JULY 2023

FROM THE GROUND UP

A MONTHLY NEWSLETTER FROM THE
NORTH IDAHO BUILDING CONTRACTORS ASSOCIATION



THIS MONTH'S NEWS AND UPDATES:

2- President's Message
3- Membership
5- Government Issues
7- Associates
10- Education
11- Young Professionals
12- Parade of Homes
13- SPIKE
14- Professional Women
15- Members Only Deals
16- Leadership

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w. NIBCA.com

UPCOMING MEETINGS & EVENTS

Date TIME Description, Location

4th - OFFICE CLOSED for Independence Day

5th - 3:30pm PWB Board Meeting, NIBCA Office

11th - 12:00pm Finance Committee, NIBCA Office
4:00pm Home and Garden Show Committee, NIBCA office

12th - 4:00pm Education Committee, NIBCA Office

13th - 8:00am Coffee Talk - Sandpoint
9:00am PWB Yoga and Mimosa
3:30pm NIBCA Board of Directors, NIBCA Office

18th - 12:00pm Joint Government Issues, NIBCA Office
3:00pm Young Professionals Committee Meeting, NIBCA Office

20th - 7:45am Coffee Talk - NIBCA Office

25th - 8:00am Member Orientation, NIBCA Office
12:00pm Parade of Homes Committee, NIBCA Office
3:00pm Member Orientation, NIBCA Office

26th - 3:00pm Public Relations Committee, NIBCA Office
4:30pm NIB-PAC Meeting, NIBCA Office

27 -29th CAMPGOUND TAKEOVER

To register for any of the above events, see the NIBCA calendar, or contact the NIBCA Office.

[redacted]





Dan Richter, IHBA President
danr@avimor.com

IHBA Members,

We are putting together a scholarship package for Allen's two daughters which we would like to give them at the Celebration of Life being held in Spokane on July 15th. For all of us who were lucky enough to know Allen it was no secret that he was probably the kindest person many of us had ever had the pleasure of knowing. As an organization and as individuals we were all important to Allen. Despite the health challenges he faced during his tenure as IHBA President he kept going and kept smiling. His vision and work towards putting together an Association Health Insurance Plan put us on the path to the success we are about to achieve once the plan is in place..

I had the good fortune to work closely with Allen during his year as president. As we all were, I was deeply saddened to lose Allen from my life. All of us in this industry are in the business of building homes and communities. Communities gather around our neighbors and friends when life throws its curve balls. As support for Allen's family I am asking help from our members to fund a scholarship for Allen's two daughters. They are both attending college this fall and I would like to gather contributions of $10,000 or more to that we can award each of them a scholarship. Rose and I spend a lot of time thinking about what would be important to Allen and his family and we believe this would be a great way to support Allen's family as they deal with his loss.

As I am writing this, we have reached the $3000 mark from pledges I received at our meeting. Please do what you can to help us meet or exceed our goal. It would mean a lot to Allen's family to see how much his time away from the family was appreciated over the last couple of years.

If there are any locals or individuals that will be doing larger donations, please contact Rose at 208-378-0101 ralmanza@ibca.org and she can invoice you and you can send your check directly to IHBA. Please see the Go Fund Me link below.

Dan Richter, IHBA President
danr@avimor.com

Allen Dykes Scholarship Fund, organized by Jennifer Hickey
gofundme.com

IHBA Legislative Recap
Click Here for the Slides
Click Here for the Session Overview

IHBA
IDAHO HOME BUILDERS ASSOCIATION



Russ Dowell
Hayden Homes

Our membership drive is has come to an end. Thank you to all those who took time to spread the word about our organization. We welcome new members who have joined us and look forward to working with them and learning more about their experiences. Let's keep building a strong community together! Congratulations to Team #NailedIt! and Team Spike Hunters who tied with 8 new members each! We'll be planning the celebration soon! Congratulations also to our individual winner, Wade Jacklin, who brought in 3 new members. Way to go! The Membership Drive brought in a total of 23 new members and we appreciate all of you who participated!

The Membership Committee would like to note that our New Member Orientation is not necessarily just for brand new members.

