



COLBY NORRIS
President

Chips ... from the board



Established 1926

LUBBOCK ASSOCIATION OF REALTORS®

CADE FOWLER, Association Executive

806-795-9533

6510 70TH STREET

LUBBOCK, TX 79424

2026 OFFICERS

- Colby Norris
President
- Tracy Thomason
President-Elect
- Bambi Temple
Secretary/Treasurer

DIRECTORS

- Andrea Sturdivant
Chairman
- Chris Brooks
- Cory Cash
- Lia Irvin
- Alli Pace
- Jeremy Reed
- Kyle Rogers
- Angela Smith
- Jeremy Steen
- Ruben Trujillo
- Melinda Whitfill
- Keeli Wilson
- Kristen Wright

EX-OFFICIO

- Jef Conn
Texas REALTORS® Director and National Association of REALTORS® Director
- Tony Lloyd
Texas REALTORS® Chairman-Elect and National Association of REALTORS® Director
- Vanessa Dirks
National Association of REALTORS® Director
- Leigh Anne Brozo
Texas REALTORS® Director
- Donna Sue Clements
Texas REALTORS® Regional Vice President
- Tim Garrett
Texas REALTORS® Director

PAST PRESIDENTS

- Tony Lloyd, 2007
- Greg Garrett, 2008
- Bobby McQueen, 2009
- Ann Kearney, 2010
- Joe L. Murfee, III, 2011
- Debora Perez-Ruiz, 2012
- Coby Crump, 2013
- Nancy Rawls, 2014
- Rusty DeLoach, 2015
- Charlie Kearney, 2016
- Jef Conn, 2017
- Jacky Howard, 2018
- Vanessa Dirks, 2019
- Ken Harlan, 2020
- Teresa Smith, 2021
- Rich Eberhardt, 2022
- Donna Sue Clements, 2023
- Michael Hutton, 2024
- Andrea Sturdivant, 2025

APRIL 6, 2026

In honor of our Centennial Celebration, we are paying homage to the retro newsletter, "Chips... from the board." Imagine it's April 1981 and you just got back from your daily trip to the "Lubbock Board of Realtors" to pick up the fresh pages/updates to your MLS Book. You walk out to your mailbox to find this little gem waiting for you. No smartphone in your pocket...No computer in the office. Just a stack of envelopes with handwritten addresses written in cursive. You peel the envelope open to the fresh smell of ink and the feel of sturdy 8.5" x 14" legal stock. This is how you stayed engaged with our world. The Association would send out the "Chips" every week to the membership to keep us in tune with all the current events.

It was a different world, no doubt. But many of the pressing real estate issues were the same. We were discussing rising construction costs. The price per square foot was a whopping \$37.00 per foot which was a staggering 54% increase from \$24.00 per foot in 1975. We had already seen that the best time to buy real estate was five years ago, as we like to say. We were starting to pay more attention to building science, but that wasn't even a term yet, so it was simply referred to as "energy saving construction." We were even talking about solar panels and tax credits! Foreign Buyers were already a topic as we took a deep dive into "Why Foreign Investors Are Acquiring U.S. Real Estate." All of these topics were covered in just one week. So, while most of the world has changed, many of our core areas of focus remain the same. At the heart of the issue, we are still advocating for our clients and private property rights! We even had April 19th-25th dedicated in Lubbock as "Private Property Week." We truly stand on the shoulders of giants that have built this Association and that's something we can all be proud of!

So, while we can't all be the 1980 Salesman of the Year like Bobby McQueen, we can all attend the 100 Year Celebration Events throughout the year to learn more about the past so we can be more prepared for the future!

BOARD LUNCHEON

Thursday, April 16 11:30 a.m. in the LAR Event Center
What is going on in downtown that you should know about? Join us for an informative luncheon featuring Jorge Quirino, Director of Downtown & Special Projects for LEDA. He will be discussing the new downtown park and many other projects in downtown Lubbock we can look forward to.

