



## 2018 Executive Council

Printed Member Name: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Daytime Phone Number: \_\_\_\_\_

*Office Use Only:*  
 Date Rec'd: \_\_\_\_\_  
 Member ID: \_\_\_\_\_

**I vote in favor of the proposed slate listed below:     NO                     YES**

**Official Ballot Voting Instructions**

Complete your name, signature and phone number in the spaces above. Indicate your vote by placing a check mark or X in either the No or Yes box above. Turn your completed ballot into the Chapter Administrator before the end of the meeting. Please note that the individuals named on the ballot constitute the slate of nominees. A quorum for this election will be considered to have been attained if 20% of the voting membership returns a valid ballot. For this election, the quorum has been determined to be 48 ballots (20% of 242 members). If a quorum is not obtained at the election, the slate will be submitted in writing to the Members in accordance with the Bylaws.

**Members Eligible to Vote**

All CPM® Members, CPM® Candidate Members, ARM® Members and ACoM Members that are current with their chapter and national dues are eligible to vote. Associate, Student and Academic Members and Industry Partners are not eligible to vote.

**Nominations from the Floor**

Nominations from the floor will be accepted, provided the nominees are Designated Members (CPM® Members) or Non-designated Members (CPM® Candidate Members, ARM® Members and ACoM Members) as outlined in the Chapter Bylaws. Please note that these nominees may be considered for additional seats on the Executive Council.

OFFICERS		Office	CPM Key #
1	<b>Genna Goldberg, CPM®</b> The Muller Company	President	155795
2	<b>Melissa Boyle, CPM®</b> Arcadia Management Group, AMO®	President-Elect	22326
3	<b>Brent Penrod, CPM®</b> Eisenberg Company	Treasurer/Secretary	20453
4	<b>Libby Ekre, CPM®</b> MEB Management Services, AMO®	Past President	17378
COUNCIL MEMBERS			CPM Key #
5	<b>Tom Coughlin</b> Lincoln Property Company		6085025
6	<b>Debra Hill-Fox, CPM®, ARM®</b> ASKDEBFOX.com		16832
7	<b>Janine Lind, CPM®</b>		23710
8	<b>Rosalinda Moehn, CPM®</b> ConAm Group		175967
9	<b>Donna Olcavage, CPM®</b> NaPali Management, Inc.		13542
10	<b>Karlene Politi, CPM®</b> OPTIM Property Solutions, Inc., AMO®		8744
11	<b>Eduardo Ugalde, CPM®, ARM®</b> MEB Management Services, AMO®		18669
12	<b>Tyrel Williams, CPM®</b> Breinholt Insurance Group		22879
			IREM ID#
	<b>Other Nomination(s) <i>please list here</i></b>		

## 2018 Executive Council – Candidate Biographies

### **Melissa Boyle, CPM®**

Melissa Boyle joined Arcadia Management Group, AMO® in 2008 with responsibility for managing a large portfolio of mixed properties. As the V.P. of Management Services, she is responsible for the training and supervision of the management professionals within the organization. She also manages a portfolio of retail and office properties throughout the Valley totaling over 1 million sq. ft. She received her CPM® designation in 2012 and was awarded the CPM® Candidate of the year in 2010. Melissa has been involved with various positions on the IREM Board. She will serve as President Elect in 2018.

### **Tom Coughlin**

Tom Coughlin has been in commercial property management for 9 years. He is a Property Manager for Lincoln Property Company managing a portfolio of Class A office and government buildings. He's been an active member in IREM for the past 3 years and has enjoyed serving as a member of the IREM Social committee. He will receive his CPM® designation in 2017. Tom will serve as IREM Social Chair in 2018.

### **Elizabeth Ekre, CPM®**

Elizabeth "Libby" Ekre has been involved in Real Estate Industry for over 25 years. She is one of the founding Principals of MEB Management Services, AMO®, an Arizona based firm, managing multi-family, residential homes and commercial properties. She earned the CPM® designation in 2001. She has served on the Executive Council since 2005 and served as the Chapter's President in 2008/2017. Libby has served as Corporate Outreach and Education Chair. Nationally serves on the Ethics Committee and serves as the Chair of the Ethics Appeal Board. Libby will serve as Past President and Chair the Industry Partner program in 2018.

### **Genna Goldberg, CPM®**

Genna Goldberg is a Senior Property Manager and Designated Broker for The Muller Company, where she utilizes her analytical skills and property management experience to minimize costs and maximize the value of investor owned assets. She started her management career in Phoenix, specializing in industrial management. Genna has also held the position of Director of Property Management for The Ellman Companies at Westgate City Center in Glendale. She earned her CPM® designation in 2007, was awarded the CPM® Candidate of the Year in 2007 and CPM® of the Year in 2010. Genna served as the Chapter President in 2013 and will serve again as President in 2018.

