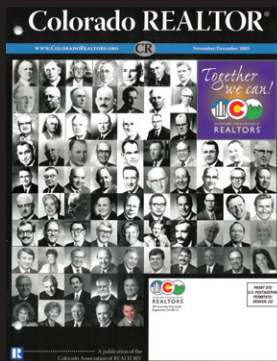




CELEBRATING 100 YEARS





UNDER ALL IS THE LAND

As Americans, the right to own private property, enjoy it and transfer such ownership at will is something we hold near and dear to our hearts. It's something to be safeguarded and that is what a REALTOR® does. This book is a glimpse back at the past 100 years of the Colorado Association of REALTORS®, whose mission is "To be the collective voice for real estate and consumer property rights, and to advance Colorado REALTORS® as industry leaders in knowledge, ethics and professionalism." CAR's purpose is to protect ALL issues and fields of Colorado's real estate industry which includes all property owners, land owners, home owners, commercial brokers, residential brokers, resort brokers, rural brokers and property managers, to name a few. It is vitally important to protect real estate professionals and ensure they are more successful when they become REALTORS®. CAR exists to make REALTORS® more successful.

A large part of the work accomplished in the association has always been done at the committee level by REALTOR® members who helped out by giving of their time and talents. Without the dedication of these volunteers combined with the efforts of the CAR staff, the association would not have had the success it has had over the years. We hope you enjoy the information gathered by the 100 Year Task Force in this 100 Year Anniversary book that covers some of the highlights since 1921 when CAR was established.

Our deepest gratitude goes to the 100 Year CAR History Task Force, led by the Chair, Linda Philpott, and CAR Staff for compiling the data for this 100 Year Anniversary book. Colorado Association of REALTOR® members and staff include: Okie Arnot, Nick Baker, Evan Boenning, Vicki Burns, Lois Dunn, Ann Hayes, Michael Labout, Chris McElroy, Ron Myles, Monica Panczer, Jolon Ruch, Ann Turner, Kay Watson and Sandi Zimmerman. We would also like to acknowledge the previous book, "The History of the Colorado Association of REALTORS®," written in 1987 by Patricia Christian-Meyer. Many of the historical facts were retrieved from this earlier publication.

Robert Walkowicz, 2021 CAR Chair



CAR Staff and leaders regularly attend local events and trade shows.



Local boards and association would join the "CAR Parade" at the annual CAR Convention.



CAR Staff and leaders used to visit local boards and associations in the "CAR-VAN."

LOCAL BOARDS & ASSOCIATIONS

The REALTOR® Association has a three-way agreement with members. Once a REALTOR® joins a local board or association, the REALTOR® is automatically a member of the Colorado Association of REALTORS® and the National Association of REALTORS®. Below is a list of the Colorado Local Boards and Associations and the dates they were formed, merged or dissolved.

Denver Metro Association of REALTORS®: 10/1909

Pueblo Association of REALTORS®: 4/1918

Pikes Peak Association of REALTORS®: 4/1918

Longmont Association of REALTORS®: 1/1919

Greeley Area REALTOR® Association: 1/1919

Fort Collins Board of REALTORS®: 10/1922

Grand Junction Area REALTOR® Association: 1/1930

Boulder Area REALTOR® Association: 5/1940

South Metro Denver REALTOR® Association: 8/1945

Royal Gorge Association of REALTORS®: 11/1946

Logan County Board of REALTORS®: 5/1947

Loveland-Berthoud Association of REALTORS®: 4/1949

Durango Area Association of REALTORS®: 4/1951

Glenwood Springs Association of REALTORS®: 11/1957

Four Corners Board of REALTORS®: 9/1959

Steamboat Springs Board of REALTORS®: 11/1961

Montrose Association of REALTORS®: 5/1962

Mountain Metro Association of REALTORS®: 2/1965

Estes Valley Board of REALTORS®: 11/1971

Aspen Board of REALTORS®: 11/1971

Summit REALTORS®: 11/1972

Delta County Board of REALTORS®: 11/1975

Gunnison-Crested Butte Association of REALTORS®:
2/1976

Grand County Board of REALTORS®: 11/1977

Vail Board of REALTORS®: 11/1978

Pagosa Springs Area Association of REALTORS®: 11/1979

Craig Association of REALTORS®: 11/1980

REALTORS® of Central Colorado: 2/1980

Denver Metro Commercial Association of REALTORS®:
4/1994

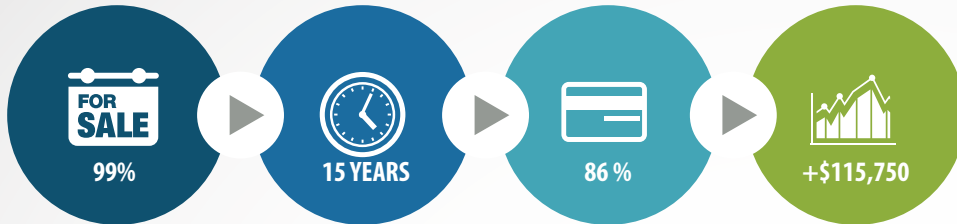
Telluride Association of REALTORS®: 11/1987

Northern Colorado Commercial Association of
REALTORS®: 11/1994

BOARDS/ASSOCIATIONS THAT HAVE MERGED WITH OTHERS OR DISSOLVED

- Santa Fe Trail Board of REALTORS®: 4/1999 Dissolved
- Spanish Peaks Board of REALTORS®: 1/2015 Dissolved
- Jefferson County Association of REALTORS®: 8/2011
Merged with DMAR
- North Metro Denver REALTOR® Association: 8/2011
Merged with DMAR
- Douglas Elbert REALTOR® Association: 9/16 Merged
with DMAR
- Morgan County Board of REALTORS®: 6/2015 Dissolved
- San Luis Valley Board of REALTORS®: 5/2015 Dissolved
- Arkansas Valley Board of REALTORS®: 12/2017 Dissolved
- Aurora Board of REALTORS®: 8/2020 Merged with
SMDRA

COLORADO BY THE NUMBERS



99% of home sellers worked with a real estate agent to sell their home.

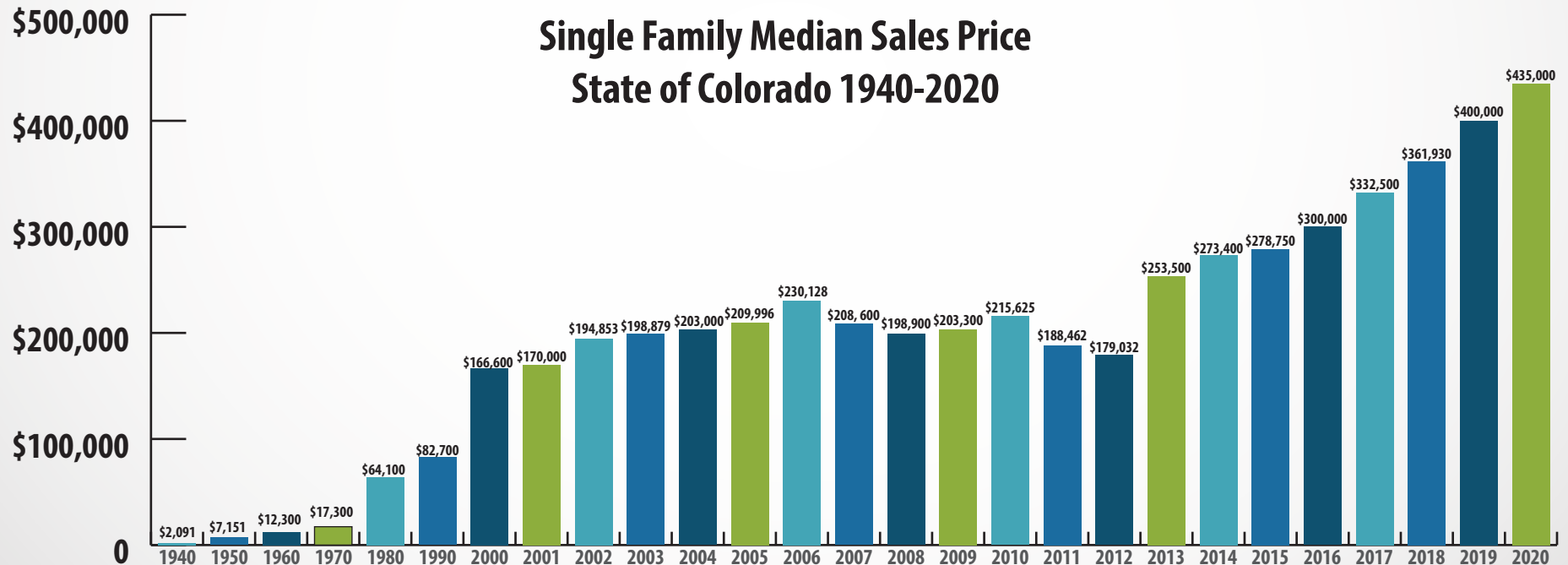
Colorado buyers expect to live in their homes for about 15 years.

86% of Colorado buyers financed their home purchase.

Colorado home sellers cited that they sold their homes for a median of \$115,750 more than they purchased it.

COLORADO HOMEBUYERS

In 2019, the typical buyer in Colorado was 31 years old and had a median income of \$106,700. 18% were first-time buyers, and 66% were married couples.

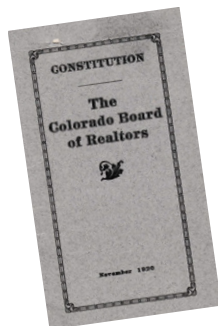


FOR MORE DATA VISIT [COLORADOREALTORS.COM](https://coloradorealtors.com)

Data from the Colorado Association of REALTORS®, the US Census, and National Association of REALTORS®.

1920s

1921 – 263 members
1929 – 350 members



Delegates from all parts of Colorado attended the State Association of Realtors Convention at the Boulderado Hotel, Boulder, Colo., January 12, 1922.



National Real Estate Journal - Oct. 31, 1927 49

Colorado Real Estate and Title Men Meet in Joint Session

The seventh annual convention of the Colorado Association of Real Estate Boards was held at Boulder recently, as a joint convention with the Colorado Title Association.

Thomas M. Welsh of Greeley, president of the Colorado Association of Real Estate Boards, spoke on the close major activities of the Colorado Association for 1927; the strengthening of the association's laws; the advancement of the educational program through co-operation with the state university and activities in connection with increase in membership.

Mr. Welsh said, "We must realize that we are living in a new age, that the spirit of the golden rule is today, more than ever before, influencing the motives of business, and it is the group spirit which to a large degree removes the selfishness from the heart of mankind that has brought this about. My vision of the Realtor today: First, his duty to his business; second, to his local organizations; and

the university to the real estate office through the extension department. Last spring saw the inclusion of an extension course in real estate in the curriculum of the State University.

Dr. W. E. Arthur, of the University, spoke on the real estate law and a splendid talk on classified newspaper advertising was delivered by I. T. Walker, representing the Association of Newspaper Classified Advertising Managers.

Raymond Brown, president of the Denver Real Estate Exchange and chairman of the State Educational Committee, spoke on the outstanding accomplishments of furthering education in real estate in Colorado. Resolutions were presented and adopted, as follows:

"Resolved, by the Colorado Association of Real Estate Boards, at Boulder, in its Seventh Annual Convention assembled, that we reaffirm our allegiance to the National Association; that we are profoundly appreciative of the research, legislative, educational and divisional work; that with the conviction that our ex-

John M. White, Boulder, president of the Colorado Association of Real Estate Boards.

ABOUT THE ERA

The 1920's were a time of radical social change and high fashion. There were major advances in technology with many of the inventions still in use today. The 1920's were also the beginning of the mass production of cars, radios for the home, and popular culture. This was the Jazz Age and the decade when Hollywood began producing feature length films with actors like Buster Keaton, Charlie Chaplin, and Gloria Swanson becoming household names.

In 1920, the first meeting to consider forming the Colorado Board of REALTORS® was held on November 10, 1920 in Denver at the Denver Civic and Commercial Association. Twenty-three real estate brokers from around the state as well as many Denver brokers attended. Considering how difficult travel was at the time, this must have been considered an important meeting. In 1921, the first year of the Colorado Association of Real Estate Boards (CAREB) was led by L.F. Eppich, who became the first President. Dues were \$1.00 per member per year. At this time, the Association was focused on creating the structure of the organization and creating elected positions and responsibilities.