The caterer for the luncheon will be Chopped and Sliced and tickets are just \$12. Be sure to register [HERE](#) for the April luncheon by Thursday, April 9. New members! Your first luncheon is free! Contact Holly McBroom to register.

WHAT HAS TREPAC DONE FOR ME LATELY?

The TREPAC-supported increase in homestead exemptions made big news when it passed last November. Now let's put some hard numbers on it.

Every one of your Texas homeownership clients, friends, family members, and even you will save an additional \$360* per year for a total tax savings of \$1,300*.

If they qualify for the over 65 or disabled exemption, they got an additional savings of \$450* and will now save around \$1,800*.

Your small investment TREPAC saves a LOT of people a LOT of money!

*Since every school district has a slightly different rate, these dollar amounts represent the average savings per homeowner.

The deadline for the 2026 John Walton Scholarship applications is April 12. Click [HERE](#) for more information and to apply.

MARCH MEMBERSHIP STATS

APPLICATIONS

Sara Goldammer,
Taylor Reid Realty
Vince DiPaolo, eXp
Realty LLC
Kristi Hinojosa, Wright
Realty and Design
Mark Hartman, Keller
Williams Realty
Christy Sea, Keller
Williams Realty
Sydney Holmes,
Location Rentals
Addison Chavez,
Heritage Real Estate
Carson Morneau,
Keller Williams Realty
Karlie Fernandez,
Reside Real Estate Co.
Justin Johnson, Tapp
Realty Group, eXp Realty
LLC
Bonnie Davis, Keller
Williams Realty
Anita Lopez, Minnix
Property Management
Sara Hobbs-Grado,
Clear Rock Realty

Jori Speer Designated
REALTOR®, Legacy
Growth Real Estate

AFFILIATES

Tiffany Sexton, Maverick
Roofing
Kala Wyatt, Achosa Home
Warranty
Brittnee Shirey, Joe
Bellar Real Estate
Inspection

TRANSFERS

Mandy Kaufman, Tapp
Realty Group, eXp
Realty LLC, to Home
Grown Real Estate Co.
Heather Smith, Brick &
Loft Realty, to Reside Real
Estate Co.
Julie Key, Fathom
Realty, to Keller Williams
Realty
Haley Mimms, Keller
Williams Realty, to Aycock
Realty Group, LLC
Evan Reid, Reside Real
Estate Co., to Fairway
Commercial Advisors
Lindsay Thompson,
Avenue Real Estate, to
Keller Williams Realty
Madison Trevino, Duncan
Real Estate Co., to BK
Real Estate
Linda Torres, Keller
Williams Realty, to Better
Homes and Gardens Blu
Realty
Christian Reeves, L3
Brokers, to Reside Real
Estate Co.
Ryan Havenhill, Bray Real
Estate Group, to Better
Homes and Gardens Blu
Realty
Trisha Lauer, Brick &
Loft Realty, to Michelle
Kauffman Real Estate
Agency

CANCELLATIONS

Cade Bingham,
Panhandle Realty Group
Rylie Padgett, Kim &
Company, REALTORS
Caitlin Paden, eXp
Realty LLC
Amanda Davis, United
Realty, LLC
Sam Stevens,
Panhandle Realty Group
Nick Eyhorn, Williams &
Company Real Estate
Abbi Rankin, Williams &
Company Real Estate
Heather Petree, Bray Real
Estate Group
Chris Johnston, Rent-LBK
Managed by BOLDst
Elizabeth Johnston, Rent-
LBK Managed by BOLDst
Valerie Williams, Keller
Williams Realty
Rocking R5 - Zach Rollins

MISC. CHANGES

Cardinal Financial, CO,
reinstated
Autumn Hunt reinstated
with AMRR Property
Management
Autumn Hunt name
changed to Autumn Ross
Caden Sandoval, Texas
Ally Real Estate Group,
change to non-MLS
member
Ryan Franckhauser, Keller
Williams Realty, change to
non-MLS member

