployment as exports decline and policy uncertainty rises. Worse, the rise in inflation could cause long-term inflation expectations to not only rise but also become somewhat permanently embedded in markets, such that higher inflation expectations persist even after the economy returns to normal. This is precisely what happened in the late 1960s and eventually led to 20% interest rates in the late 1970s and early 1980s.

With this history still quite fresh in the institutional memory of the Federal Reserve, policy makers would be expected to respond to such a situation by raising interest rates to wring out any permanent rise in inflation expectations. This is precisely what was done in the early 1980s by then Fed Chairman Paul Volker. Of course, this rise in rates would slow growth and weaken the economy even more.

While the chances of seeing rates rise to ward off a rise in inflation expectations is highly unlikely, it is a worst case-scenario for both the economy and financial markets. This is because it offers a combination of faster inflation, weaker growth, and tighter monetary policy. My baseline is that the impacts of rising tariffs and protectionism are too limited to meaningfully alter the course of monetary policy. But, in the fog of (a trade) war, things inevitably go awry -- just think of Harley-Davidson's unexpected decision to shift to offshore manufacturing -- and adversaries respond in ways not anticipated; be prepared.

Elliot Eisenberg, Ph.D. is President of GraphsandLaughs, LLC and can be reached at [Elliot@graphsandlaughs.net](mailto:Elliot@graphsandlaughs.net). His daily 70-word economics and policy blog can be seen at [www.econ70.com](http://www.econ70.com). You can subscribe and have the blog delivered directly to your email by visiting the website or by texting the word "BOWTIE" to 22828.

To get the latest products that the Aspen Glenwood MLS has to offer go to Menu and then Products. In here you will see all of the products the MLS has to offer.

## PRODUCTS

RE Technology

Domus Analytics

ListTrac

ShowingTime

**RE Technology** - Founded in 2009, RE Technology is the most well distributed real estate media publication focused on real estate technology. The company maintains the most comprehensive technology company and product directory in our industry. Each day we publish the most insightful articles that help the three corners of our industry leverage technology in real estate.

**Domus Analytics** - This Interactive Market Analysis dashboard is provided as a member benefit by AGSMLS for exclusive use by its members. It contains data from all 15 Major Areas within the Aspen & Glenwood Springs regions, as well as the 5 towns considered part of the Yampa Valley, and includes Single Family Homes, Condominiums, and Townhouse/Duplexes. A few of the cool things you can do with this dashboard include:

- Multiple filters enable you to create hundreds of chart variations to help you serve your clients.
- Each Tab represents a subject area and includes multiple metrics and visualizations.

- Each Tab can be downloaded either in its entirety, or by a single chart at a time.
- Every data point can be clicked to expose the underlying MLS listings in the calculation.

**ListTrac M&M®** allows real estate brokers to measure user engagement data related to their listing content. A holistic view of where your content is being viewed, where you are generating the highest number of leads, where buyers are spending more time viewing your listings - these are some of the statistics the M&M® framework 'monitors' for you. In turn, these metrics allow you, the broker, to assess and determine an effective syndication plan for your listing content.

**ShowingTime** - is a leading showing software and market stats service provider to the residential real estate industry. Our products automate the showing scheduling process for MLSs/associations along with real estate offices and agents; simplify the report generating process using MLS data; and deliver buyer leads generated from real estate websites.

- 24/7 online access to request showings
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- Enables showing agents to control their schedules
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## Government Affairs

### Aspen City Council Sends Property Tax Measure for Bus Service to November Ballot

Aspen City Council agreed on Monday to ask voters to pass a property tax this November to support the public bus system throughout the valley and beyond. But, the amount has been lowered from what was originally planned and supported by some jurisdictions in the Roaring Fork Transportation Authority's service area. Instead of a 3.65 mill levy, RFTA representatives and consultants now think 2.6 mills is more palatable for voters.

The new revenue stream will pay for what's being called the "Destination 2040" initiative, which includes improvements to keep up with demand for services from Aspen to New Castle. Confronted with different levels of tax rates, the RFTA board in May compromised and agreed to ask voters to raise their taxes by 3.65 mills. But after more research and polling, it became clear that a higher tax rate might not pass.

As a result of a lower mill levy, the planned improvements will be reduced by 30 percent. But transportation planners were able to preserve the critical service improvements like 30-minute service in the valley, increased weekend service for Bus Rapid Transit in the spring and fall, better connections to Snowmass Village on Brush Creek Road and expanded service in Glenwood Springs.

RFTA has seen consistent growth since its inception in 2000. Last year, RFTA carried a record 5.57 million riders. And as demand for service has significantly increased, state and federal funding has shrunk, according to RFTA CEO Dan Blankenship.