Toward the end of the era in 1927, the association had a membership of 300 of the 1,300 total brokers in the state. The board decided that one board member within each exchange should act as a membership committee for the purpose of developing and growing local boards. The bylaws were re-written as the originals from 1921 could not be found. In 1929, eighty percent of all Colorado state taxes still came from real property taxes. REALTORS® in attendance at the annual meeting at the Broadmoor Hotel in Colorado Springs were in favor of tax law revisions. This convention was the most professional held to date and included legislative matters, association business, real estate education, and entertainment.

Colorado Realtors Meet at Boulder

Over 100 Delegates in Attendance—Discuss Tax Matters, License Law and Financial Aid to Farmers and Stockmen—C. C. Cole Elected President

C. C. Cole of Boulder, Colo., was elected president of the Colorado State Board of Realtors at the annual annual meeting held in Boulder on January 12. Outstanding feature of the meeting was the discussion of taxation by former Governor Robert S. Bradley of Missouri, now a member of Boulder, and by George W. Lewis, Denver Realtor. Other important features of the meeting were addressed by A. A. Reed, president of the United States National Board of Realtors, who spoke on the subject of finance as related to the present needs of farmers and the legislative committee of the Denver Real Estate Exchange, who outlined various acts of legislation of interest to Realtors.

Over a hundred delegates were present at the meeting, coming from Denver, Boulder, Lakeland, Pueblo, Colorado Springs, Fort Collins, Greeley, Longmont and Fort Collins, with other towns represented by guests. The Denver delegates of 1921 to Boulder in a special invitation train, accompanied by delegates set the track and escorted the delegates to the Blue hall, where the convention was held.

Paul J. Billig of Boulder welcomed the Realtors to the city and the president of the association, L. F. Eppich, of Denver, made an address to the Realtors of the state. He said that the need to Colorado was for a better law that would make good Realtors continue good and make bad real estate agents better and drive those who have no intention of being good out of business. He also said that there should be taken to ascertain where the money raised by taxation goes, and he urged closer co-operation among all Realtors.

Following the morning session a banquet was served at the Boulderado Hotel. Col. L. C. Padlock, editor of the Boulder Daily Camera, was toastmaster and Governor Bradley was the chief speaker. Three-minute addresses were given by various delegates.

In his address at the banquet, Mr. Bradley said the owning of homes is a powerful stimulus to good citizenship, and declared that a reasonable exemption from taxation should be allowed for a home occupied by its owner and a similar exemption for the support of a family. Such legislation should advance standards of living and interest in public questions.

"To have good schools, good roads and other needed improvements, to insure law and order and promote social and industrial justice through proper official agencies, we must have adequate public revenues. They cannot be secured under our present system of taxation without unduly burdening the already heavily burdened property owners. Our general property tax penalizes industry and in practice is unscientific and unfair because it places the heaviest burden on those least able to bear them and the lightest burden, proportionately so, those best able to pay. Further, in Colorado there is so much wealth invested in intangible

personal property which escapes taxation as there is invested in tangible property which bears the entire burden of state taxation. And the intangible property is generally owned by those best able to pay the expenses of government. To reach this vast amount of untaxed wealth we need a state income tax law, which has worked successfully in western states and by the national government. By such a tax, together with taxes on privileges and licenses, the general property tax can be greatly reduced and adequate revenues secured for all needed public activities and improvements."

The afternoon session was taken up with addresses of importance, all relating under the general text of Governor Bradley's plea for a greater Colorado.

G. W. Lewis of Denver, speaking of tax inequalities, said in part:

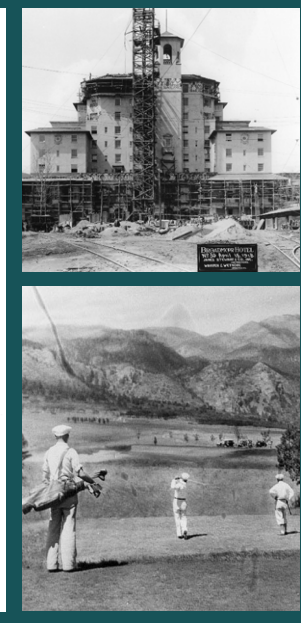
"We are approaching an exercise of the taxing power that threatens to impair confidence and destroy the basic properties of the commonwealth. Let us use Denver as an illustration. Denver is not an exaggerated case, her taxes being less than many cities of corresponding size. Just many cities of corresponding size of Colorado, the rate in Denver being 27 mills for 1927, while in many counties it is approximately 40 mills."

Taxes Increase 136 Per Cent

"I have a tabulation of Denver taxes from 1903 to 1920 and it shows that in fifteen years the taxes have increased 136 per cent, while the assessed valuation has increased only 3 per cent—practically not

H. S. Bailey A. A. Reed G. W. Lewis H. W. Newcomb

Men Who Contributed to the Success of the Colorado Meeting



CAR PRESIDENTS 1920's



1921
L.F. Eppich,
Denver



1922
C.C. Cole,
Denver



1923
Perry Keen,
Pueblo



1924
Harry
Newcomb,
Denver



1925
Horace G.
Shaw,
Fort Collins



1926
Charles
Bennett,
Colo. Springs



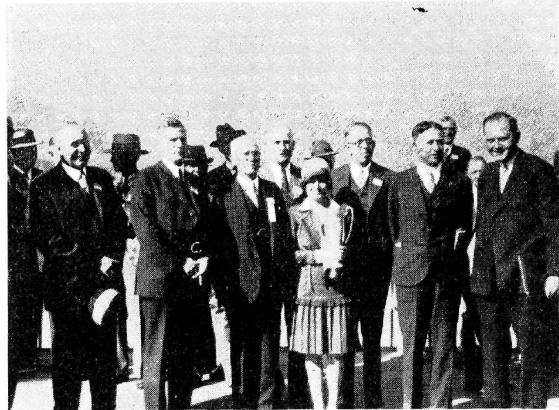
1927
Thomas M.
Welsh,
Greeley



1928
John M. White,
Boulder



1929
E.I. Crockett,
Pueblo



1929 Officers at Colorado Convention

Left to right, R. R. Williams, Pueblo, vice-president; E. I. Crockett, Pueblo, president; Charles P. Bennett, Colorado Springs, chairman Local Entertainment Committee; J. G. Houston, Denver, vice-president; Miss Zelma Baker, Greeley, winner, Home Town Oratorical contest; Ralph E. Austin, La Junta, vice-president; R. E. Johnson, president, Colorado Springs R. E. Board; A. J. Berge

October 20, 1924

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minutes' ride you are in the heart of the Rocky Mountains."

Responding to the mayor's welcome, President Newcomb briefly commented upon the potential development of the state, through the advantages gained by the oil and gas industry and the Moffat tunnel now under construction. "Our mountains," he declared, "are just as beautiful as those of Switzerland, and if we advertise Colorado the same way Switzerland is advertised, tourists will come here from all over the world."

"Have Faith in Colorado"

Mr. Newcomb then introduced Dr. C. A. Lory, president of the Colorado State Agricultural College, who in handling the subject, "Have Faith in Colorado," gave the Realtors a wonderful picture of the potential development of their state.

Real estate men, Dr. Lory declared, have carried on a great work in the development of the state. Mining has been the state's greatest industry, and backed by 66 years of mining experience, greater transportation facilities, improved mining equipment and the improved mining methods developed by science and experience Mr. Lory looked forward to greater developments in metalliferous mining. In addition he called attention to the growth of coal mining, and other mining operations incident to the production of cement, brick and tile. He explored the paucity of the funds now available for the establishment of mining experiment stations, and urged the Realtors to use their influence in securing suitable appropriations for the mining schools. "The discovery of oil and gas," he declared, "has changed our entire outlook and we are now back in the old days when Cripple Creek came in, and when Leadville came in."

Commenting upon the agricultural development of the state, he said that where formerly sufficient food stuffs were not grown for home consumption, now in most all lines

and fruit sections. The work of these stations is being supplemented by county agents, demonstration agents and farm clubs. Also there are 176 consolidated schools where farm boys and girls receive higher education. Many schools now have two or four-year agricultural courses, courses in home economics and also industrial training.

Dr. Lory also dwelt upon the scenic and health advantages of the state. He declared that taxation is becoming truly burdensome, and that real property is carrying too much of the load. If this is not adjusted, he expressed the thought that Realtors may expect poor business conditions in the future. The tax increase in various counties ranged from 115 to 414 per



Horace G. Shaw, Fort Collins, new president of the Colorado Realtors

cent, with an average for the state of 132 per cent.

Some Interesting Data.

radio's dry-lands are especially adapted to corn growing. It means intensive cultivation, he said, but there is no crop grown that so well responds to careful cultivation as does corn.

Farm Land Appraisals

L. C. Follenweider, president of the Denver Real Estate Exchange, led a discussion on the subject of "Farm Land Appraisals." Others taking part were Thomas M. Welsh of Greeley, Lee A. Reynolds of Denver and T. J. Dawson of Pueblo.

Arriving at Farm Land Values

By L. C. Follenweider, Denver
To arrive at an actual valuation of farm lands one must study the problem carefully, calculating with fine discrimination the various factors that enter into values. It is not infrequently said that a farm is worth what it will sell for on the market. That is not always true. The purchaser may under estimate the possibilities of a farm and pay considerably less than its true value, or he may have a false opinion as to how well the farm will suit his specific needs or purpose and pay more than it's worth. When the market is good, prices become inflated and farms often sell for more than they are worth, but during the present depression farm lands have been sold for less than they were offered in 1914—less than their actual worth.

It is acknowledged by some of the most expert appraisers that there are two important factors that enter into the value of a farm; first, its production value; second, its home value. The most essential is production or income. In this connection land may be compared to corporation stock. If the corporation is paying large dividends the stock increases in price; if not, it goes down. Very naturally income is based on management. One man will make money on a farm or another may lose money on the same farm.

BRIEF TIMELINE

1920 – First meeting to consider forming the Colorado Board of REALTORS®.

1921 – The first year of the Colorado Association of Real Estate Boards (CAREB) led by L.F. Eppich. Dues were \$1.00 per year.

1922 – First annual meeting held in October at the Boulderado Hotel with over 100 members.

1923 – The Colorado Board of REALTORS® changed its name to the Colorado Association of Real Estate Boards on Dec. 5, 1923. A new policy from the National Association drove the change. The NAREB Board of Directors voted that local Boards should remove the term "REALTOR®" from the names of their boards as not all members of local boards were REALTORS®, which was reserved for real estate brokers only. The rule was overturned on May 6, 1939, when the NAREB Board of Directors voted that boards could use "REALTOR®" in their name provided that all active voting members of the board were REALTORS®.

1925 – State passage of the real estate broker licensing law by the Colorado legislature.

1926 – Colorado voted in favor of the three-way membership agreement. It stated that anyone desiring to use the term "REALTOR®" must belong to the state board, local board, and national association.

1928 – The Colorado Association of Real Estate Boards was accepted by NAR's Board of Directors as a member of the REALTOR® organization.

1929 – First assessment of \$1.00 per member that was earmarked for legislative efforts.



Life in the 20's



- Colo. Population 1920: 939,629.
- Average salary: \$2,955/year.
- Gas: \$0.30/gallon.
- Loaf of Bread: \$0.11.
- "Ready Cut" homes: \$1,213.
- 1924: Television & frozen food invented, first Winter Olympics.
- Movies have both sound and color.
- Popular Musicians: Al Jolson, Duke Ellington, and George Gershwin.
- Mickey Mouse appears for first time.

In the News



- With the end of World War I, a housing boom in the US leads to an increase in home ownership.
- 1920: 19th Amendment gives women the right to vote.
- 1920: Prohibition outlaws sale and production of alcohol.
- Commercial radio provides news and entertainment.
- 1926: Route 66 opens connecting Chicago to L.A.
- 1928: Moffat Tunnel opens through the Continental Divide.

1930s

1929 – 350 members
1939 – 150 members



The Great Depression and the Dust Bowl affected the economy in the 1930s, leaving more than four million people unemployed.

ABOUT THE ERA

The 1930's saw the growth of shanty towns caused by the Great Depression, dust storms swept the U.S, and radical politics spread around the world in what many considered an upside down world in which bank robbers were seen as heroes and not villains. For the radio, the 1930s was a golden age. At the start of the decade, 12 million American households owned a radio, and by 1939 this total had exploded to more than 28 million.

