

 Wi-Fi Network: Downright Conference Password: downright25

Independent Rental Owner (IRO) Committee Meeting

 Downright Austin
Room: Capitol AB February 5, 2025
9:15 am – 10:15 am



Welcome

Wendell Burris
TAA IROC Chair



2025 Independent Rental Owner Committee Chairs



Wendell Burris

*Committee Chair,
Minnix Property Management*



Latasha McCombs

*Committee Vice Chair,
Cactus Jack Properties*



TEXAS APARTMENT ASSOCIATION

2025 Sustainers

PLATINUM



GOLD



SILVER

CAMP Facility Services
Century Air Conditioning Supply
Comm-Fit
CORT
CSC Serviceworks
Cweren Law Firm, PLLC

Dixie Interiors
Entrata
Ferguson Facility Supply
FSI Construction
Gemstar Construction
Genesis

Green Mountain Energy
Guardian Construction
Impact Property Solutions
The Liberty Group
Redi Carpet
Rent.

RentDebt Automated Collections
Sherwin-Williams
Smart Apartment Data
Spherexx
Yardi
Zillow Rentals

BRONZE

AAA Plumbers
Airbnb
BANYAN Utility

Blue Moon Software
Foundation Specialists
Massey Services, Inc.

MRI Software
The Guarantors
WeDoTrash



Mobile App



SCAN HERE

To download or search Texas Apartment Association in your app store. (Apple and Android)

- To ensure latest app version please delete and reinstall.
- App store for Texas Apartment Association and then choose the Feb 2025 BOD meeting.
- Click Create Account and enter event code **FEB25BOD**
- The app will lead you through the account creation process. Note that this app is not connected to your TAA website login, and you'll have to create a new account with the password of your choosing.

2025

Agenda



- 01** 2024 Accomplishments
- 02** Defined IRO with a 6 step IRO guide
- 03** What are the benefits of joining IRO at your local association

- 04** Education for IRO
- 05** ONE Conference update



The First 6 Steps For
**New Rental
Property Owners**
THE IRO GUIDE

The Texas Apartment Association (TAA) defines an Independent Rental Owner (IRO) as an individual or individuals that are active in both the ownership and management of their properties.



I just purchased my first rental property. Now what?

Step 1:

Join a local apartment association

Step 2:

Set up your company

Step 3:

Get insurance

I just purchased my first rental property. Now what?

Step 4:

Use a quality lease

Step 5:

Learn about Fair Housing

Step :

Keep learning!

Local Associations

Independent Rental Owner (IRO)

Individual person or owner who own or manage rental properties. These individuals are actively involved in the management of their properties.

Search

Category

[List View](#) [Calendar](#)

CALENDAR OF EVENTS

JUMP TO:

< > today

FEBRUARY 2025

month week day

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
2	3	4	5	6	7	8

ANNUAL EVENTS

- Casino Night
- Maintenance Appreciation
- Trade Show
- Membership Social
- Installation & Awards

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SIGNATURE EVENTS

[State of the City](#)

[Installation Banquet](#)

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[Clay Shoot](#)

[Chili Cook-off](#)

[Learn @ Lunch](#)

[REDBOOK Seminar](#)

OTHER EVENTS

[Membership Luncheons](#)

[Webinars](#)

Benefits of IRO Membership

Learn, Innovate and Grow through continuing education and net working programs

TAA REDBOOK ONLINE

Level Up your Career

Put The Power of Your
Team Members to Work

- **Education**
- **Learning Management System**
- **Networking**
- **Legal/Regulatory**
- **Advocacy**

OPPORTUNITY



NETWORKING

THIS IS THE
one
YOU'VE BEEN
WAITING FOR!
MAY 7-9, 2025

EDUCATION



CONNECT AND EVOLVE

ONE Conference, presented by the Texas Apartment Association, is the largest annual gathering of the Texas rental housing industry, providing opportunity, networking and education to thousands of multifamily professionals.