### **Debra Hill-Fox, CPM®, ARM®**

Debra Hill-Fox is currently the managing member of ASKDEBFOX.com. She was a community manager for Greystar RE Services in 2010-2012. Debra does property management training and partners with several premier companies as marketing. She has been involved in the multi-family industry since 1981. In 2001, she became the business development manager for the law firm of Koglmeier, Dobbins & Smith. Debra received her ARM® certification in 1991 and her CPM® designation in 1997. She has served on our IREM Board for over 15 years and on the IREM 2011 National Executive Committee. Debra was the 2008 co-chair of the National Chapter Activities Forum. She has also served on the IREM National Ethics committee and was the 2010 IREM National ARM® Forum chair, as well as serving 5 years as a Governing Councillor. She is the past 2004 & 2005 Chapter President and has served as the Strategic Alliance/Industry Partner/Governance and Marketing/Social Media Chair. She will serve as Education Chair in 2018.

### **Janine Lind, CPM®**

Janine Lind is an enterprise leader and real estate executive with 25 years of experience, including the leadership of three property management companies. She has an instinct for talent recognition that has resulted in qualitatively driven execution of impactful business processes and scalable best practices across a variety of asset classes in 22 states (including, HI, AK, and DC). Most recent accomplishments include building a real estate platform for a 23,000+ single family home REIT based in Scottsdale, transitioning nine MSA's from third-party management to owner-managed, closing a 6,000+ unit merger of a management portfolio, and being a principle in the largest privatized military housing project, 8000+ single family homes and a \$2.3billion development solution. Janine holds an MBA in Real Estate Finance from Marylhurst University and earned her CPM® designation in 2014. Janine will serve as the Income & Expense Chair in 2018.

### **Rosalinda Moehn, CPM®**

Rosalinda Moehn is the Regional VP of ConAm Group. Positions held previously include Sr. Regional Manager for Milestone Management, Director of Property Management for a multifamily company which managed conventional and various government funded communities, and Regional Property Supervisor for a multifamily management firm which also provided conventional and senior housing. Rosalinda received her CPM® designation in 2007. Rosalinda received the prestigious Phoenix CPM® of the Year Award in 2015. She will serve on various committees and Co-Chair as Treasurer/Secretary in 2018.

### **Donna Olcavage, CPM®**

Donna Olcavage is President/Designated Broker of NaPali Management, Inc., specializing in interim/freelance commercial management, overseeing millions of dollars in tenant improvement/capital improvements as the project manager for all types of commercial properties, assisting companies with ADRE compliance requirements, CAM reconciliations, and budgets. Donna has been in the commercial management area for over 25 years. She earned the CPM® designation in 1991, and has been the recipient of several chapter awards, including CPM® of the Year and the President's Award. She has served on the Executive Council for many years and will chair the Membership Committee in 2018.

### **Brent Penrod, CPM®**

Brent Penrod has been in the Property Management business for over 28 years. He is currently Sr. Property Manager at the Eisenberg Company where he has worked for several years. His experience started in the multi-family and mixed use and quickly found his place in the office, retail and industrial management side. He currently manages and leases property in Arizona, Idaho, Oregon, New Mexico and Texas. He is a member of IREM and ICSC and has his CPM® designation and CSM designation. He is passionate about the business and thrives on the daily challenges and diversity the industry provides. He has served for numerous years on the Income/Expense Committee and will serve as Treasurer/Secretary in 2018.

### **Karlene Politi, CPM®**

Karlene Politi is the President of OPTIM Property Solutions, Inc., AMO®, a commercial property management company. Karlene has been involved in the property management industry since 1975 and earned the CPM® designation in 1983. She has served on the Executive Council for many years and was the 1999, 2006 and 2016 President. As a compliment to her passion for assisting others in choosing property management as a career, she has been teaching at the Arizona School of Real Estate since 2000 and has served as Chairperson on many IREM committees. She will serve as the Corporate Outreach Chair in 2018.

### **Eduardo Ugalde, CPM®, ARM®**

Eduardo Ugalde has been in the multi-family industry for over 14 years and earned the ARM® certification in 2015 and earned his CPM® in 2017. He is a CAM® from the National Apartment Association since 2006. Eduardo is an Asset Director for MEB Management Services AMO® and has his Real Estate license for the State of Arizona. He will serve as the ARM® Chair in 2018.

**Tyrel Williams, CPM®**

Tyrel Williams is a seasoned professional with a rich background in real estate management, risk management, and commercial insurance. His professional career has included high responsibility positions such as, Facilities Manager with CBRE, Commercial Property Manager with Coldwell Banker Commercial, Real Estate Manager with the University of Utah, Director of Property Management with PMI, and currently Vice President of Breinholt Insurance Group. Tyrel has been involved with IREM for nearly 10 years, and earned the CPM® designation in 2014. His IREM experience includes serving on the executive council of Chapter 33, serving as a member of several committees, and presenting at the 2015 Fall Leadership Conference. Tyrel holds a Bachelor's of Science degree in Facility and Property Management. He also holds real estate licenses in multiple states and is currently a licensed practicing risk management and commercial insurance advisor. Tyrel will serve as the Marketing & Communications Chair in 2018.