In the 1930's, the Denver Chamber of Commerce and municipal governments promoted the city in an effort to convince federal agencies to locate regional offices in the area. Unlike manufacturing plants, federal buildings were clean enterprises and employees were well paid and not interested in unionizing.

Due to the Great Depression and the increasing shortage of adequate housing during the war years, the federal government looked at the problems and created the Home Owner's Loan Corporation (HOLC) in 1933 that created use of long-term amortized mortgages. Additionally, the National Housing Act of 1934 created the Federal Housing Administration (FHA) which developed guidelines for land planning, construction, and loans.

CAREB leaders in the 1930's spent time working with existing boards to help them survive and retain membership. This was a time when several boards disbanded and by the end of the decade were revived. In 1934 there were nine local boards with a total of 117 members. The salary of the CAREB Secretary was reduced from \$100.00 a year to \$80.00 a year.

Annual Convention, Colorado Association, Colorado Springs, September 23-24

Colorado Springs, Colo.—The annual convention of the Colorado Association of Real Estate Boards was held in Colorado Springs on Friday and Saturday, September 23 and 24. The meeting was called to order by President Frank R. Holloran at 1:30 on Friday afternoon.

Speakers at the opening session were Herbert U. Nelson, executive vice-president of the National Association and E. D. Cooper, president of the Kansas Association of Real Estate Boards. Three minute talks from representatives of different sections of Colorado on "How's Business in Your Town" were the closing feature of the afternoon session.

Reeve Burton, president of the Colorado Springs Real Estate Board was toastmaster at the annual banquet Friday evening. John T. Haney addressed the delegates on "Argument in Defense of the Lazy Man."

Charles H. Haines, professor, Westminster Law School and Associate Counsel City Attorney's Office, Denver, presided

over a special Committee meeting Saturday morning on the Torrens System. David Neiswanger, Regional vice-president of the National Association for the South Central Region, spoke on "Current Trends in the Real Estate Field."

At the conclusion of Mr. Neiswanger's address the annual election of officers was held. L. C. Fulenwider of Denver, was elected president to succeed Frank R. Holloran; other officers elected were: 1st vice-president, F. S. Padgett, Colorado Springs; 2nd vice-president, C. H. Wood, Estes Park; 3rd vice-president, B. V. Ruppel, Pueblo; 4th vice-president, A. C. Hull, Longmont; secretary, Paul D. Ambrose, Denver; treasurer, E. Palmer Gallup, Denver.

Directors: Edward F. Larsen, Denver; Thos. J. Downen, Pueblo; James E. Tressler, Walsenburg.

Counselor, Frank R. Holloran. At the luncheon meeting, which closed the convention, Charles S. Gerth, of New Orleans, spoke on "The Gospel of Real Estate."



CAR PRESIDENTS 1930's



1931
Ralph E.
Austin,
La Junta



1932
Robert R.
Williams,
Pueblo



1933
Arthur D. Wall,
Denver



1934
R.E. Johnson,
Colo. Springs



1935
Charles H.
Woods,
Estes Park



1936
D.C. Burns,
Denver



1937
N.K. Bickford,
Lamar



1938
Frank R.
Holloran,
Pueblo



1939
L.C. Fulen-
wider,
Denver

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COLORADO HOLDS 2-DAY CONVENTION AT PUEBLO

159 Attend Tenth Annual State Meeting

Many Timely Subjects on Program

PUEBLO, Colo.—The 11th annual convention of the Colorado Association of Real Estate Boards was held here, Sept. 25-26, with a program filled with many worth-while educational features interspersed with open discussions regarding various phases of the real estate business.

A land meeting filled a very important part on the program, as did the topic of opportunities in exchanges. Financing, advertising and selling of rural and urban property came in for special consideration. The matter of taxation was the predominant factor of administrative matters.

Many hours were devoted to a conference on taxation with Thomas M. Welsh of Greeley, chairman of the taxation and legislation committee, acting as leader. (See Column 3.)

Retiring President Ralph E. Austin of La Junta reviewed the work and accomplishments of the organization during the last year and commended most particularly the activities of the organ-

Colorado Realtors Urge Graduated Income Tax

PUEBLO, Colo.—The Colorado Association at the close of its convention here, Sept. 26, unanimously adopted a resolution favoring a graduated income tax, the income from which would be used entirely in relief of real estate from taxation, and the placing of a limitation upon the amount of taxes that can be levied against real estate.

A strong committee to carry out the mandates of this resolution will be appointed. The committee will work out the details of the program for presentation or through some action with the next legislature.

Spirited discussion of the tax problem marked the entire day's sessions resulting in a vote favoring the income tax over a sales tax on luxuries as a means of raising additional income for the state.

It was pointed out that real estate is taxed approximately one-half the state's wealth and that it is called upon to carry nearly 5 per cent of the tax burden. In addition, according to figures presented by

Williams Elected President for the Coming Year

Holloran, Daniels, Burns and Baker New Vice-Presidents

PUEBLO, Colo.—R. R. Williams of this city was elected president of the Colorado Association of Real Estate Boards at the close of the 11th annual convention here, Sept. 26. Mr. Williams succeeds Ralph E. Austin.

Other officers elected for the coming year were:

First vice-president, Frank R. Holloran, Pueblo; second vice-president, O. E. Daniels, Jr., Grand Junction; third vice-president, D. C. Burns, Denver; fourth vice-president, Edward Baker, Colorado Springs; treasurer, Harry W. Humphreys, Denver.

Board of directors: Ralph E. Austin, La Junta; Thomas M. Welsh, Greeley; J. E. Campbell, Pueblo; Charles H. Woods, Estes Park. State Councilor, Orville D. Estes, Denver.

Hold-over members of the Board are: E. Palmer Gallup, Denver; J. Bannix Malzer, Sterling; James L. Wade, Lamar; E. I. Crockett, Pueblo; F. W.

Thomas M. Welsh, Greeley, only 40 per cent of incomes within the state are derived directly from real property. For this reason it is imperative that real estate be relieved of some of its disproportionate share of taxes, he declared.

If this is accomplished, he predicted, the entire state will benefit through the attraction of new capital and new people.

October, 1932 THE NAREB NEWS SECTION Page 3

12TH ANNUAL CONVENTION OF COLORADO REALTORS

Splendid Program Is Feature of the Lamar Meeting

Lamar, Colo.—The 12th annual convention of the Colorado Association of Real Estate Boards was held here, in the fertile Arapahoe Valley of Colorado, on September 23-24, with the Lamar Real Estate Exchange, the newest Board in the state serving as a most genial host.

A hearty welcome was accorded the delegates just prior to the opening of the convention by the boys and girls of the Lamar High School Band. The Lamar ladies entertained the wives of the visiting Realtors at the Elks' Club where the convention was held and also at the Hillcrest Country Club. The daily papers extended welcome through their columns and more space than has ever been accorded a previous convention was devoted to recording of convention activities.

A splendid diversified program was arranged on various phases of real estate particularly interesting to farm, land and urban Realtors, the functions of our local, state and National organizations, taxation, legislation and administrative matters.

Wall Is Elected Colorado State President

Lamar, Colo.—Arthur D. Wall of Denver is the new president of the Colorado Association of Real Estate Boards. Mr. Wall was elected at the close of the 12th annual convention of the Association here, Sept. 24. He succeeds R. R. Williams of Pueblo, the retiring president.

Other officers elected for the coming year are:

Vice-presidents: Van Holt Garrett, Denver; O. E. Daniels, Jr., Grand Junction; N. K. Bickford, Lamar; Charles H. Woods, Estes Park. Treasurer: Harry W. Humphreys, Denver. Secretary: Wesley J. Toune, Denver. Board of Directors: R. R. Williams, Pueblo; R. E. Johnson, Colorado Springs; Perry M. Keen, Pueblo; D. G. Huyett, Longmont. State Councilor: Frank R. Holloran, Pueblo.

Hold-over Directors are: Ralph E. Austin, La Junta; Thomas M. Welsh, Greeley; J. E. Campbell, Pueblo; E. Palmer Gallup, Denver; James L. Wade, Lamar, and State Councilor Orville D. Estes, Denver.

Paul W. Hyerstay, representative of the Small Homes Company, Denver, talked on "The Small Home in America."

1932 Competition for Small Homes Is Announced

Washington, D. C.—Better Homes in America announces a small house architectural competition for 1932, to close Dec. 1, next.

The awards are to be made to practicing architects for the best design submitted for each of three types of houses—three medals in all:

(a) One story house. Storage space but no living accommodations may occur in roof space.

(b) Story-and-a-half house. Living accommodations partly in a second story which is usually a "hall story."

(c) Two-story house.

The awards are aimed to discover and call attention to the best small houses actually constructed during the given period, and thus to stimulate interest in overcoming the faulty design and construction of the really small house. To this end the actual cube of the house, above the level of the first floor, shall not be greater than 24,000 cu. ft. except for two story houses for which a cube of 28,000 cu. ft. is permitted. Open porches estimated at 1/2 cube.

Those wishing further details should address Dr. James Ford, executive director, Better Homes in America, Wash-

BRIEF TIMELINE

1931 – First “exhibit hall” at the annual meeting at the Congress Hotel in Pueblo.

1932 – The Great Depression reached Colorado and the Colorado REALTORS® Association faced survival and struggled to maintain members. Colorado did not have a sales tax or income tax, so there was little funding to provide any relief.

1933 – Excise tax on gas was introduced.

1933 – NAR reduced dues from \$10.00 to \$5.00 annually.

1934 – CAREB worked on rent, taxation, and foreclosure legislation.

1934 – The U.S. President signed “Code for the R.E. Business.”

1937 – CAREB worked on a mutual agreement with the Bar Association to draw up legal papers for REALTORS®.

1938 – CAREB began accepting members into the State Association without requiring them to be members of the National Association. Membership grew by two to three members per month. The annual convention was held at the Broadmoor and rooms were \$3.50 for a single and \$5.50 for a double.

Life in the 30's

- Colo. Population 1930: 1,035,791.
- Average salary: \$5,688/year.
- Gas: \$0.21/gallon.
- Loaf of Bread: \$0.09.
- Median Price of CO. Home: \$1,289.
- Popular Musicians: Glenn Miller, Judy Garland, Billie Holiday, and Benny Goodman.
- Popular Movies: The Wizard of Oz, It Happened One Night, Gone with the Wind, and 42nd Street.



In the News

- 1929-39: Great Depression sweeps the U.S.
- 1930s: During the Dust Bowl, severe dust storms killed people, livestock, and crops from Texas to Nebraska. For the radio, the 1930s was a golden age.
- 1931: Congress and President Hoover approve “The Star Spangled Banner.”
- 1934: President Roosevelt signs “Code for R.E. Business.”
- 1935: Nazi Germany enacted the Nuremberg Laws, which included revoking German citizenship for all the Jewish people.



1940s

1939 – 150 members
1949 – 731 members



World War II created the groundwork for the state of Colorado as we know it today. Denver encouraged the U.S. Government to invest in the area for federal and wartime facilities, and the government listened. The trickle-down effect included not only construction, but an influx of workers and additional businesses.

ABOUT THE ERA

The early 1940's were dominated by World War II. Technological advancements during wartime included the jet engine, nuclear fusion, radar, and rocket technology which later became the starting points for space exploration and improved air travel. By the 1940's, the federal government became the largest property owner and largest employer and builder in the state, most of whose employees worked in the Denver area. All of the U.S. Cabinet departments except the State Department operated bureaus/agencies, indicating Washington's recognition of Denver as the principal administrative center for the western half of the U.S.

A housing shortage intensified by homecoming servicemen was first place among national problems. Knowing that the only way to overcome the shortage and head off real estate inflation was to reopen normal home building, CAREB President Van Holt Garrett threw the whole energy of the Association into this task. He was successful with complete revocation of the wartime order that banned all ordinary construction. He also helped launch the National Real Estate Foundation, which was formed to marshal economic resources to preserve the institution of property ownership. CAREB also later helped defeat a strong new movement for commercial rent control.

After the war, Colorado's population grew by 200,000 people. As a result of military installations built in Colorado during wartime, a whole new scientific research and military industry grew up along the front range from Pueblo to Fort Collins. The Association focused on providing more and better education to local boards and members.