If you have new employees or would simply like to learn more about how to effectively utilize your member benefits, please join us at a Member Orientation, held on the 4th Tuesday each month at 8am and 3pm.

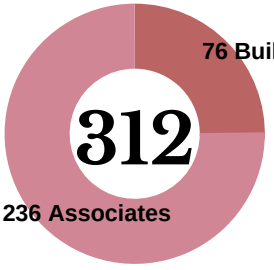
We have had excellent attendance at these recent meetings. Everyone learned a lot and had an opportunity to network with new and old members alike. Feel free to reach out to the NIBCA office if you're interested!

Remember, you get out what you put in when it comes to membership. If you're looking to connect, consider joining one of our committees. To learn more about all of those opportunities, call Karen at 208-765-5518 x304.

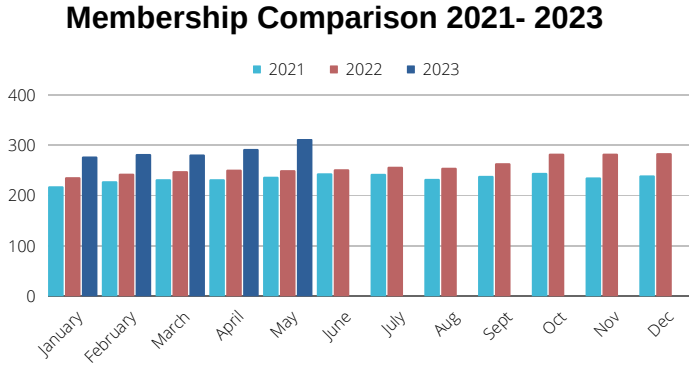
Committee Meeting 1st TUES 4pm NIBCA

Welcome New Members!

- *JP Designs, LLC*
- *1776 Home Services*
- *RDK Design & Build*
- *Sprinklers Northwest*
- *Panhandle Landworks*
- *Great Homes of Idaho, Inc.*
- *Bulldog Rooter*
- *Best Choice Realty*
- *Craft Tree Care*
- *Daniels Landscape Supplies*
- *International Wood Products*
- *Northern Pike Construction*
- *Summit Success Strategies*



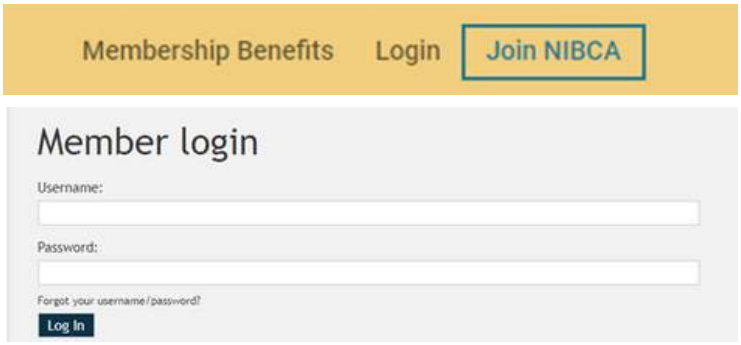
78.2%
Member Retention Rate



Thank You to our GMM Sponsors!

Update your business listing in the NIBCA member portal. Here's how:

Go to *NIBCA.com* and login to your portal.



Recommended updates for your page:

- Logo
- Full description of services
- Photos - headshots or other related pics
- Website
- Social Media pages
- MORE!

Be sure to check out the *directory* to see how your page looks with your updates!

Reach out to Karen if you need any assistance.
208-765-5518 x304 or email.

Track your progess!



Are you taking advantage of all your benefits???

Mentor Match is the latest addition to NAHB's suite of services to support members' business improvement needs. This online tool — which includes a searchable database — facilitates the establishment of *mentoring relationships*.

NAHB CONNECT

Learn more about NAHB Mentor Match at *NAHB.com*.







Dale Cargile
North Ridge Homes











On a recent trip to Washington DC, I had the opportunity to attend the National Association of Home Builders conference. Alongside my peers, we met with legislators and advocates to voice our concerns and discuss pressing issues facing the housing industry. Additionally, we had the privilege of touring Capitol Hill, observing first-hand the inner workings of the legislative process. It was inspiring to be part of a collective voice making a difference and advocating for change. Our nation's capital is where decisions are made and policies are shaped, so it is crucial for all industries to have their voices heard. It was a serious reminder of the importance of engaging with our elected officials and advocating for our industry's needs.