Register now at conference.taa.org

MAY 7-9, 2025 ★ HOUSTON

one
CONFERENCE
presented by TAA

ONE Conference **Keynote Speakers**



WEDNESDAY, MAY 7

JESSE COLE

Savannah Bananas Baseball
Franchise Founder and Owner



THURSDAY, MAY 8

TUNDE OYENEHIN

Peloton Elite Instructor and
Peak Performance Bestselling Author



FRIDAY, MAY 9

FREESTYLE+

Tony Award-Winning Broadway
Entertainers and Improv Pros

Featured Main Stage Speakers



JAY PARSONS

Rental housing economist, advisor and speaker



JASON DORSEY

Author of the bestselling book "Zconomy: How Gen Z Will Change the Future of Business - and What to Do About It"



ERIN STAFFORD

Author of the bestselling book "The Type A Trap: Five Mindset Shifts to Beat Burnout and Transform Your Life"



CHET GARNER

Creator, host, and executive producer of "The Daytripper," a 12-time Emmy-award-winning Texas travel show



KATE GOOD

SVP of Multifamily Development at Hunington Residential and co-founder of Apartment All Stars



VIRGINIA LOVE

Industry Principal at Entrata, seasoned speaker, and member of the Apartment All Stars



LISA TROSIEN

President, ApartmentExpert.com and nationally recognized consultant, industry influencer, educator, proptech advisor, and keynote speaker

See the full lineup of speakers for ONE Conference at conference.taa.org/speakers

Planet Pop After Party

ICONIC 90-00s HITS AND OUT-OF-THIS WORLD FUN

Dust off the tracksuit in the back of your closet and prepare for a blast to the past with classic Y2K hits, nostalgic experiences, and an unforgettable interstellar celebration.

Ticket is required to attend.
Capacity is limited and will sell out!

Purchase during registration at conference.taa.org



A COSMIC JOURNEY TO THE PAST
THURSDAY, MAY 8, 2025

PLANET POP

 **one**
CONFERENCE
presented by **TAA**





TEXAS APARTMENT ASSOCIATION POLITICAL ACTION COMMITTEE

- #1 way the GR team advocates for your industry
- Ranks in Top 10 of trade association PACs in Texas
- Contributes around \$650,000 to candidates in two-year election cycles
- Bi-partisan contributions



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(member login required)

www.taa.org/advocacy/pac



February 6, 2025

8:00 AM – 5 PM	Registration	Capitol Ballroom Foyer
8:30 – 9 AM	First Time Board Member Q&A <i>Q&A with President Renee Zahn & Chris Newton. Continental breakfast provided.</i>	Capitol AB
9:15 – 10:15 AM	IROC Public Affairs Committee NextGen Committee	Capitol AB Capitol FG Capitol View Terrace North
10:30 AM – 11:30 AM	Education Committee Leadership Committee	Capitol FG Capitol View Terrace North
11:45 – 1:15 PM	<i>Lunch Provided</i>	Capitol DE
12:00 PM – 2 PM	Olin Steele Award Judging (closed)	Capitol FG
1:30 – 2:30 PM	TAA Education Foundation Meeting	Capitol View Terrace North
2:45 – 3:45 PM	Leadership Lyceum Committee Texas Suppliers Council Affordable Housing Committee	Capitol AB Capitol View Terrace North Capitol FG
4:00 – 5:30 PM	Legislative Committee Meeting	Capitol DE
5:30 – 7 PM	Board of Directors Reception	Jr. Ballroom 2 nd Floor

February 7, 2025

8:00 – 10 AM	Registration	Capitol Ballroom Foyer
8:30 – 10 AM	AE Council Meeting	Capitol AB
10:15 AM – 12 PM	TAA Board of Directors Meeting	Capitol DE

As a reminder to all in attendance, various state and federal laws prohibit the exchange of information among competitors regarding matters pertaining to price, refusals to deal, market division, tying relationships and other topics which might infringe upon antitrust regulations, and that no such exchange or discussion will be tolerated during this meeting. These guidelines apply not only to the formal meeting sessions, but to informal discussions during breaks, meals or social gatherings.

Thank You

Meeting Adjourned