If the ballot question advances, it will be posed to about 33,000 voters in Aspen, Snowmass Village, Pitkin County, Basalt, Eagle County in the Roaring Fork Valley, Carbondale, Glenwood Springs and New Castle. The upper valley would pay the lion's share of the increase in services — about 80 percent — because of high property values in Pitkin County and Aspen, said Ralph Trapani, a consultant working with RFTA.

If passed, the tax increase would cost a property owner \$81 a year per \$500,000 of actual home value. For a commercial property owner, it would cost \$768.50 per \$1 million of actual property value.

### New Pitkin County Commissioner Takes Seat Without Opposition

Kelly McNicholas Kury officially declared her candidacy at the Pitkin County Democrats assembly in late March. Then she waited to find out who she'd be running against.

About a month later — after the deadline to gather signatures and turn in petitions to be on the November ballot passed — no one else stepped up to run for the District 2 seat.

Without opposition, McNicholas Kury became a commissioner by default.

"I was very surprised when I heard (no one else was running)," McNicholas Kury said. "I fully expected (competition)."

Vos Caudill also said she expected other candidates to file for the seat. "We are all surprised it's not contested," she said. "I knew other candidates were interested but I don't know why they didn't file."

The soon to be new commissioner says she's particularly interested in the issue of affordable housing and would like to see the Aspen-Pitkin County Housing Authority become stronger. The lack of day care options in the valley also is high on her list, she said. "There is such a need and I think we need to do more (about day care)," McNicholas Kury said. "We need to look at upping the services."

She'd also like to concentrate on open space and the wilderness and wants to see water quality and wildlife issues come more to the forefront before adding more trails.

### President Signs Flood Insurance Extension into Law

NAR President Elizabeth Mendenhall released the following statement after last month's U.S. Senate vote on legislation extending flood insurance funding. The bill, which cleared the House last week, was signed into law by the President soon afterwards.

"We applaud lawmakers for taking this needed action to prevent disruptions to closings in thousands of communities across the country. Although the National Flood Insurance Program will be extended through November 30 when signed into law, the NFIP is in desperate need of reforms that will make it solvent and sustainable in the long term. The National Association of Realtors will continue fighting for these reforms as the next NFIP reauthorization discussions loom later this year."



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REALTORS® had been urging extension of the program for months. More than 129,000 REALTORS®, or roughly 15 percent of the membership of NAR, sent letters to their senators/members of Congress in support of the extension.

For further information on NAR's efforts to extend and reform the National Flood Insurance Program, please visit this link, or contact Wes Shaw at 202-383-1193 or [wshaw@realtors.org](mailto:wshaw@realtors.org).

## Endangered Species Act Regulatory Reforms Proposed

The U.S. Fish and Wildlife Service (USFWS) and the National Oceanic Atmospheric Administration (NOAA) have proposed changes to regulations implementing the Endangered Species Act.

This proposal is in alignment with NAR policy related to reducing administrative and regulatory burdens, making regulations more

transparent and accountable, shifting more responsibility to state and local governments where appropriate and encouraging private sector engagement to protect species and preserve habitat.

The proposed revisions would:

- Address use of "occupied" vs. "unoccupied" habitat in designating critical habitat for species
- Detail circumstances where designation of critical habitat would not be prudent
- Interpret the phrase "foreseeable future" regarding future threats to imperiled species
- Ensure that standards used to delist species are consistent with those used for listing decisions

There is a sixty day public comment period in place now on the proposed changes.

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## MEMBERSHIP REPORT

July  
2018

### For MLS Support or Questions:

Suzanne Frazier  
970.963.3137  
suzanne@agsmls.com



### New REALTOR® Members

**Rachel Boehhoefer**  
ASSIR

**John Lund**  
Destination Holdings

**Jenna Syrdahl**  
Whitman Fine Properties

**Melissa Rhines**  
Engel & Volkers

**Camilla Fay**  
Palladium Properties

### Company Changes

**Craig Melvin**  
ASSIR

**Jackson Horn**  
Douglas Elliman Real Estate

**Kimberlee Coates**  
Douglas Elliman Real Estate

**Elsa Lapeze**  
Palladium Properties



### New Offices

**Christie's International Real Estate**  
**Aspen Snowmass**

### New Secondary Members

**Alexander Jansen**  
Christie's International Real Estate Aspen  
Snowmass

**Laren Jansen**  
Christie's International Real Estate Aspen  
Snowmass

### Membership Stats Thank you for your business!

**REALTOR® Members - 685**

**Primary - 653**

**Secondary - 32**

**Non-Members - 7**

**Affiliates - 46**



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WELCOME



## JULY 2018



Dear Member,

As a benefit of membership, the Aspen Board of REALTORS® is proud to present CAR's latest local monthly housing statistics based off of sales in our FlexMLS program. As a reminder, ABOR has partnered with CAR and ShowingTime (formerly 10K, a real estate research and marketing firm) to provide these monthly real estate reports at the State, Regional and Local levels. These reports are released to the media and published for the public to view on the CAR website. The Local reports are shared by each area board.