RECORD OF PROCEEDINGS 100 LEAVES

C.A.R.E.B. BOARD OF DIRECTORS

MINUTES

Oreen Room, Broadmoor Hotel Colorado Springs, Colorado

October 27, 1946

Those present:

President: Thomas J. Denson
Vice-Presidents: Roy F. Waters, Ora Chester Barber.
Bess, Vice-Presidents: Bill E. Berg,
Treasurer: E. P. Larsen.
Councilors: Floyd Ridgett, W. Max Moore,
Directors: Max Levy, Flanders Brown, Frederick McIntosh,
R. D. Woodford, Belle Darling, Richard Leach,
Thomas Walsh.

Guests included Robert C. Brady, NAREB president; Calvin K. Snyder, R. W. C. Secretary and Past NAREB Presidents L. F. Blythe and Van Holt Garrett.

President Denson called the meeting to order at 8:15 p.m. following a dinner. Mr. Berg read the minutes of the August meeting in Canon City which were approved as read.

Mr. Larsen then read the CAREB financial and budget reports which are attached to these minutes. Mr. Moore moved that they be approved and placed on record. The motion was seconded by Mr. Brown and passed by unanimous vote. The directors gave a vote of appreciation to Mr. Larsen for his excellent services as treasurer and expressed regret that he is retiring from that office at the close of the year.

Mr. Berg then presented the attached report of membership gains and activity for 1946 which reflects a healthy growth to 606 Realtor members to date. The report was approved.

November, 1940

THE NAREB NEWS

OVER 100 ATTEND COLORADO CONVENTION AT FT. COLLINS

Denver, Colo. — The annual meeting of the Colorado Association of Real Estate Boards, which was held in Fort Collins, September 27-28, was attended by more than 100 Realtors and their wives. It was one of the best state meetings from the standpoint of speakers that the Colorado Association has held, writes Paul D. Ambrose, secretary of the Association.

The keynote speaker at the banquet the night of the 27th was Cyrus Crane Willmore, Regional Vice-President of the South Central Region. Other speakers included Frank G. Arnold of the Colorado Governmental Research Association; Roy M. Green, President of Colorado State College of Agriculture and Mechanical Arts; Thomas M. Welch, Greeley Realtor, who spoke on the proposed intangible tax for Colorado; Gerald T. Hart and Watson A. Bowes, who gave a skill on appraisal practice; Lloyd Hughes of the Record Abstract & Title Insurance Co. who spoke on the "Benefits of Title Insurance to the Real Estate Man."

Also, reports were given from all sections of the state on "How's Business in Your Town?"

The officers for the year 1941 are as follows:

President: F. G. Martineau, Fort Collins.
1st Vice-President: Thos. M. Welch, Greeley.
2nd Vice-President: James L. Wade, Lamar.
3rd Vice-President: J. Barney Mahary, Sterling.
4th Vice-President: Robert M. Porter, Grand Junction.
Secretary: Paul D. Ambrose, Denver.

Treasurer: E. Palmer Gallup, Denver.

Board of Directors: L. C. Folsom, Denver; A. C. Scott, Fort Collins; A. C. Hall, Lakewood; Thomas J. Eversum, Pueblo; James Treasler, Walsenburg; Edward F. Larsen, Denver; Nelson A. Eyer, Colorado Springs; Carl Travis, Boulder; B. V. Ruppel, Pueblo.

State Councilors: R. E. Johnson, Colorado Springs; L. F. Espino, Denver; Floyd S. Ridgett, Colorado Springs.

CREA Convention

(Continued from page 44)

terests addressed the convention session, including Herbert U. Nelson, Executive Vice President and Hugh Potter, Past

CAR PRESIDENTS 1940's



1940
Floyd Padgett,
Colo. Springs



1941
F.G. Martinez,
Fort Collins



1942
Van Holt
Garrett,
Denver



1943
B.V. Ruppel,
Pueblo



1944
W. Max Moore,
Denver



1945
N.A. Eyer,
Colo. Springs



1946
Damian Ducey,
Pueblo



1947
Watson A.
Bowles,
Denver



1948
Thomas J.
Downen,
Pueblo



1949
E.W. Ambrose,
Denver

BRIEF TIMELINE

1941 – Colorado helped pave the way to the National Association forming the REALTORS® Washington Committee (Now RPAC).

1942-1945 – CAREB was focused on efforts to assist the U.S. Government during World War II, including working with the War Production Board to find vacant storage facilities for war materials in the region.

1944 – First dues increase to \$2.50 per member.

1944 – The Annual Convention on October 6 at the Cosmopolitan Hotel in Denver had a record attendance of 550 members.

1946 – The Women's Council led by Mrs. Ora Chester Barber was developed within the state organization.

1946 – Phil Berg was hired to be Executive Vice President of the Association.

1947 – Emphasis on educating the public about the importance of using a "REALTOR®."

1948 – Colorado became one of several states to allow associate memberships. Other states followed suit over the years.



Records become popular in the 1940s.



Additional amenities of a 40s home would include items deemed necessities today. (New kitchen cabinets, hot water heater, patio, double garage, and heating systems.)

Life in the 40's



- Colo. Population 1940: 1,123,296.
- Avg. REALTOR® salary: \$3,202/year.
- Gas: \$0.18/gallon.
- Loaf of Bread: \$0.20.
- Median Price of CO. Home: \$2,091.
- Inventions: Velcro, records, Tupperware, the computer, and the Atomic Bomb.
- Popular Movies: Casablanca, Lassie Come Home, and Pride of the Yankees.
- Popular Musicians: Bing Crosby, Artie Shaw, Gene Autry, and Count Basie.

In the News



- 1941: Japan launches a surprise attack on Pearl Harbor, Hawaii, bringing the United States into the War.
- 1945: WWII ends. The US drops two atomic bombs on Japan.
- 1945: The United Nations is created.
- The federal government became the largest property owner and largest employer and builder in Colorado.
- National home ownership went from 43% to 55%.
- National unemployment declined from 15% to 5%.



1950s

1949 – 731 members
1959 – 1,337 members



QUESTION IV—What was the average number of sales people on the sales staff of your office for the year 1955?

Size of Sales Staff for 1955	Part-Time % of Brokers	Full-Time % of Brokers
1-5	22.8%	60.2%
6-10	10.4	16.7
11-20	4.3	8.3
21-40	—	3.3
41-over	—	2.4
none	62.5	4.1
Total	100.0%	100.0%

ABOUT THE ERA

The 1950's followed the end of the great depression and World War II. People wanted to live a normal life raising a family. Teens discovered rock and roll music and Elvis while their parents found that more consumer choices and jobs were abundant.

The 50's showed unbelievable growth for CAREB in membership size and budget. In 1950, membership stood at 809 members and it reached 1,337 members by 1959. Association business became so complex by 1950 that it was necessary to appoint a separate executive committee from within the Board of Directors.

In 1957, the State Supreme Court settled a case in favor of REALTORS® and non-REALTORS® in the case of Conway-Bogue Realty Inv. Co. vs. the Denver Bar Association. The Bar Association wanted to prevent REALTORS® from drawing up any legal documents relating to real estate. Today, both REALTORS® and Non-REALTORS® are thus able to complete prompt real estate service for their clients. John Gorsuch, legal counsel for CAREB, helped champion this fight.

Colorado Bar Associations Sue Realtors

By DAMIAN P. DUCY
Pueblo, Colorado

A lawsuit of vital concern to the real estate industry is to be tried in the courts of Colorado. In a test case, the state and Denver bar associations are suing three real estate firms to restrain them from preparing such documents as deeds, purchase options, sales contracts, rent demands, notices terminating tenancy, and other day-to-day agreements. At the Journal's request, the author, chairman of the realtors' legal defense committee, discusses points of the case

THE Colorado Association of Real Estate Boards has for a long time been cognizant of the fact that individual members of the Colorado and Denver Bar Associations have been contemplating action against individual members of CAREB, charging the illegal practice of law.

More than a year ago, CAREB's directors set up a legal defense committee which in turn delegated D. P. Ducky, Van Holt Garrett, and L. C. Fulenwider full authority to act on the realtor's behalf. Since then the legal defense committee has retained counsel, studied carefully some parallel cases which had been brought in other states, and conferred through counsel with the members of the Colorado and Denver Bar Associations.

On April 6, suits were filed against three prominent realtors in the courts of Denver. The firms filed against were: Van Schaack & Company, a large organization engaged in every branch of real estate activity, Conway-Bogue & Company, a partnership with a medium-sized staff, and John Bruno, an individual employing approximately three or four sales persons as an example of the smaller individual operator. We feel very fortunate, since suits had to be filed, that the Bar Association selected three such outstanding and ethically strict realtors as defendants.

The suits brought by the two Bar Associations and the three individual members set forth the requirements under Colorado law which qualify an individual to engage in the practice of law. Recitation is made of the damages suffered by the individual plaintiffs and their associate members of the Bar through the activities of realtors and licensed brokers which have been a matter of custom and usage for several decades.

The court is asked to issue restraining orders and injunctions against the three defendants, and such an order, if granted by the court, would prevent realtors and licensed brokers from preparing on behalf of other persons any one of the following acts:

- 1) Deeds conveying real estate.
- 2) Deeds of trust and mortgages encumbering real estate.
- 3) Promissory notes secured by such deeds of trust or mortgages.
- 4) Releases of deeds of trust and mortgages upon real estate.
- 5) Receipts and options for purchase.
- 6) Contracts of sale of real estate.
- 7) Agreements relating to and affecting real estate and title to it.

- 8) Demands to pay rent and notices terminating tenancy of real estate.
- 9) Instruments creating, continuing, modifying or terminating the relation of landlord and tenant with respect to real estate, or any of said instruments, whether or not the defendant charges or receives compensation for the same and whether or not the defendant has been employed as a real estate broker by one of the parties to the transaction or has procured the purchaser or the seller of the real estate involved or has brought together the lender and the borrower or the landlord and the tenant or has been employed by the owner of the real estate involved to manage the real estate, and whether or not the preparation of such instruments is done by or under the supervision of an attorney employed by the defendant.

Custom and usage in Colorado, practiced by realtors and licensed brokers, has been, for example in the case of a sale of a piece of property listed by a client, that the broker would take the option or offer to purchase, accept the good faith money, secure the assent of the seller and secure the Abstract of Title, which would be certified and delivered to an attorney for examination of title. Title insurance is being used more and more in Colorado, but is still not widely accepted with the result that most transfers are made upon the basis of the examination of abstract.

An attorney's opinion is delivered to the broker and the custom has been for the broker to prepare the contract, deed, and any other paper incidental to the title change. Papers prepared are of a statutory nature and only blank spaces have to be filled in. When the examining attorney requests, completed papers are delivered to him for approval before signatures are obtained.

Attorneys with many years of practice behind them develop the habit of placing implicit confidence in the outstanding realtors and licensed brokers in the various communities and have on innumerable occasions advised their client that broker "X" was fully competent to complete the transaction without the examining attorney being present at the closing.

It has been a positive practice on the part of these officers which complete transactions in the large consideration brackets to insist at all times that attorneys be engaged by both the buyer and the seller, and that such attorneys follow every step of the transaction and be present at the closing.

Management practice in this state has been carried on in this manner for many years.

(Please turn to page 44)

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May, 1951 — NATIONAL REAL ESTATE AND BUILDING JOURNAL

Colorado Brokers Win Supreme Court Victory

The Colorado Supreme Court has refused the plea of two state attorney groups to forbid real estate brokers to prepare legal documents involved in their business.

In another decision, written at the same time, the high court ruled that two Denver title companies can prepare legal papers only in matters to which they are a party.

The first decision, involving real estate brokers, reversed an earlier decision by Pueblo, Colorado, District Judge J. Arthur Phelps. Only part of the earlier decision was re-

versed. Supreme Court Justice Frank Hall, in writing both decisions, said that the preparation of mortgages, leases, deeds, tenancy terminating notices, promissory notes and other legal papers common to the real estate business does involve the practice of law.

But Justice Hall added that real estate brokers have handled the preparation of such papers in Colorado for 50 years and that a "vast majority of the people of the state who buy, sell, encumber and lease real estate have chosen real estate brokers rather than lawyers to perform the acts herein complained of."

