

Officers & Leadership Application

Submitted At

04-05-2025 16:03:39

I am seeking the position of:

VP-Elect Government Affairs 2026 (election in SPRING 2025)

Name of Candidate

Keri McCombs

Email

kerimccombsrealestate@gmail.com

Contact Phone

5098445843

NRDS ID#

871015208

Local Association

Spokane

Firm Name

RE/MAX Inland Empire

Designated Broker Name

Tom Hormel

Have you held the President position on the local level?

No

Have you held the Vice President position on the local level?

No

Have you held a Secretary/Treasurer position on the local level? If so, please provide the date.

No

Have you held a Committee Chair position on the local level?

Yes

Please provide the date(s) and name(s) of the committees that you've held the Committee Chair position at the local level.

Membership (2022), RPAC (2022-2023), Government Affairs (2024)

Have you held a Local Director position on the local level?

Yes

Please provide the date(s) you've held the Local Director position at the local level.

2024-Present

Have you held a Committee Member position on the local level? If so, list committee(s).

Yes

Please provide the date(s) and committee name(s) of the committees that you've held the Committee Member position at the local level.

Government Affairs (2021-Present), RPAC (2022-2023), Membership (2022)

In the past five years have you served as an Officer at the state level?

No

In the past five years have you served as a Director on the state level?

Yes

Please provide the date(s) you served as a Director on the state level.

2025-Present

In the past five years have you served as a Committee Chair at the state level?

Yes

Please provide the date(s) and committee name(s) you served as a Committee Chair on the state level.

RPAC (2025)

In the past five years have you served as a Committee Member at the state level?

Yes

Please provide the date(s) and committee name(s) you served as a Committee Member on the state level.

RPAC (2022-Present)

Please list the dates of the last two WR Board Meetings you have attended.

February 11, 2025, September, 20, 2024

Please explain the nature and extent of your activities in the State Association:

In addition to committee involvement as described, here are additional activities with which I've been involved: Agency Law Changes PAG (2022), Strategic Planning PAG (2023), Consumer Education Task Force (regarding buyer agency law changes) (2024)

List any other experiences, e.g., community boards and/or service groups, task forces that you've served on.

I chaired the Spokane REALTORS® Rebranding & Logo Redesign Task Force (2023)

What do you think is the greatest opportunity facing the Association in the next 12-24 months?

Our greatest opportunity is showing our value to our members and licensees who are not members. As our industry landscape continues to change, we have the perfect opportunity to provide more education on our advocacy, which is one of our greatest strengths, as well as provide education on how we are adapting to the industry changes and how we are supporting our members.

What do you see as the greatest challenge facing the Association in the next 12-24 months?

Our greatest challenge is also our greatest opportunity - proving our value to our members.

Have you, or will you, complete the following requirements in order to serve on the WR Executive Committee by January 1 of your term year?

Yes

The Nominations Committee will check with your Local Association Executive to broaden your background review. Do they have permission to contact your current broker/manager?

Yes

1. Why are you seeking this position?

I have a deep love for politics, especially from the policy-making and relational perspective. This position brings together all the things I love most - advocating for private property rights and protecting our ability to conduct business, serving our clients and our communities and protecting their right to buy and sell real estate, and building relationships with elected officials to help keep the American dream of homeownership alive. The position of Vice President of Government Affairs is a conduit between our members and our Government Affairs & lobbying team and I am excited for the opportunity to fill that role.

2. What is your understanding of the responsibilities of the Vice President-elect of your Committee?

The responsibilities of Vice-President elect are to support the Vice President in all of their responsibilities, fill in for them in their absence, attend all Executive Committee and Board of Director meetings (also serving as a Director), have a working knowledge of Washington REALTORS®' governing documents.

3. What skills and abilities do you have that will help you to be an effective volunteer leader of WR?

I'm an effective public speaker and connect well with my audience. I strive to understand what matters to my audience prior to speaking. I am an effective listener and listen to understand and hear where others are coming from. In an environment where we all have different opinions about the direction of our advocacy and our association, this is a critical skill to possess. I am detail-oriented and thorough in working to understand things and people. In this position specifically, these skills are important with understanding what is written in bills we are watching, as well as with being able to find out what matters to our members and our legislators and helping to find where we can reach common ground.

4. Are you willing to support and defend, if necessary, the Washington REALTORS® position, legislative or otherwise, even though you personally disagree with the Association's adopted positions or policies?

Yes

5. What two major issues are facing your Committee and how do you propose to deal with those two issues?

First, private property rights and business issues are under constant attack. Every year, and more specifically every legislative session, this is a major issue we face. Although there are members who might disagree, we have been very effective in dealing with this. We have a brilliant GA team - our lobbyists are highly effective at building relationships, at advising us in the best possible way, at listening to our members' wants and positions, and staying proactive in pushing our position while also being prepared to play defense when it is needed. During elections, we work closely with our RPAC Trustees and our GA team to be the most effective we can with building relationships early during elections, and then continuing to build those relationships as legislators are elected/re-elected. Of course there's always room for refinement and improvement, but we have continued to elevate the caliber and skill of our GA team to

face this issue in the best way possible. Second, our second major issue we face is fundraising for RPAC. While this is the issue, beneath the surface is the greater issue of member apathy and/or lack of awareness. I've experienced this first hand as I've traveled across the state speaking at RPAC events. I don't believe it is because we have members who don't care; I believe it's from a lack of true understanding why our advocacy work matters so much. To address the issue, one of the most effective ways is to meet the members where they're at. There are two ways this works well: the first is to hold more education events that have nothing to do with fundraising. There are various ways to do this to create something fun and interesting, such that members want to participate. The second way is to implement more grassroots education. This best happens through one-on-one member discussion, often in casual settings. We must empower our members who understand and appreciate the urgency of our advocacy work to do this more often, and teach those members how to educate without doing it from a position of pressure or guilt.

6. Are you signed up on NAR "Calls-to-Action"?

Yes

7. How do we convey to members the importance of responding to "Calls-to-Action" on Legislative issues?

We convey the importance by getting them to understand why our advocacy matters. We do that through the latter part of my answer to #5 above. Until a member is fully emotionally connected with and invested in why it matters, these won't be a priority.

8. Do you have an understanding of the WR bylaws, policies and standing rules? Are you committed to abide by them?

Yes and yes

9. How should your key area communicate the benefits of your programs to our members?

See the latter part of #5 above.

10. How would you handle a conflict between a committee chair, members and staff?

Handling conflict really depends on the situation, the setting, and the conflict. If there is a conflict that could arise in a meeting, it's important to set the expectations at the

beginning of the meeting. Sometimes this means proactively talking with members prior to a meeting to help work through an issue that's arisen so it doesn't create an unproductive meeting. If conflict did arise, I would stop the conflict, then figure out how to properly handle it. If the conflict with the staff was something that needed addressing, I would report it to their supervisor or the CEO, as it is not within my role as a member to address certain issues with staff.

11. Are you familiar with the Strategic Plan as it relates to your proposed leadership role and the importance of business plans and committee action?

Yes

12. How have you served on this Committee and, if so, how long?

Although Government Affairs isn't a committee (it oversees RPAC & Legislative Steering), I have served as a committee member on RPAC since 2022, serving as the Vice Chair in 2024 and Chair in 2025. I am also serving as an Ex-Officio on Legislative Steering in 2025.

13. If you are not elected, what do you see as your role with the Washington REALTORS® in the future?

While I would be disappointed if I wasn't elected, my journey would be unphased, as my volunteerism is about making a difference, not about the position held.

Name

Krista Gross

Company

Realogics Sotheby's International

Title

Legislative Steering Chair

Contact #

509-339-9524

Email

kristagross@gmail.com

Statement in support of candidate:

Washington REALTORS® Nominations Committee,

I write this letter in support of Keri McCombs for Vice President-Elect of Government Affairs for Washington REALTORS®. Keri's exceptional leadership, dedication, knowledge, and service at local, state, and national levels make her an ideal candidate.

Locally, Keri has proven her commitment by serving on both the Membership and Governmental Affairs committees. Her role as Chair of both Governmental Affairs and RPAC showcased her ability to advocate effectively on behalf of our industry.

At the state level, Keri has made significant contributions as an active member of the RPAC committee since 2022. Her leadership, dedication to the cause, and passion have positioned her to take on the role of RPAC Chair next year, where her influence will undoubtedly continue to grow.

Nationally, Keri has represented Washington with distinction on NAR's RPAC Major Investor Council. Her participation ensures that Washington's unique interests are well-represented at the highest levels.

Keri's deep understanding of the issues facing REALTORS, her strong advocacy skills, and her passion for the profession make her the ideal choice. I fully support Keri McCombs as Vice President Elect of Government Affairs for Washington REALTORS.

Sincerely,

Krista Gross

2023 REALTOR® of the Year – Women's Council of REALTORS®, Spokane/Eastern WA

2022 and 2021 REALTOR® of the Year – Whitman County Association of REALTORS®

Legislative Steering Chair, Washington REALTORS®

Grievance Chair, Washington REALTORS®

President of the Board, Beverly Carter Foundation

Realogics Sotheby's International Realty

Managing Broker, Global Real Estate Advisor

OR upload their recommendation here.

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Name

Michael Orbino

Company

Compass

Title

NAR Director

Contact #

425-269-3445

Email

michael@michaelorbino.com

Statement in support of candidate:

Dear WR Nominations Committee Members,

I write this letter of recommendation on behalf of Keri McCombs for the position of WR Vice President of Governmental Affairs. I have known Keri for many years and

personally interacted with her at numerous conferences including WR Spring and Fall, WR Hill Day, NAR Legislative Meetings, and NAR Annual.

Keri has the ideal blend of thoughtful ideas, natural intelligence, and intellectual curiosity with a willingness to listen to others and a bedside manner that encourages people to speak their mind and share their perspectives which I believe are the critical ingredients for volunteer leaders.

I am proud to endorse Keri for this position and believe we are lucky to have her willingness to step up and would be even more fortunate to have her in the role.

Thank you for your consideration.

Respectfully,

Michael Orbino

Managing Broker

Team Foster Builder + Developer Services at COMPASS

2024 NAR Director

2024 Federal Political Coordinator (WA-01)

2024 WR Director

2024 Seattle King County REALTORS® President

OR upload their recommendation here.

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Name

Jennifer Shupe

Company

Real Estate Marketplace NW

Title

WCR Washington Immediate Past President

Contact #

509-991-0587

Email

jennifer@pnwlandco.com

Statement in support of candidate:

Dear Washington REALTORS®,

I am writing to recommend Keri McCombs for the position of Vice President-Elect of Governmental Affairs for WA REALTORS®. As a fellow full-time REALTOR® and leader, I have witnessed firsthand the passion, knowledge, and dedication that Keri brings to our industry and associations.

Keri's commitment to our real estate community is proven as she builds trusted relationships with clients, peers, and political figures. She has a remarkable ability to connect with people as a trusted leader who fosters a sense of teamwork and commitment among her colleagues and contacts.

In her role as a local Government Affairs Chair, local REALTOR® RPAC Trustee, and state RPAC Trustee Committee Chair, Keri exemplifies her love for real estate, politics, and service. She has successfully coordinated candidate endorsements, interviews, and events to encourage all REALTORS® to become involved in real estate issues to make a difference. Her dedication to making a positive impact in our industry is evident through her active involvement in local, state, and national associations. Keri is not just a REALTOR®; she is a passionate advocate for our profession, constantly seeking ways to improve and elevate the standards while protecting private property and small businesses.

Keri's vision for the future of real estate in Washington is inspiring. She understands the importance of governmental affairs in shaping policies that affect our profession and community. Her insights and proactive approach will serve our state association

well in navigating the complexities ahead and Keri will be an outstanding leader as our Vice President-Elect of Governmental Affairs for WA REALTORS®.

Sincerely,

Jennifer Shupe

REALTORS® Land Institute State Director for WA REALTORS, 2025

RLI Western States Chapter Director, 2025

Women's Council of REALTORS Washington Immediate Past President, 2025

Spokane REALTORS® Director, 2025

OR upload their recommendation here:

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Please upload your best photo of yourself.

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I realize the position I am seeking will require me to spend additional time, effort and personal funds. At the very least, I shall be expected to attend all WR meetings, serve on at least one committee and provide communications between my local association and WR.

A handwritten signature in black ink, appearing to read 'Keri', with a stylized, cursive script.

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Submission ID

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