The reports are broken down by major area for the Aspen/Glenwood MLS listings. The links are provided here for your convenience.

[\*\*Aspen Report July 2018 >>>\*\*](#)

[\*\*Basalt Report July 2018 >>>\*\*](#)

[\*\*Carbondale Report July 2018 >>>\*\*](#)

[\*\*Glenwood Springs Report July 2018 >>>\*\*](#)

[\*\*Marble Report July 2018 >>>\*\*](#)

[\*\*Missouri Heights Report July 2018 >>>\*\*](#)

[\*\*New Castle Reports July 2018 >>>\*\*](#)

[\*\*Old Snowmass Reports July 2018 >>>\*\*](#)

[\*\*Redstone Reports July 2018 >>>\*\*](#)

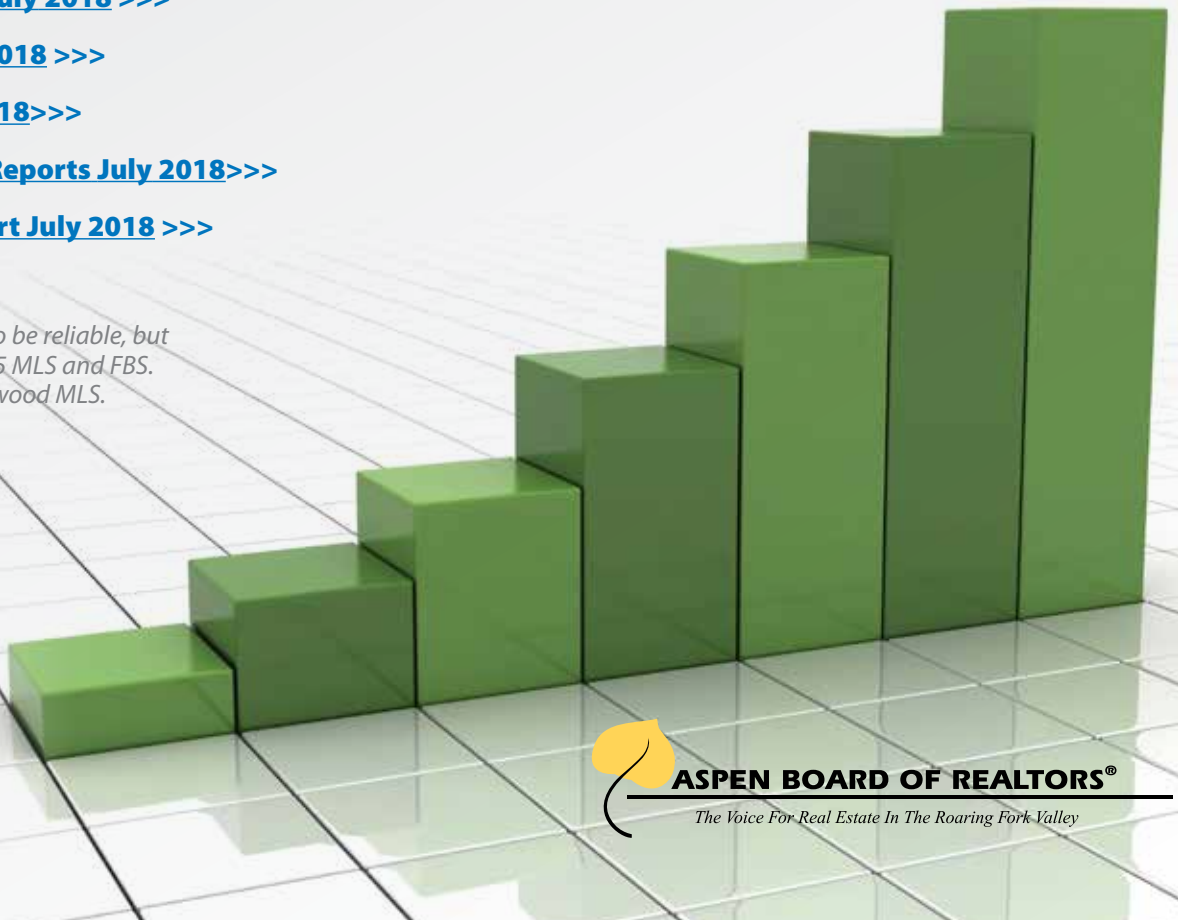
[\*\*Rifle Reports July 2018 >>>\*\*](#)

[\*\*Silt Reports July 2018 >>>\*\*](#)

[\*\*Snowmass Village Reports July 2018 >>>\*\*](#)

[\*\*Woody Creek Report July 2018 >>>\*\*](#)

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The Legal Hotline number **303-785-7171**, is available between 9am-12pm and 1pm-4pm, Monday-Friday. This FREE benefit is available for designated REALTORS® and one office designee.



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