MLS ONLY

P.J. Zaji, Regal,
REALTORS®, cancelled
Leighton Pinkham, Regal,
REALTORS®,
cancelled
Julia Price, Integrity Plus
Realty LLC, cancelled
Kathy Spillyards, Integrity
Plus Realty LLC, cancelled
Kathy Bagwell, Home
REALTORS®, cancelled
Scott Locklear,
Fieldhouse Realty Group
Partners, LLC
Trent Clark, Fieldhouse
Realty Group Partners,
LLC
Jacob Tounget, All City
Real Estate, Ltd. Co
Felicia Odom, eXp
Realty LLC, cancelled
Philip Henderson, eXp
Realty LLC
Javier Mendoza, Real
Broker, LLC, cancelled
Ryan Tawil, Ryan Tawil,
Appraisals
Matthew Stoval, Red Farm
Realty LLC
Julie Morris, Triangle
Realty, LLC
Ian Diaz, Heritage Real
Estate
Michelle Cannon,
Michelle Cannon Team
Holly Bryant, RockOne
Realty, LLC, cancelled
Lexy Ethridge, Triangle
Realty, LLC
Ben Zamora, Faro Real
Estate, LLC, cancelled

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UPCOMING EVENTS - Register now at lubbockrealtors.com

Tuesday, April 7:

New Member
Orientation
8:30 a.m. to 1 p.m.

Friday, April 10:

First 100 Days
Centennial Celebration
Burger Brawl
11 a.m. to 1 p.m.

Monday, April 13:

Lunch & Learn - Your
Life, Your Way!
11:30 a.m. to 1 p.m.

Tuesday, April 14:

REALTOR® Olympics
5:30 p.m. The Ranch at
Reese

Thursday, April 16:

April Membership
Luncheon
11:30 a.m. to 1 p.m.

Thursday, April 23:

April Commercial
Luncheon
11:45 a.m. to 1 p.m.

Tuesday, May 5:

Property Mgmt. Panel
11:30 a.m. to 1 p.m.

Tuesday, May 12:

The Forms you Need to
Know 1 p.m. to 4 p.m.

Wednesday, May 13:

TREC Legal Update 1
8:30 a.m. to 1 p.m.

Wednesday, May 13:

TREC Legal Update 2
1 p.m. to 5 p.m.

Thursday, May 14:

May Membership
Luncheon
11:30 a.m. to 1 p.m.

Thursday, May 21:

May Commercial
Luncheon
11:45 a.m. to 1 p.m.

Thursday, June 1:

TREPAC Double T Golf
Tournament
Rawls Course at Texas
Tech

Thursday, June 11:

Texas REALTORS® 360
11:45 a.m. to 1 p.m.

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ADVOCACY - THEN AND NOW

The issue of real estate investment in Texas has transformed from a study in market behavior to a legislative policy. In the April 1981 CHIPS Newsletter, Norbert G. Well of American Realty Consultants characterized the foreign buyer of the era as one who valued anonymity and liquidity. These investors typically utilized all-cash transactions, preferred the stability of existing developments over the risks of new construction and often expected the procedural norms of their home countries to apply to American deals. Fast forward to 2026, and the focus has shifted toward national interest. Texas Senate Bill 17, which went into effect on September 1, 2025, represents a significant pivot in how the state manages international land ownership.

The law prohibits citizens, entities and governments from China, Russia, Iran, and North Korea from acquiring real property in Texas. These measures are designed to mitigate perceived security risks, focusing on specific foreign individuals and those without a lawful U.S. presence.

As the issue of foreign investment grows more complex, advocacy remains essential. Through your TREPAC investment, a vital position was established: Texas REALTORS® are not expected to serve as the enforcement agents for SB 17. While the burden of legal verification does not fall on the agent, professional ethics and state law still require REALTORS® to report any transaction if they have actual knowledge that it violates these new restrictions. Staying informed is the best way to navigate these evolving legal waters.

To review the full scope of the law, click [HERE](#).

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Life is like a taxi - the meter keeps ticking whether you're going somewhere or not.