The decision indicates that the freedom to continue drawing up these papers is contingent upon the broker doing so only in the course of his own regular business and that he receive



CAR PRESIDENTS 1950's



1950
Richard Leach,
Pueblo



1951
M.S. Anderson,
Greeley



1952
L.C.
Fulenwider,
Denver



1953
John Wheeler,
Greeley



1954
Sam Russell,
Denver



1955
L.L. McHone,
Colo. Springs



1956
Edward
Kaufman,
Pueblo



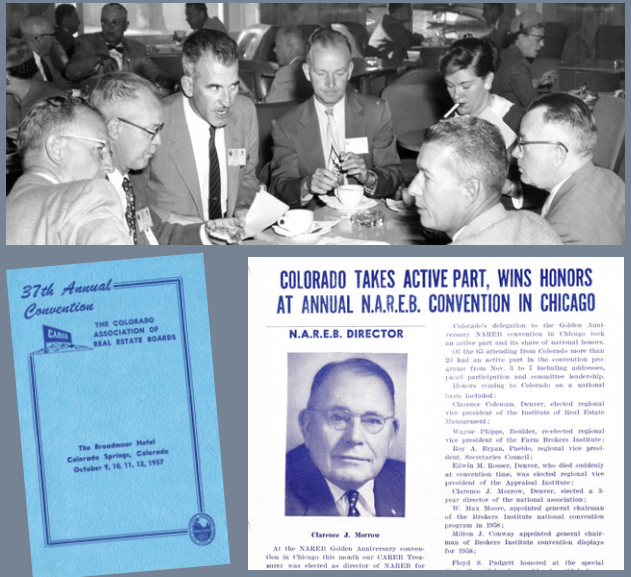
1957
Harold J. Hurt,
Denver



1958
Donald Weidman,
Colo. Springs



1959
James Knox,
Denver



BRIEF TIMELINE

1950 – The Multiple Listing Services (or listing exchange groups) started to develop within local boards.

1951 – A joint conference was held with Colorado and New Mexico. The first REALTOR® of the Year was also awarded to Damian P. Ducey.

1955 – All rooms and seats are sold out ahead of time for the first time at the Annual Convention. Association membership increased to 1,250 with annual dues increasing to \$20/member.

1957 – The State Supreme Court settles a case in favor of REALTORS® and non-REALTORS® in the case of Conway-Bogue Realty Inv. Co. versus the Denver Bar Association. The Denver Bar Association wanted to prevent REALTORS® from drawing up any legal documents relating to real estate. Today, both REALTORS® and Non-REALTORS® are thus able to complete prompt real estate service for their clients. John Gorsuch, legal counsel for CAREB, helped champion this fight.

1959 – A severe blizzard hampered the Annual Convention. Some members who left Greeley on Wednesday did not arrive at the Broadmoor until Saturday.

Life in the 50's



- Colo. Population 1950: 1,325,000.
- Avg. REALTOR® salary: \$3,210/year.
- Gas: \$0.18/gallon.
- Loaf of Bread: \$0.30.
- Median Price of CO. Home: \$7,151.
- Popular TV: I Love Lucy, The Bob Hope Show, Perry Mason, and Lassie.
- Popular Movies: Vertigo, Sunset Boulevard, Bridge on the River Kwai, Seven Samurai, and Singin' in the Rain.
- Popular Musicians: Elvis, Buddy Holly, Frank Sinatra, Andy Williams, Dean Martin, Perry Como, and Johnny Cash.

In the News



- 1950: The Korean War begins when North Korea invades South Korea.
- 1950: The credit card is invented.
- 1954: The U.S. Supreme Court rules that racial segregation in public schools is unconstitutional.
- 1955: Ray Kroc starts the McDonald's restaurant chain.
- 1957: The Soviet Union launches Sputnik I to orbit Earth.
- 1958: NASA is created, marking the start of the space race.

Listing sheets from the 1950s.



1960s

1959 – 1,337 members
1969 – 2,820 members



ABOUT THE ERA

The 1960's were dominated by the Vietnam War and Civil Rights protests. The 60's also saw the Cuban Missile Crisis, the assassinations of President John F. Kennedy in 1964, and Martin Luther King and Bobby Kennedy in 1968. In 1962, it looked like the world's two superpowers would begin a nuclear war over the Cuban Missile Crisis. The decade ended on a more positive note when Commander Neil Armstrong, Buzz Aldrin, and Michael Collins formed the American crew of Apollo 11, which was the spaceflight that first landed humans on the Moon.

In 1961, only 1,810 of 9,000 licensed agents were REALTORS®. A focus on membership increased the number of CAREB members from 1,658 in 1960 to 2,820 in 1969. Colorado was also transitioning from a mining economy to a service economy. By 1970, fifty percent of the economy was related to service, mainly due to the strong influence of federal governmental agencies. Major attention was focused on a proposal for setting up a real estate recovery fund in Colorado and explaining Regulation Z of the Truth-in-Lending Law to the membership. Both NAR and CAR began the process of setting up official political action committees (PACs).

One of the most notable changes of the 1960's was the civil rights movement, with its emphasis on equal opportunity in housing. There were more anti-discrimination cases recorded in Colorado than anywhere else in the country. The CAREB Foundation was thus established for the purposes of furthering real estate education, research, performing public service, and charitable acts.



CAR PRESIDENTS 1960's



1960
Frank Smith,
Fort Morgan



1961
Robert Smidl,
Littleton



1962
Wayne Phipps,
Boulder



1963
Robert Havere,
Pueblo



1964
Henry Kirkpatrick,
Denver



1965
W.R. Bray,
Grand Junction



1966
J. Chalmers
Ewing,
Denver



1967
Joseph Toole,
Colo. Springs



1968
Charles L.
Rhoades,
Fort Collins



1969
Daniel Clinger,
Denver

BRIEF TIMELINE

1960 – CAREB Foundation was formed for the purpose of furthering real estate education and research.

1964 – CAREB's long-standing opposition to enforced public housing mandated by a central government reached a conclusion when Governor John Love signed the Public Housing Referendum Law, which made it possible for each individual community to determine its own housing mix.

1965 – CAREB sponsored six regional conferences around the state.

1966 – CAREB started to work with the real estate commission to create standardized real estate forms.

1967 – The GRI program was introduced to CAREB by the National Association. State dues were \$40/member. Record attendance at the Annual Convention was 1,100 members.

1968 – CAREB moved into new office space. Prior to this, CAREB had been sharing space with the Denver Board of REALTORS®.

1969 – By the end of the decade, 78.5% of the state's population was now urban, creating new challenges for real estate in the next decade.



Life in the 60's



- Colo. Population 1960: 1,769,000.
- Avg. REALTOR® salary: \$5,300 - \$8,540.
- Gas: \$0.25/gallon.
- Loaf of Bread: \$0.18.
- Median Price of CO. Home: \$12,300.
- Popular TV: Perry Mason, Rawhide, Hogan's Heroes, and The Benny Hill Show.
- Popular Movies: 2001: A Space Odyssey, Psycho, The Good, the Bad and the Ugly, and Lawrence of Arabia.
- Popular Musicians: Beatles, Rolling Stones, The Supremes, The Temptations, Aretha Franklin, and the Beach Boys.

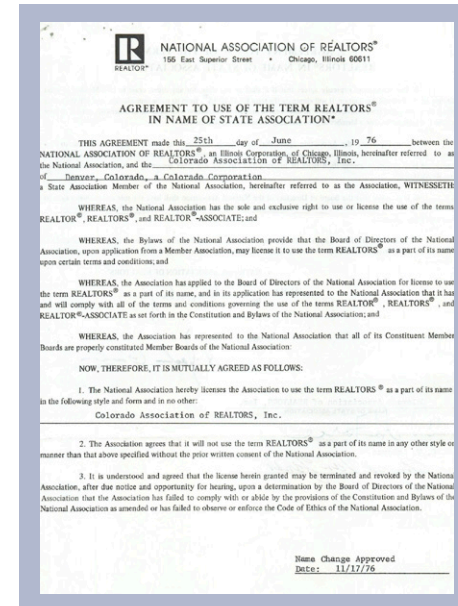
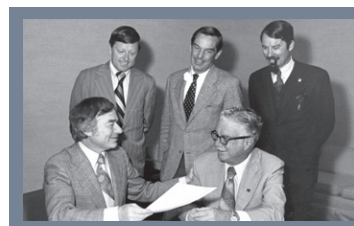
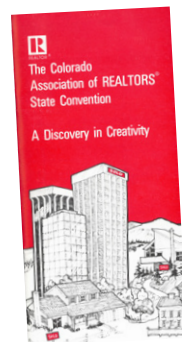
In the News



- 1960: The U.S. sent 3,500 U.S. troops to Vietnam.
- 1962: The Cuban Missile Crisis.
- 1962: Sam Walton opens the first Wal-Mart store.
- 1963: President John F. Kennedy is assassinated. U.S. Civil Rights Leader Martin Luther King Jr. gives his famous "I Have a Dream" speech in Washington, DC. Touch-tone phone invented.
- 1964: President Johnson signs the Civil Rights Act.
- 1969: Neil Armstrong and Buzz Aldrin are the first men to walk on the moon.

1970s

1969 – 2,820 members
1979 – 15,156 members



ABOUT THE ERA

The 1970's saw massive inflation worldwide, which averaged over three percent annually in the U.S., due in large part to the oil crisis in the Middle East. By the late 1970's, the shortages set off an energy boom in Western Colorado. Digital technology in consumer products is seen for the first time, such as the first calculator, and as technology advanced, the range and function of home appliances improved. The decade also saw the beginning of the home computer due to Intel creating the first cheap microprocessor - the Intel 4004.

In 1970, CAREB had 19 standing committees, and an all-time high of 3,180 members and 23 local boards. In its "Resolutions and Statement of Policy" for 1970, CAREB placed emphasis on its continued participation in the "Make America Better" program. Within Colorado itself, the focus was on making basic real estate education become necessary for obtaining a license in Colorado. The Real Estate Commission also endorsed the use of standardized CAREB forms.

One of its most important developments in 1972 was the creation of the Political Action Committee. In 1974, CAREB's 28-year leader, Phil Berg, announced his retirement. The association thanked him for his service with a "This is Your Life" celebration and a new car at the annual convention. Arnold VanZandt was a unanimous choice to be his replacement. In June of 1976, CAREB changed its name to the Colorado Association of REALTORS®. The Association also saw growth in professionalism as steps were taken to implement uniform ethics and arbitration proceedings throughout the state. The decade ended with the Justice Department suing local boards for "price fixing" with regard to commission and "restraint of trade" concerning membership in local MLSs. Because of foresight and planning on the part of CAR leadership, the association had the ability to assist member boards in defending themselves against this suit.



CAR PRESIDENTS 1970's



1970
F.W. "Bill"
Haver,
Pueblo



1971
John
Hasselblad,
Denver



1972
James Berger,
Colo. Springs



1973
C.G. Cozart,
Denver



1974
Kenneth
Weedon,
Loveland



1975
William Moore,
Denver



1976
C.V. LeForce,
Aurora



1977
Chester Grubin,
Arvada



1978
James Gale,
Grand Junction



1979
Virgil Dickman,
Englewood



Shown, left to right, signing the Affirmative Marketing Agreement between HUD and the Colorado Association of Real Estate Boards (CAREB): C. V. LeForce, CAREB president; James H. Blair, assistant secretary for equal opportunity, HUD; Philip C. Smaby, President of the National Association. Back row: John J. Endres, director, HUD Insuring Office, Denver and Ana Jankowski, equal opportunity specialist, HUD Denver office. The occasion took place during the 56th annual convention of CAREB, held at the Broadmoor Hotel, Colorado Springs, Oct. 6-9, 1976. (story on page 5).



BRIEF TIMELINE

1970's – This ERA was a decade of inflation. With interest rates reaching 19.5% by the late 1970s, 1031 tax-deferred exchanges flourished.

1972 – The Political Action Committee was formed.

1974 – Long-term AE Phil Berg retired after 28 years. Arnie VanZandt was hired as his replacement the following year.

1975 – CAREB purchased the land to build a permanent headquarters. The first REALTOR® Day at the Capitol event was held.

1976 – CAREB became the Colorado Association of REALTORS® (CAR). Ethics and arbitration proceedings are implemented throughout the association.

1977 – CAR broke ground on the first building for the association. CAR also designed resolutions to protect Colorado water rights.

1978 – A condominium committee is formed to oversee legislation pertaining to this new form of housing.