Every month, on the third Tuesday at noon, the Joint Government Issues meeting convenes to tackle the most pressing matters facing our community. As we gather around the table, it is important to remember the rich history of this land, such as the contributions of the Jacklin Family and the prairie. His legacy serves as a reminder that our actions today have a lasting impact on the future generations.

Next month's round table promises to be equally important, as we continue to work towards solutions that benefit all members of our society. The gravity of our task cannot be understated, and we must approach it with the utmost seriousness and dedication.

Learn more at *nibca.com/advocacy/*

IBS
Feb 27-29, 2024
Las Vegas

IHBA
October 4-6
Nampa, Idaho

NIB-PAC
July 26
4:30pm
NIBCA

Did you know...

NIBCA has a Political Liaison who attends city council meetings and generates a monthly report. Log into the Member Portal to see the report in the Resources Tab

NOW ACCEPTING NOMINATIONS



NIBCA NORTH IDAHO BUILDING CONTRACTORS ASSOCIATION

2024 Board Positions

- **2nd VP- 4 year commitment** (2026 President)
- **Associate VP- 1 Year Term**
- **Secretary/Treasurer- 2 Year Term**
- **2 Builder Seats- 2 Year Term**
- **3 Associate Seats- 2 Year Term**

Questions or want to be considered? Simply email your interest to emily@nibca.com
Must be an Active NIBCA Member. Voting will be held on November 15

NIBCA
ASSOCIATES COMMITTEE



Amie Pace
Evergreen
Home Loans

Associate members, it's summertime!!! I hope you are all having a wonderful summer and ready for an amazing July!

Some exciting news, as we finished up our membership drive, I want to thank all who participated, especially my team members for pushing to get those applications in by the 25th. Also, Cel and Gary put on a great competition and their team members stepped up as well. It was a tight race to the very end, and we gained 23 new members! This is amazing.

In June, I was able to attend the State Summer Boards in Island Park, Idaho. Many of our builders and associates are not aware that as part of your membership to NIBCA you can also attend the Idaho Home Builders Association (IHBA) board meetings. I would encourage you all to attend at least one a year.

We had the opportunity to meet with other associations from throughout the state and our Lobbyist, Ken Burgess. We also discussed the healthcare package that is being put together with Blue Cross Blue Shield of Idaho. The Trustees are working on finalizing the details with Blue Cross Blue Shield but believe that we will have 7 benefit packages to choose from that would include dental and vision. This is a huge step forward in what has been a long road.

More information to come on healthcare in the next few months. We also discussed the benefits of being part of an association and how we should strive to do business with members or make them a member if you want to continue doing business together.

Builders have an opportunity to win a National B.E.A.M Award (builders engaging associate members).



I wish everyone a safe and happy 4th of July and I can't wait to see you all at the Campout!

Save the Date for Gone Wild
November 1 - from 4pm to 9pm

NIBCA
ASSOCIATES COMMITTEE



July 20th - Coffee Talk at the NIBCA Speakeasy From 7:45a.m. – 8:30a.m. This networking opportunity
allows us to discuss current events, market conditions both locally and nationally and other items that can impact our businesses. This event is also a wonderful way to meet our members.

Save the date- August 17th – Skeet Shoot/Backyard Get Together – more information to follow.

July 27th – 28th– Campground Take Over Registration open with a cost of $50 per person. Come Thursday night, set up your spot and we embark on a Poker Run at Noon on Friday down the CDA River. Bill Clark with Title One and Dusty Harris with Payne West have offered their properties on the CDA River. Please bring your inflatable tubes, kayaks, and tents/campers for an opportunity to get to know more of our builders and associates in a more relaxing setting. Please register by the 20th so we can get a good head count for food. Bring your appetite after the river float because Gary Hall with Frontier Homes and Stan Hall with Hall Drafting & Design have graciously offered to roast a pig for us on Friday night! Remember, no hooks ups and portable bathrooms are being provided by our Associate member, