

Officers & Leadership Application

Submitted At

04-18-2025 14:16:51

I am seeking the position of:

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

Name of Candidate

Garrett Nelson

Email

garrettnelsonrealty@gmail.com

Contact Phone

425-864-0905

NRDS ID#

869054261

Local Association

Seattle King County

Firm Name

Keller Williams Greater Seattle

Designated Broker Name

Lindsey Sargent

Have you held the President position on the local level?

Yes

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

Jan 1st, 2025 - present

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

Yes

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

Vice President of Governmental and Public Affairs 2022, President-Elect of SKCR 2024

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

Yes

Please provide the date(s) you've held the Secretary/Treasurer position at the local level.

Currently treasurer as my duties as president

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.

RPAC Committee 2021, SKCR Missing Middle Housing Task Force 2022, Leadership Development Committee January 2024 - June 2024, Strategic and Business Planning July 2024-Sept. 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.

YPN Director on SKCR Board 2012

Independent Broker Director 2020

VP-Elect of Governmental and Public Affairs 2021

VP of Governmental and Public Affairs 2022

President-Elect 2024

President 2025

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.

YPN (founding member - 2010)

Governmental Affairs Committee 2012-Present

Membership and Communications Committee - 2025

Executive Committee 2021-2022 and 2024-Present

I've also served on many subcommittees, PAGs, and task forces

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.

2021-present

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

No

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 Trustees 2023 & 2024

Legislative Steering 2025

NAR Directors Committee 2023-Present

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

Sept. 20th, 2024 Fall Business Conference

Feb. 11th, 2025 (special board meeting)

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

I've been a director at the state level since 2021. I've recently served on the RPAC Committee in 2023-2024 and this year I was appointed to the Legislative Steering Committee

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

Washington Athletic Club - Vice Chair of the 20s/30s committee 2018-2021

Washington Athletic Club - Chair of the 20s/30s Committee 2021/2022

Washington Athletic Club - Program Board Chair 2023

Washington Athletic Club - Member of House Committee 2023-present

NAR Director - 2023-present

NAR Vice Chair of the Large Board Forum - 2025

NAR Local Leadership Idea Exchange Council - 2025-2026

SKCR President - 2025

SKCR President Elect - 2024

SKCR VP of Governmental and Public Affairs 2022

Have you completed a leadership training program? If so, when and what was the name of the program?

Yes. I took the LEAD Vision course offered by NAR at the 2024 Leadership in Chicago

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

We get to redefine ourselves and introduce the association anew to real estate agents and the community at large. Our association does great work for the real estate community, our clients, and homeowners, but we don't articulate what it is we do. The REALTOR® association has a perception problem in the midst of a difficult real estate market. It is time for us to show what it is we've been doing and how well we do it. Our Government Affairs Department can show all that we've done in this very difficult legislative session to protect our members' pocketbooks, to produce more housing inventory, to make sure there isn't a sales tax on our services, and to stop expenses like property tax from drastically increasing. We're doing great work as an association. Our greatest opportunity is to craft effective messages and communications showing everyone what we have been doing.

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

Are we relevant to our members? We must be. Unfortunately, over the past few years, people have decided that they don't really "need" institutions or organizations to help them out or support them, at least not the institutions that have been working for them for years. If members don't understand our mission in action, it's going to negatively affect member count and our ability to serve our members and the community at large.

On the Governmental Affairs side, I imagine there will be more and more bad legislation that makes it more unaffordable or harder to build. I can also see NIMBYs trying to use every little trick they can to make it harder to build homes as well, using things like tree ordinances and other similar, well-intentioned, programs to keep homes from being developed. Additionally, until the state can get spending under control, there will always be a call for additional taxes.

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'm seeking the position of Vice President - Elect of Government Affairs because I believe in the advocacy work Washington REALTORS does on behalf of our members and the industry. Governmental Affairs is where I've focused the majority of my volunteer work with the REALTORS®. I have led work groups and candidate interview teams, independent expenditure committees, and work groups that developed policy positions. I have served as the local RPAC Chair and Vice President of Governmental and Public Affairs at Seattle King County REALTORS®. I know the impact of our association's GA work and I know there is a lot more work to be done. I want to use my experience in developing volunteers and leading the GA department at the largest local association for the benefit of WR's Government Affairs department. Being from Seattle and King County gives me an interesting perspective on GA issues. We deal with urban issues, such as quality of life and promoting more dense housing options; and with rural issues, like pushing back on onerous septic system requirements and helping clients fight to keep their homeowners' insurance in wildfire prone areas. I have dealt with a wide range of issues in my leadership at the local level and I believe that experience can be leveraged to help the whole state.

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

All the required functions of the VP-Elect of Governmental Affairs include being able to fill in for the VP if they're not available, serving on the executive committee and attending the required meetings. But having served as a local VP-Elect of Governmental and Public affairs, I know that there is much more than the "required" responsibilities. First, the VP-Elect has to have a great working relationship with staff, the Vice President of Governmental Affairs, and in the unique case of this position, the chairs and vice chairs of both Legislative Steering and RPAC Trustees. I also believe that VP-Elects and VPs of committees should stay prepared on the issues and topics of the moment and be ready to discuss them on short notice. Things move fast in government affairs. The VP-Elect and VP of Government Affairs have a responsibility to be ready on short notice to handle unexpected items. I know what is required and I will be ready.

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

Working effectively with association staff. Sometimes I think elected leaders can have a hard time navigating how to work with and interact with staff, but I think I have developed that skill well.

Being an effective listener is also very important. Taking the time to hear what others are saying, think on it, and then work on a response is critical in a volunteer organization. It's easy to have quick reactions to the ideas of others. It is much more difficult to be deliberate in your thought and response to what others have to say. I feel that over my years of volunteer leadership I have really developed my ability to hear what others have to say and then create effective responses and make them feel heard. Ours is a membership organization. Different viewpoints, opinions and ideas are important to hear. Having a measured, unbiased approach is integral to our success as an association.

Finally, I run effective meetings that respect the time of our volunteers.

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. My positions align with REALTOR® positions, but if for some reason they don't, I'm able to put those differences aside and publicly support the REALTOR® position. I've learned in the various leadership roles, that once the committee or group has made a decision, you stick to it. We may disagree in the room but once a decision is

made, we all respect the process and support the decision that is made.

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

Since the VP-elect and VP of Government Affairs oversee the RPAC Committee and Legislative Steering Committee's I'll take on one issue from each committee. For RPAC, something that's always an issue, but that I think will be a bigger issue the rest of this year, and into the next year will be getting members to invest in RPAC. The market is tough at the moment, and I can see it being difficult for our members to invest at levels they've invested in the past. One way to overcome this would be to work on expanding the amount of participants investing in RPAC. This could be done by more fundraising events, but I think another way can just be to get out in front of more of our members and show them what we've accomplished. It would be great to come up with an estimate of how much money we've put into each member's pocket by showing them what could have happened if B&O increased, or if there was a tax on commissions. Meeting them where they are and giving them a solid understanding of what we've stopped from happening to them and their clients will hopefully get them to invest if they aren't already.

On the legislative side of things, I have a feeling that there's even more of an appetite in Olympia to keep trying to increase taxes, fees, and pass other legislation that will make it more and more unaffordable to live in Washington. We've done a great job of working with legislatures to increase inventory, but I feel like the next big battle over the next few years is fighting off tax proposals and fee increases that will pop up every legislative session. That's always a battle, but this legislature seems to feel that they have the mandate to keep increasing taxes and I imagine they'll try to do that every session.

I also think, we'll need to be mindful of groups trying to put up roadblocks and use well-intentioned ideas to block development. One example of that in Seattle is that a council member is proposing requiring developers of middle housing projects like, 4plexes, to participate in the city's Mandatory Housing Affordability program. Having a requirement like that would drastically increase the cost of such middle housing, effectively stopping its development. I believe we'll see tactics like that being used all over the state and the Legislative Steering Committee can be there to help local associations understand what all those tactics are and fight them.

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?

With the recent call to action regarding the property tax increase proposal, I've had success sharing the information on social media. I think one way to convey the message to members more is just more posting about these issues, and probably posting short form videos with members of leadership explaining what's going on and how to find the calls to action. I think there is also a lot of opportunity in getting face to face and office meetings and other gatherings with our membership to explain what we're doing and how they can get involved. Another step we could take is perhaps helping our membership know when their representatives are having meetings in district so they can bring up our positions to their representatives in person. The morning of April 13th I noticed my reps were hosting a meeting in our district, and I decided to attend and voice our opposition to the proposal to increase taxes. I wasn't sure how it would go, but jumping in and doing it showed me that it was possible to voice our opinions in person. Perhaps informing our members of in district meeting opportunities and preparing them with our talking points can help effect a more grass roots effort in our “Calls-to-Action.”. Activate leadership as the carriers of messages back to their locals, utilize key contacts more on CFA distribution.

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

Yes. I am committed to abide by the WR bylaws, policies, and standing rules.

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

Getting out and meeting members face to face seems to be a great way to convey messages about what activities were doing for them. Office meetings other gatherings, and being open to discuss and be enthusiastic about what we're up to as an association seem to be helping members engage. It's a bit uncomfortable and hard, but I'm having good conversations and interacting with people by putting myself out there on social media in video format. That could be great way to communicate to membership about our programs and activities. Perhaps short form video updates at or after major events, or a few times a week. Perhaps during the legislative sessions, short form videos about what the staff and volunteer leaders have done to fight for the membership and consumers. Charge volunteer leaders with carrying the message back to their locals.

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

Our association only works because of the successful collaboration between member volunteers and staff. Keeping that relationship working is one of the most important duties of leadership when you're at the level of VP or higher in my opinion. One of the first ways to handle conflict is to have a training about interactions and working relationships are suppose to work between members volunteers and staff. It needs to be made clear to members that they aren't the staffs supervisors or boss. If any sort of conflict does arise, say a member isn't happy with an action by a staff person, they need to report it to that staff persons, direct supervisor, and perhaps also the committee chair, if it's appropriate. I don't believe there should be any trying to "handle" of conflicts between staff and members. It's a bit more complicated at the level of VPs and above though. The VPs need to report any issues to the CEO and president. I think a similar system needs to be used if staff has an issue with a volunteer member. Any issues should be reported to the head volunteer and CEO. It most cases I believe that the volunteer leaders should be responsible for trying to resolve issues on their side of the relationship and staff should be responsible for it on their side. It's one of the roles of senior leaderships, usually the CEO and President to be the intermediaries between the two sides of the association. If conflict arises in a meeting, I think it's the responsibility of the chair of that meeting to shut down any sort of disrespectful or inappropriate interactions immediately and report it up their respective chain of command.

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?

I am. I've also participated in strategic planning many times, and in 2024 lead the SKCR Strategic and Business Plan committee.

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

In 2023 and 2024 I served on the RPAC Trustees committee and I'm currently on the Legislative Steering Committee. I've served for years on the Seattle King County REALTOR® Governmental Affairs committee. In 2021 I was our local RPAC committee chair. In 2022, I served as Vice President of Governmental and Public Affairs at SKCR. We work closely with WR and their staff and have had to work on a lot of big issues that have potential statewide implications.

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

For me, volunteering is the best way to give back to an organization that has given so much to me. When opportunities are available to help an organization and I believe I'm capable of contributing back in a meaningful way, I step up to volunteer. If I'm not fortunate enough to be elected as VP-Elect of Government Affairs at this time, I'll still continue on in my volunteer leadership journey.

Name

Glenda J. Krull

Company

Windermere Real Estate/M2, LLC

Title

President Elect for Snohomish County Camano Association of Realtors®

Contact #

206-890-7725

Email

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Statement in support of candidate:

See attached PDF

OR upload their recommendation here.

[Glenda Letter of Recomendation for Garrett Nelson.pdf \(https://s3.amazonaws.com/pf-user-files-01/u-28033/uploads/2025-04-18/jf02h3f/Glenda%20Letter%20of%20Recomendation%20for%20Garrett%20Nelson.pdf\)](https://s3.amazonaws.com/pf-user-files-01/u-28033/uploads/2025-04-18/jf02h3f/Glenda%20Letter%20of%20Recomendation%20for%20Garrett%20Nelson.pdf)

Name

Colette Rarden

Company

RE/MAX Integrity

Title

Central Washington Regional Representative

Contact #

425-327-3915

Email

colette@therardenteam.com

Statement in support of candidate:

April 17th, 2025

Dear Nominations Committee,

I am honored to write this letter of recommendation for Garrett Nelson, a remarkable leader and committed professional in the real estate community. I had the distinct pleasure of working closely with Garrett during the pivotal year when the Kittitas County Association of REALTORS® (KCAR) merged with the Seattle King County Association of REALTORS® (SKCR). Garrett's leadership, foresight, and collaborative spirit played a critical role in making that transition seamless and successful.

Navigating a merger of this scale required patience, diplomacy, and a strong commitment to shared goals—qualities Garrett brought to the table in abundance. He consistently fostered a cooperative environment, keeping both organizations aligned and focused on the bigger picture. Thanks in large part to his efforts, the merger strengthened our collective mission and positioned us for greater advocacy, professional development, and service to our members.

Beyond his work on the merger, Garrett's dedication to continual improvement—for both himself and those he serves—is truly inspiring. His drive for education and professional growth is evident through his many leadership roles and committee appointments. He currently serves as a National Association of REALTORS® (NAR) Director and was recently named Vice Chair of the NAR Large Board Forum for 2025. He is also a member of the NAR Local Leadership Idea Exchange Council for

2025–2026, reflecting his ongoing commitment to forward-thinking leadership.

At the state level, Garrett has contributed meaningfully as a Washington REALTORS® (WR) RPAC Trustee (2023–2024) and as a member of the WR Legislative Steering Committee for 2025, where he continues to advocate for policies that protect and empower our industry. Within SKCR, Garrett’s leadership has been equally impressive. After serving as Vice President of Governmental and Public Affairs in 2022, he went on to become President Elect in 2024 and is currently serving as President in 2025.

Garrett’s commitment to REALTOR® advocacy extends beyond his time and leadership—he is also a Crystal R President’s Circle investor in RPAC. This level of investment reflects not only his personal dedication, but his deep understanding of why RPAC matters. By investing in RPAC, REALTORS® like Garrett ensure that our voices are heard on the local, state, and national levels. Garrett’s ongoing commitment to RPAC exemplifies his desire to safeguard the future of our industry for his colleagues and clients alike.

In all of these roles, Garrett has proven himself to be a thoughtful leader, a passionate advocate, and a steadfast supporter of the REALTOR® community. His integrity, work ethic, and vision for the future make him an exceptional asset to any initiative he undertakes.

I highly recommend Garrett Nelson without reservation. He is a true professional and a leader who consistently elevates those around him.

Sincerely,

Colette Rarden

WR Executive Committee 2024–2025

WR Legislative Steering Committee 2021–2026

Managing Broker, ABR, CRS, RSPS, AHWD, C2EX

Colette@TheRardenTeam.com

425-327-3915

OR upload their recommendation here.

[Colette - Garrett Recommendation Letter 04172025.pdf \(https://s3.amazonaws.com/pf-user-files-01/u-28033/uploads/2025-04-18/ak12hz7/Colette%20-%20Garrett%20Recommendation%20Letter%2004172025.pdf\)](https://s3.amazonaws.com/pf-user-files-01/u-28033/uploads/2025-04-18/ak12hz7/Colette%20-%20Garrett%20Recommendation%20Letter%2004172025.pdf)

Name

Russell Hokanson

Company

Seattle King County REALTORS®

Title

CEO

Contact #

425-974-1011

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rhokanson@nwrealtor.com

Statement in support of candidate:

April 18, 2025

To: The Nominations Committee of Washington REALTORS®

RE: Letter of recommendation for Garrett Nelson – candidate for VP-elect of Government Affairs

Dear Members of the Nominations Committee:

This letter is in support of the nomination of Garrett Nelson for the office of Vice President-elect of Government Affairs. I give Garrett my highest recommendation and do so without reservation.

Garrett possesses all the qualities, skills and experience you would hope for and expect in an elected officer of the Washington REALTORS®. He is successful in his real estate business, respected by his peers, conscientious in his interactions with members and most importantly, a thoughtful listener.

I have watched Garrett's career over the past 15 years, when he started as a founding member of our Board's NAR award winning YPN Council. Since then, Garrett has built his business and learned to be a model association volunteer. He used the experience he gained as a committee member and local Director before being elected our Vice President-elect of Government Affairs in 2021, then full VP of GA, then President-elect and now President of our organization.

All the while he has learned the craft of being "good" volunteer. In my mind, good means not being tied to a pre-conceived notion of how things should be. Rather, a good volunteer and respected leader listens to member concerns, is thoughtful about what can be agreed upon and accomplished and then determined to see the will of the Board carried out. This is the way Garrett operates. He never rushes to judgement. He gathers information, solicits input and looks for consensus on the best path forward.

Garrett has the temperament and experience to be a productive and successful GA officer with Washington REALTORS®. He is dedicated to the REALTOR® cause and does the extra things that make a difference. He devoted a recent Saturday afternoon to meet with the 36th legislative district representatives in a local forum to express his concern about their proposals to raise the property tax lid. That is the kind of determination and commitment the association needs in its elected leaders.

I have worked with Garrett in a great partnership for our association and I know he will bring that same cooperative spirit to Washington REALTORS®. I recommend him highly. You won't be disappointed in his performance as Vice President-elect of Government Affairs.

Very truly yours,

Russell Hokanson, CEO, RPAC Hall of Fame

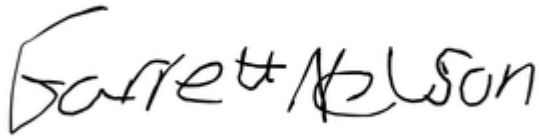
OR upload their recommendation here:

[Russ - GarrettNelson.WR.recommend.ltr.pdf \(https://s3.amazonaws.com/pf-user-files-01/u-28033/uploads/2025-04-18/bh32ha1/Russ%20-%20GarrettNelson.WR.recommend.ltr.pdf\)](https://s3.amazonaws.com/pf-user-files-01/u-28033/uploads/2025-04-18/bh32ha1/Russ%20-%20GarrettNelson.WR.recommend.ltr.pdf)

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 that reads "Garrett Nelson". The signature is written in a cursive, slightly slanted style.

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Submission ID

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