Life in the 70's



- Colo. Population 1970: 2,210,000.
- Avg. REALTOR® salary: \$7,133.
- Gas: \$0.36/gallon (1978 \$1.19 OPEC).
- Loaf of Bread: \$0.70.
- Median Price of CO. Home: \$17,300.
- Popular TV: MASH, The Waltons, The Brady Bunch, Kojak, and Columbo.
- Popular Movies: Jaws, The Godfather I and II, American Graffiti, and Taxi Driver.
- Popular Musicians: BeeGees, Elton John, The Eagles, Bob Dylan, Styx, Simon & Garfunkel, Led Zeppelin, and Queen.

In the News



- 1970: NASA's Apollo 13 returns to Earth successfully after abandoning its mission to the moon.
- 1972: OPEC Oil Embargo creates long lines and high gas prices.
- 1972: The Watergate scandal begins with President Nixon.
- 1973: The last U.S. combat troop leaves Vietnam. Motorola invents cell phone.
- 1974: Year-round daylight-saving time began in the U.S. Gerald Ford becomes president after Nixon resigns.
- 1976: Steve Jobs and Steve Wozniak create the Apple Computer Company.



1980s

1979 – 15,156 members
1989 – 16,222 members

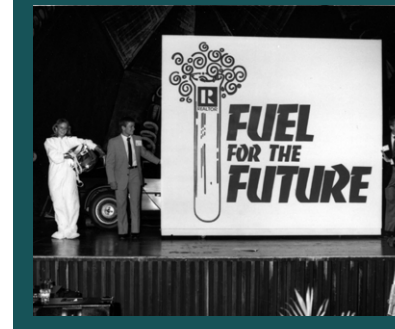
ABOUT THE ERA

The 1980's see the collapse of traditional communism and the end of the Cold War. Microsoft, IBM, Intel, and Apple begin to have an impact on everyone's lives as personal computers became less expensive and more wide-spread, including use in the home and business. Famine in Ethiopia causes major music stars to band together to raise money and awareness. Mobile/car phones began appearing as technology became cheaper and smaller.

The Association began focusing on becoming involved with and taking a stand on various issues that were impacting the real estate industry while also continuing CAR's RPAC (CORPAC) providing financial support to candidates. In 1981, CAR's issues PAC (IPAC) was created. IPAC faced a big challenge with sellers being able to carry back a mortgage on the sale of their home without increased government restrictions and regulations.

As a part of strategic planning, CAR developed a written "mission statement" in 1981. Due to the continued growth of the energy industry on the Western Slope, CAR reorganized its existing two districts into three (e.g., the new Mountain District, the Northwest District and the Southwest District). Due to increased member interest in CAR's initiatives and education, the Annual Convention at The Broadmoor had an attendance in excess of 3,000 members.

In 1983, CAR improved its administration systems by purchasing an IBM computer and leasing a large Xerox copy machine. The CAR Education Foundation started compiling the Association's history and continued its successful program of providing financial support to Colorado's colleges and universities. By 1987, CAR's offices were fully computerized. This significantly improved the delivery of various services to members.



CAR PRESIDENTS 1980's



1980
Kenneth
Reyhons,
Colo. Springs



1981
H. Lindell,
Fort Collins



1982
Ted Bryant,
Lakewood



1983
Tom Martin,
Colo. Springs



1984
Janet Scavo,
Denver



1985
Don Harlan,
Denver



1986
Gail Lyons,
Boulder



1987
Ron Myles,
Denver



1988
Mary Ellen Marx,
Englewood



1989
Boyd Adsit,
Lakewood



BRIEF TIMELINE

1981 – CAR's issues PAC (IPAC) was created. CAR reorganized its existing two districts into three (the new Mountain District, the Northwest District, and the Southwest District).

1982 – Due to increased member interest in CAR's initiatives and education, the Annual Convention at The Broadmoor had attendance in excess of 3,000.

1983 – CAR focused a lot of effort on improving its administration systems by purchasing an IBM computer and leasing a large Xerox copying machine.

1984 – Janet Scavo was elected as the first female President. CAR's successful Political Action Committee was presented with several national awards from NAR.

1986 – CAR improved the GRI program by implementing a new delivery system with Van Education. A new entity called the Political Survival Fund (PSF) was formed in 1986 to collect and disburse funds to CORPAC and IPAC.

1987 – The CAR Education Foundation held its first annual Marla Moore Job Fair. The event was attended by more than 100 Colorado college students interested in a career in real estate.

1988 – A new program called the REALTORS® Affordable Housing Program was created which would begin to address housing for the homeless, low income rental housing, and foreclosure prevention/mitigation. At the June 1988 NAR Rocky Mountain Regional Conference held in Vail, CAR hosted the largest attendance ever for such an event.



Life in the 80's



- Colo. Population 1980: 2,978,000.
- Avg. REALTOR® salary: \$18,797.
- Gas: \$1.24/gallon (1980).
- Loaf of Bread: \$0.56.
- Median Price of CO. Home: \$64,100.
- Popular TV: Magnum P.I., Hill Street Blues, Dallas, Knight Rider, and The A*Team.
- Popular Movies: E.T., Raiders of the Lost Ark, Die Hard, Empire Strikes Back, and Platoon.
- Popular Musicians: Michael Jackson, Billy Joel, Prince, Madonna, Run DMC, The Police, U2, and Bruce Springsteen.

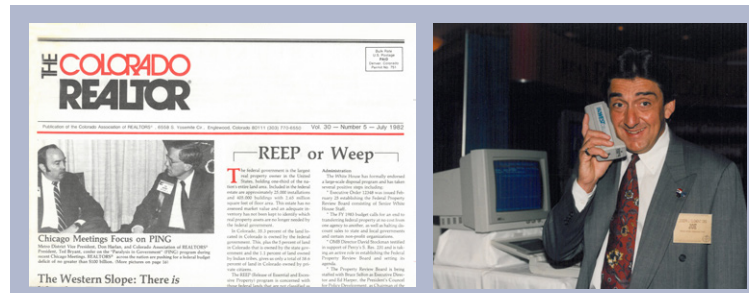
In the News



- 1980: U.S. Hockey Team defeated the Soviet Union 4-3 in a "Miracle" upset at the Winter Olympics.
- 1981: January 20, 1981, the Iran Hostage Crisis ended.
- 1981: Economic Recovery Tax Act was passed to help the economy.
- 1984: NY Congresswoman Geraldine Ferraro became the first woman nominated as Vice President by a major party.
- 1987: October 26 (Black Monday) the Dow Jones fell by 22%, the largest one-day drop by percentage in history.
- 1989: On November 9th the Berlin Wall became history.

1990s

1989 – 16,222 members
1999 – 18,464 members

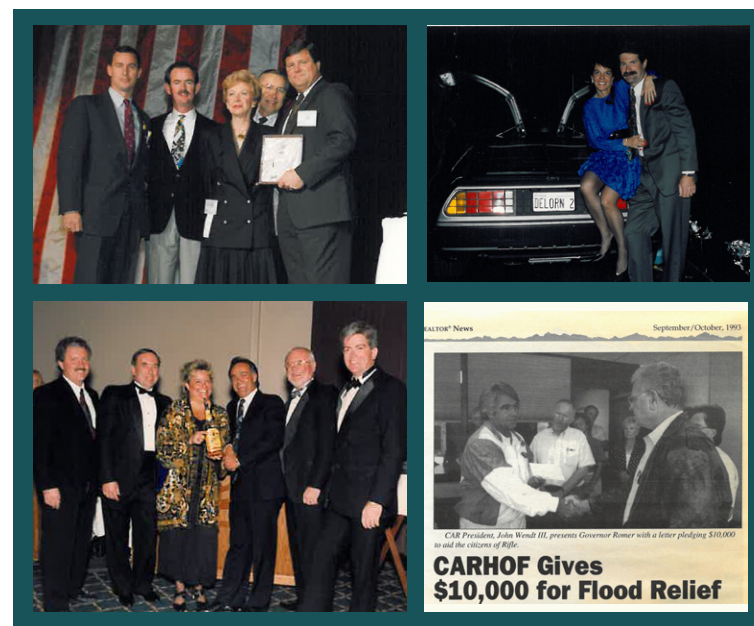


ABOUT THE ERA

The 1990's were a time of relative peace and prosperity and major technological advancements. The Soviet Union ceased to exist, ending a decades-long Cold War that brought new-found freedom to countries such as Latvia, Estonia, Ukraine, among others. The Internet allowed people throughout the globe to surf the web and has forever changed the way we conduct business and communicate.

The 1990 United States Census revealed that Colorado's population had grown by over 404,000 people – a 14% increase. The new Single Licensing was signed into law by Governor Roy Romer on April 22, 1996. The new law acknowledges three levels of responsibility: Broker Associate, Independent Broker, and Employing Broker. A new trend that continued from 1980s (or even late 1970s) was that of designing homes with vaulted/volume ceilings. Vanity areas, glass front doors, walk-in closets, electric garage door openers, garbage disposals, dishwashers, and microwaves were all installed in most newer 1990s homes. Other big changes for REALTORS® included mandatory E&O insurance required by state law starting January 1, 1998.

At CAR, the CAR Legal Hotline debuted in 1996 and became a resource for REALTORS® to speak with a real estate attorney for free. In 1993, Michelle Brown was hired to become CAR's first woman Chief Executive Officer replacing Arnie VanZandt. Debbie Campagnola would succeed her in 1996. In 1999, CAR established the CAR Columbine Foundation to assist victims of the school shooting that happened on April 20th.



CAR PRESIDENTS 1990's



1990
Richard
W. Berger,
Durango



1991
Gary Jarrett,
Evergreen



1992
Gus Williams,
Fort Collins



1993
John Wendt III,
Delta



1994
Chris McElroy,
Fort Collins



1995
Kevin Cook,
Berthoud



1996
Sandi
Zimmerman,
Castle Rock



1997
Wally
Armistead,
Longmont



1998
Bruce Wolf,
Littleton



1999
Gary Glenn,
Winter Park



BRIEF TIMELINE

1991 – The CAR Housing Opportunity Foundation (CARHOF) was established.

1994 – The new CAR website is launched: www.ColoRealtor.org.

1995 – Board of Choice passes at NAR: "Members may join a primary board across contiguous state lines. State association membership would be in the state where primary board membership is held."

1996 – New Single Licensing is now law, signed by Governor Romer on April 22, 1996. The new law acknowledged three levels of responsibility: Broker Associate, Independent Broker, and Employing Broker. The CAR Legal Hotline was established where REALTORS® could call and talk to a real estate attorney for free.

1998 – Mandatory E&O insurance was now required by state law starting January 1, 1998.

1999 – CAR establishes the CAR Columbine Foundation to assist victims of the school shooting that happened on April 20, 1999. A new CAR logo is created.

Life in the 90's



- Colo. Population 1990: 3,304,000.
- Avg. REALTOR® salary: \$28,700.
- Gas: \$1.34/gallon - 1990.
- Loaf of Bread: \$1.29.
- Median Price of CO. Home: \$82,700.
- Popular TV: Seinfeld, ER, MacGyver, The X Files, Friends, Cheers, and The Simpsons.
- Popular Movies: Armageddon, Titanic, Saving Private Ryan, Godzilla, and A Bug's Life.
- Popular Musicians: U2, N Sync, Faith Hill, Boyz II Men, Bon Jovi, Coldplay, Britney Spears, Garth Brooks, and George Strait.

In the News

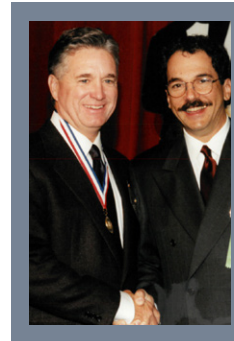


- 1991: The Internet first became publicly available and grows in popularity at the rate of about 3500 times/year.
- 1991: Operation Desert Storm takes place in Iraq and Kuwait.
- 1995: The Colorado Avalanche won the Stanley cup in 1995-96.
- 1995: DIA was constructed at a cost of \$4.8 billion.
- 1998-99: Back-to-back Super Bowl Champs Denver Broncos.
- 1998: Google is founded.
- 1999: Eleven countries begin using the Euro as their currency. Y2K has everyone worried computers will fail in 2000.



2000s

1999 – 18,464 members
2009 – 23,059 members



ABOUT THE ERA

The 2000's will be remembered as a decade of financial scandals, stock market crashes, and recessions as well as natural and man-made disasters. But it will also be remembered for major technological scares like Y2K and technological advances like smart phones and social media. Additionally, environmental concerns by many meant more motorists began turning to greener cars in the form of hybrid vehicles.

The 2000 Census revealed that Colorado's population had increased by just over 1 million people during the previous decade, a 30 percent increase, reaching 4,137,000 in 2000. According to the US Department of the Treasury, mortgage fraud from 1997-2005 increased by 1,411 percent. The U.S. housing prices peaked in early 2006 and started to decline later that year and into 2007 and reached new lows into 2012. The credit crisis resulting from the bursting of the housing bubble played a large role in the 2007-2009 recession in the U.S. In Colorado, more than 300,000 homes went into foreclosure between 2004-2014.

In 2003, CAR hired Robert Golden as the Chief Executive Officer to replace Debbie Campagnola. CAR's Legislative Policy team also works hard that year to help pass Designated Brokerage which is approved by state legislature as of January 2003. CAR introduces a new logo and a new website in November of 2005 which is becoming the primary medium to communicate to members. In January of 2007, CAR opens downtown office location to have an increased presence at the Capitol.



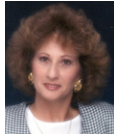
CAR PRESIDENTS 2000's



2000
Dennis Johnson,
Breckenridge



2001
Tom Schack,
Lakewood



2002
Vicki Burns,
Craig



2003
Kay Watson,
Littleton



2004
Bob Brown,
Aurora



2005
Jim Rhoades,
Fort Collins



2006
Michael Labout,
Colo. Springs



2007
Kit Cowperthwaite,
Denver



2008
Greg Zadel,
Firestone



2009
Amy Dorsey,
Vail



Life in the 2000's



- Colo. Population 2000: 4,137,000.
- Avg. REALTOR® salary: \$34,075.
- Gas: \$1.48/gallon (2000).
- Loaf of Bread: \$1.72.
- Median Price of CO. Home: \$166,600.
- Popular TV: CSI, Grey's Anatomy, Survivor, NCIS, House, ER, and American Idol.
- Popular Movies: Spider-Man 3, Twilight, Gladiator, Elf, Happy Feet, and Harry Potter.
- Popular Musicians: Beyoncé, Gwen Stefani, Pink, Justin Timberlake, Eminem, Coldplay, Alicia Keys, Carrie Underwood, Kenny Chesney, and Tim McGraw.

In the News



- 2000: Y2K passes without predicted computer failures.
- 2000: First crew arrives on the International Space Station.
- 2001: On September 11, hijackers crashed two planes into the World Trade Center, one into the Pentagon, and one into a field in Pennsylvania following apparent passenger resistance.
- 2003: Space Shuttle Columbia disintegrates on reentry killing all seven astronauts on board.
- 2005: Hurricane Katrina strikes the coasts of the US.
- 2007: Apple announces the release of the very first iPhone.

BRIEF TIMELINE

2001 – CAR offered the GRI Program online for Continuing Education (CE) for the first time.

2003 – CAR's Legislative Policy team worked hard to help pass Designated Brokerage which was approved by state legislature as of January 2003.

2004 – MLSs are required to adopt a Virtual Office Website (VOW) by July 1, 2004.

2005 – About 885,000 foreclosures notices in the US were filed on 846,982 properties during the year.

2006 – CAR introduced a new logo and an updated website look.

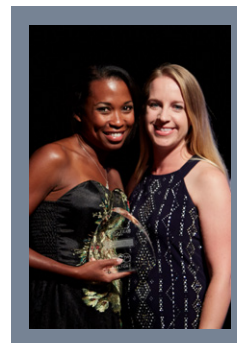
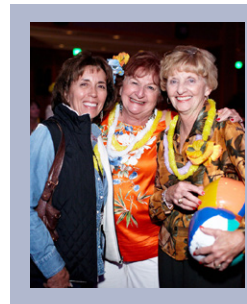
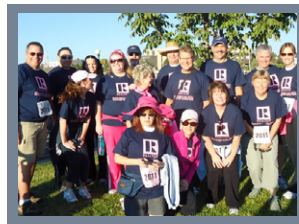
2007 – The National Association of REALTORS® (NAR) announced that 2007 had the largest drop in existing home sales in 25 years, and "the first price decline in many years and possibly going back to the Great Depression." CAR also opened a Downtown Denver Location in January to have closer access to the Capitol.

2009 - Renovations were made to the main building at 309 Inverness Way South that included a grand new entrance, more conference areas, and a staff lounge. The Colorado Young Professional Network (CYPN) is formed.



2010s

2009 – 23,059 members
2019 – 26,667 members



ABOUT THE ERA

The 2010's started out with the continued financial crisis and high unemployment. Housing prices are still depressed due to the large number of foreclosures across the country. Mobile technology continues to move forward as Apple debuts the iPad and apps like Instagram, Facebook, and Twitter become new communication channels for many.

Colorado experienced what some would call a "red hot" economy in the mid-2010s. With historically low interest rates and astounding population growth, homes were in demand, yet Colorado experienced an all-time low inventory of homes. Supply and demand pushed home prices up. Colorado also experienced several natural disasters. There were over 1,498 fires and over 300,000 acres burned during summer of 2012. The floods in September 2013 were a historic natural disaster. A slow-moving storm brought rain for four days, resulting in 9-17 inches of rain, affecting 17 counties.

In 2012, CEO Robert Golden resigns and the BOD appoints Donald Flynn as the Chief Executive Officer of the Colorado Association of REALTORS® through 2015. The current CAR CEO, Tyrone Adams, replaced him in April of 2015. Other big changes for CAR include adopting Policy Governance as a model in 2014. The title of "President" is changed to "Chair" and the Board of Directors established a new Mission and Value Statement in 2015.

The end of the decade begins to show signs of real estate slowing down, although home prices are still rising due to continued lack of inventory. With a 30 percent dip in new listings statewide between October and November 2019, the low inventory story continues to drive nearly every market across the state. Low inventory and monthly appreciation continue to be the new normal statewide as activity remains robust. The statewide median price of a single-family home ends at \$400,000 in 2019.



CAR PRESIDENTS 2010's



2010
George Harvey,
Telluride



2011
Randy Reynolds,
Colo. Springs



2012
Scott Matthias,
Highlands Ranch



2013
Keith Kanemoto,
Longmont



2014
Jolon Ruch,
Westminster



2015
David Barber,
Aurora



2016
Alan Lovitt,
Colo. Springs



2017
Mark Trenka,
Denver



2018
Ann Hayes,
Grand Junction



2019
Justin Knoll,
Denver



BRIEF TIMELINE

2010 – The last Colorado REALTOR® Magazine is mailed out in July. All future publications are emailed.

2011 – CAR Business Services was formed in January with the primary purpose being to generate non-dues revenue for CAR and provide discounted products and services to its members.

2012 – There were over 1,498 wildfires and over 300,000 acres burned during summer of 2012. Colorado was very dry with excess of 100-degree temperatures across most of the state.

2013 – The floods in September 2013 were a historic natural disaster. A slow-moving storm brought rain for four days, resulting in 9-17 inches of rain, affecting 17 Colorado counties.

2014 – CAR adopted Policy Governance as its new structure.

2015 – CAR Changed the title of "President" to "Chair" - CAR also established a new Mission and Value Statement.

2018 – The CAR Foundation was established to combine the Educational Foundation and the Housing Opportunity Foundation under one philanthropic umbrella.

Life in the 2010's

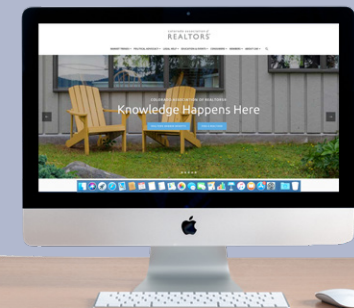


- Colo. Population 2010: 5,095,000.
- Avg. REALTOR® salary: \$22,639.
- Gas: \$2.89/gallon (2010).
- Loaf of Bread: \$1.41.
- Median Price of CO. Home: \$215,625 (2010).
- Popular TV: 30 Rock, Breaking Bad, Game of Thrones, Grey's Anatomy, Parks and Recreation, and Mad Men.
- Popular Movies: Avengers, Star Trek Into Darkness, La La Land, Up, Jurassic World, Star Wars: The Force Awakens, and Frozen.
- Popular Musicians: P!nk, Bruno Mars, Taylor Swift, Justin Bieber, Lady Gaga, Jason Aldean, and Drake.

In the News



- 2010s: Social media platforms Facebook, Instagram, Twitter, and LinkedIn become a popular way to communicate.
- 2010: The financial crisis and high unemployment continues. Apple debuts the iPad.
- 2011: Japan is struck by a devastating tsunami.
- 2012: Wildfires in Colorado burn over 300,000 acres. Recreational Marijuana becomes legal in Colorado.
- 2015: Same-sex marriage is legalized in all 50 US states.
- 2017: Hurricane Harvey causes billions of dollars of damage in Texas and Louisiana.
- 2019: The first-ever image of a black hole is released.



2020s

2020 – 26,647 members

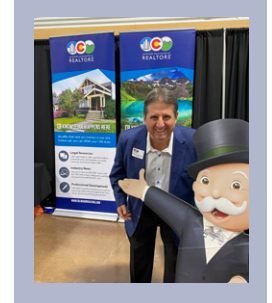
ABOUT THE ERA

The year 2020 has seen its fair share of major historic events in the short time frame this book is being written — including the acquittal of President Donald Trump in an impeachment trial, the rapid spread of the Coronavirus pandemic (COVID-19), and “Black Lives Matter” protests erupting across the country. The U.S. Supreme Court also issued a landmark ruling in June to protect the LGBTQ community from discrimination in the workplace by expanding protections from the 1964 Civil Rights Act to include sexual orientation and gender identity.

In Colorado, COVID-19 brought a halt to in-person real estate showings in March and April. During this time, CAR’s Government Affairs team and Legal Counsel worked closely with the administration of Governor Jared Polis to ensure real estate was considered an “essential service.” Additionally, CAR’s four-year effort to allow for remote notarization came to an end as the Colorado legislature approved Senate Bill 96, sending it to Governor Polis for his signature.

For the first time ever, CAR and NAR had to cancel their spring and fall in-person meetings and move them to virtual meetings. CAR staff started working remotely from home beginning in March and ensured Association operations continued uninterrupted. In the seven-county Denver metro area, there were fewer than 3,000 single-family active listings in November, down nearly 70% from a year prior, while the 1,923 active townhome/condo listings were off 48% from November 2019.

We do not yet know what the long-term impact of the COVID-19 pandemic will be. A 2020 Harris poll showed more Americans are considering moving to rural areas from larger cities due to the pandemic.



CAR PRESIDENTS 2020's



2020
Janene Johnson
Winter Park



2021
Robert
Walkowicz
Fort Collins



2022
Matthew
Hintermeister
Telluride



BRIEF TIMELINE

JAN – NAR's new "Clear Cooperation" Policy is in effect to promote quicker advertising of listings available to all sales people.

MAR – Colorado Governor issued a Stay-at-Home order which listed Real Estate Transactions as NON Essential. Within 24 hours, CAR got the Stay-at-Home order amended to include Real Estate Transactions as essential.

APR – As a direct result of CAR's advocacy with the Governor, AG, and DORA, real estate appraisals, closings, home inspections, and final walk-throughs are all considered essential.

MAY – CAR signed onto stakeholder letter to Governor Polis and Joint Budget Committee to request eligible use of COVID-19 relief funds be spent for housing assistance.

JUNE – CAR sends a letter to Governor Polis requesting allowance to resume responsible safe showings - Request is granted. After four years of work, CAR helps a bill authorizing remote notarization pass with protection for data privacy of consumers. The CAR Foundation awards grants totaling \$250,000 to Colorado non-profits in May and June to help with the economic impact of COVID-19.

NOV - The CAR Foundation awards additional grants totalling \$100,000 for wildfire relief.

DEC – The year ends with COVID-19 restrictions still in place across the country. Active listings and months supply of inventory fall to record lows driving land sales in many communities across Colorado.



Information as of 12/31/2020.

Life in the 2020's



- Colo. Population 2019: 5,758,736
- Avg. REALTOR® salary: \$41,289
- Gas: \$2.25/gallon (lower due to COVID-19)
- Loaf of Bread: \$2.45
- Median Price of CO. Home: \$415,000 ('20)
- Popular TV: Cheer, Star Trek: Picard, Ozark, The Good Place, The Mandalorian, and Tiger King.
- Popular Movies: Sonic the Hedgehog, The Assistant, The Invisible Man, Onward, Dolittle.
- Popular Musicians: Ariana Grande, Taylor Swift, Imagine Dragons, Lady Gaga, Maroon 5, Katy Perry, Selena Gomez, Carrie Underwood, Keith Urban, and Eric Church.

2020 In the News



- Jan: The World Health Organization is notified of the Novel Coronavirus (COVID-19) in China. President Trump declares a national emergency in March and cases reach 1 million by April.
- The UK withdraws from the European Union.
- Dozens of fires erupted in New South Wales, Australia, roughly 25.5 million acres burned.
- Oct - A severe drought leads to major wildfires across Colorado, destroying hundreds of homes.
- Dec - Restrictions are still in place across the US due to COVID-19 (US: 8.9 million cases, 228,000 deaths).



CAR REALTOR® OF THE YEAR

2020 Evan Boenning, Aspen

2019 Bob Fullerton, Glenwood Springs

2018 Mary Ann Hinrichsen, Greenwood Village

2017 Bonnie Smith, Breckenridge

2016 Scott Matthias, Highlands Ranch

2015 George Harvey, Telluride

2014 Randy Reynolds, Colorado Springs

2013 Amy Dorsey, Beaver Creek

2012 Kit Cowperthwaite, Denver

2011 Greg Zadel, Firestone

2010 Bob Brown, Aurora

2009 Michael Labout, Colorado Springs

2008 Debbie Tamlin, Fort Collins

2007 Dennis L. Johnson, Breckenridge

2006 Larry Kendall, Fort Collins

2005 Vicki Burns, Craig

2004 Tom Schack, Lakewood

2003 Kevin Cook, Berthoud

2002 Bruce Wolf, Littleton

2001 Hal Walter, Colorado Springs

2000 Chris McElroy, Fort Collins

1999 Kay Watson, Littleton

1998 Gus Williams, Fort Collins

1997 Gary Jarrett, Evergreen

1996 Jerry McGuire, Littleton

1995 Donald Harlan, Englewood

1994 Gail Lyons, Boulder

1993 Wally Armistead, Longmont

1992 Mary Ellen Marx, Englewood

1991 Lonnie Brownlow, Alamosa

1990 Ron Myles, Denver

1989 Janet Scavo, Denver

1988 Harry Schack, Lakewood

1987 Alice Miller, Bayfield

1986 Kenneth J. Reyhons, Colorado Springs

1985 Ted Bryant, Lakewood

1984 John Dawson, Littleton

1983 Pat Richards, Denver

1982 James Gale, Grand Junction

1981 C. V. LeForce, Aurora

1980 Chester Grubin, Arvada

1979 Joseph Murphy, Greeley

1978 Joe Holloran, Pueblo

1977 Bill Moore, Denver

1976 Kenneth Weedin, Loveland

1975 James C. Berger, Colorado Springs

1974 C.G. "Neeley" Cozart, Denver

1973 Jeanette Grace, Aurora

1972 John Hasselblad, Denver

1971 Charles L. Rhoades, Ft. Collins

1970 Daniel Clinger, Denver

1969 W.R. "Bob" Bray, Grand Junction

1968 Joseph Toole, Colorado Springs

1967 J. Chalmers Ewing, Denver

1966 Hubert Ingels, Colorado Springs

1965 Robert T. Haver, Pueblo

1964 Wayne D. Phipps, Boulder

1963 James W. Knox, Denver

1962 Donald Weidman, Colorado Springs

1961 Harold J. Hurt, Denver

1960 Edward Kaufman, Pueblo

1959 Clarence J. Morrow, Denver

1958 Thomas J. Downen, Pueblo

1957 Floyd S. Padgett, Colorado Springs

1956 John R.P. Wheeler, Greeley

1955 W. Max Moore, Denver

1954 Van Holt Garrett, Denver

1953 Watson A. Bowes, Denver

1952 Thomas M. Welsh, Greeley

1951 Damian P. Ducey, Pueblo

1949 E. W. Ambrose, Denver

1945 N.A. Eyer, Colorado Springs

1941 F. G. Martinez, Fort Collins

1939 L. C. Fulenwider, Denver

1938 Frank R. Holloran, Pueblo

1934 R. E. Johnson, Colorado Springs

1932 Robert R. Williams, Pueblo

1931 Ralph E. Austin, La Junta

1928 John M. White, Boulder

1924 Harry Newcomb, Denver

COMMUNITY INVOLVEMENT



CAR STAFF HELPED PAINT HOMES IN THE METRO AREA IN 2001.



COLORADO MEMBERS HELPED WITH A HABITAT BUILD IN 2007 AT THE NAR CONFERENCE.



CAR MEMBERS AND STAFF RIDE IN THE MS-150 ON TEAM COLORADO REALTORS® IN 2008.



COLORADO PROJECT WILDFIRE WAS ESTABLISHED IN 2016 TO HELP EDUCATE MEMBERS AND THE PUBLIC ABOUT WILDFIRE MEDIATION.



THE 2019 CAR FOUNDATION EVENT HELPED RAISE MONEY TO SUPPORT COLORADO NON-PROFITS.



IN 2020 TYRONE ADAMS, MARK SOLOMON, JANENE JOHNSON, AND ROBERT WALKOWICZ BROKE GROUND AT THE VETERANS COMMUNITY PROJECT.

FUN MOMENTS AT CAR EVENTS



THE 70'S FEATURED MANY COSTUME-THEMED EVENTS LIKE THIS OCTOBERFEST AT CONVENTION.



A MARILYN MONROE IMPERSONATOR HELPED CELEBRATE CAR'S 75TH BIRTHDAY.



COSTUMES AND FUN THEMES CONTINUED IN THE 80S WITH THIS POKER-THEMED NIGHT.



KEVIN COOK "PARACHUTED" IN AT INAUGURAL.



JOHN WENDT AND CHRIS MCELROY MADE A "WAYNE'S WORLD" MOVIE FOR THE CONVENTION.



JOHN WENDT AND DENNIS JOHNSON GOT ALL DRESSED UP FOR ATTENDEES AT THE CONVENTION.



THE HIPPIES STORMED THE 1999 FUN NIGHT.



2004 CAR LEADERSHIP GOES AROUND AND AROUND AT A LEADERSHIP RETREAT.

FUN MOMENTS AT CAR EVENTS



CAR STAFF AND LEADERSHIP TURNED TO ACTING IN A 2008 CSI MINI-MOVIE.



CAR PRESIDENT MICHAEL LABOUT IN AN ACTION SCENE TO THE CAR MISSION IMPOSSIBLE MOVIE - FEATURING THE BUILDING RENOVATIONS IN 2009.



SCOTT PETERSON AND JUSTIN KNOLL HOST A TONIGHT SHOW IN 2018 THAT HAD MANY SURPRISES, INCLUDING A PANDA BEAR NAMED DENNIS.



THE PRICE WAS RIGHT AT THE 2019 CAR INAUGURAL.

ASSOCIATION EXECUTIVES/CEOS



2015-PRESENT
Tyrone Adams



2012-2015
Don Flynn



2003-2012
Robert Golden



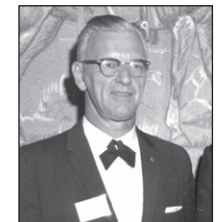
1996-2003
Debbie Campagnola



1993-1996
Michelle Brown



1974-1993
Arnie VanZandt



1946-1973
Phil Berg



OTHER INTERESTING FACTS...

1940's: Knowing that the only way to overcome housing shortages and head off real estate inflation was to reopen normal home building, CAREB President Van Holt Garrett threw the whole energy of the Association into this task at the end of the war.

1957: CAREB President Damian P. Ducey (Pueblo) met in 1957 at the National Conference of Lawyers and REALTORS® to discuss language for forms used in real estate transactions.

1960's: One of the most notable changes was the civil rights movement, with its emphasis on equal opportunity in housing. There were more anti-discrimination cases recorded in Colorado than anywhere else in the country.

1960-70's: The REALTOR® Wranglers performed at many CAR events and consisted of members Jack Knox, Bill Moore, Doug Barnes, Clif Johnson and Phil Berg (See bottom photo).

1967: CAREB set a new attendance record of 800 members at the 47th Annual Convention.

1974: Long-term AE Phil Berg retires after 28 years. As a gift for his many years of service, the Association gave him a farewell presentation followed by a brand new Ford LTD (See photo top left).

1976: CAREB encouraged all members and boards to sign HUD's Affirmative Marketing Agreement.

1977: CAR broke ground on the Association's first building (See middle photo).

1979: CAR was commended by NAR as the first association to establish a chapter of CRS (Certified Residential Specialist).

1980's: The legal division of CAR was busy with the same matter facing associations across the country: antitrust lawsuits were being filed in an attempt to open up the multiple listing service to non-REALTORS®.

1982: The CAR Convention had attendance in excess of 3,000 people, a 100 percent increase over 1980.

1985: CAR joins with REALTORS® across the nation to oppose the tax reform proposals to eliminate or limit second-home interest deductions and property tax deductions.

1986: CAR donated \$100,000 to the national campaign to restore the Statue of Liberty. This resulted in CAR receiving national press coverage.

1987: As a result of the poor Colorado economy, CAR got involved with the Colorado Association of Commerce and Industry in a committee called the Blueprint for Colorado. The committee was asked to design a plan for the future economic development of the state, including suggesting various initiatives in the fields of education and transportation.

OTHER INTERESTING FACTS...

1987: The CAR Education Foundation held its first annual Marla Moore Job Fair in May. The fair was attended by more than 100 Colorado college students interested in a career in real estate.

1992: History was made at the CAR Convention this year when former Iran Hostage, Tom Sutherland, and former NSC member, Oliver North, had the opportunity to meet and exchange views after speaking at the CAR event. The private meeting was an emotional one for these men because they both experienced the same controversial issue, government's involvement in the retrieval of hostages, from opposite positions. Witnesses reported that the heart-felt rendezvous was touching to everyone present.

1998: The CAR Housing Opportunity Foundation (now the CAR Foundation), surpassed the million dollar mark in March when it approved \$105,000 in grants. That amount brought the total amount of donations to \$1,045,000 since its inception in 1990.

2006: CARHOF provided a \$30,000 grant in its last grant cycle to help launch the nation's first statewide foreclosure hotline in Colorado, which came out on the same day a national study said the state continued to be plagued by the highest foreclosure rate in the country. The hotline was launched in October.

2007: CAR secured office space located a block away from the Capitol. The location helps position CAR closer to the State Capitol and improves our ability to rapidly respond to lobbying requirements.

2010: In 2010 the FHA is now providing about forty percent of all residential real estate loans in the U.S. (up from 3% in 2005). REALTORS® ask Congress to strengthen the FHA mortgage insurance program and make permanent higher FHA loan limits.

2013: CAR's Education Committee recommended the sunset of the GRI program due to lack of participation and current member interest. CAR will focus on informational webcasts such as learning opportunities for Broker/Owners around the state and diverse educational offerings at the meetings and events.

2016: CAR Legal Bites video series debuts on the CAR YouTube channel with Scott Peterson, CAR General Counsel. This series becomes very popular quickly and is awarded by NAR in 2017 as the most "Outstanding Work in Educational Risk Management Video Production."

2019: The Colorado Association of REALTORS® completed a 50-state research analysis designed to identify the most innovative and successful programs being implemented to address the full spectrum of housing issues facing communities across the United States. Creative ways to solve the housing affordability problem is a top focus of the association.



CAR FOUNDATION HIGHLIGHTS



SCOTT MATTHIAS ACCEPTED A CHECK IN 2003 ON BEHALF OF CARHOF FOR THE COLORADO CARES PROGRAM.



SEVERAL MEMBERS WERE HONORED IN 2007 FOR THEIR SERVICE TO CARHOF.



MEMBERS HELPED CELEBRATE CARHOF'S 20TH ANNIVERSARY IN 2010.



CAR MEMBERS CELEBRATED ANOTHER SUCCESSFUL YEAR OF THE FOUNDATION IN 2017.



MEMBERS ATTENDED A FOUNDATION EVENT IN 2019 AT THE WINGS OVER THE ROCKIES.



THE FOUNDATION AWARDED GRANTS TOTALING \$250,000 TO COLORADO NON-PROFITS IN 2020 TO ASSIST THOSE AFFECTED BY THE COVID-19 PANDEMIC.

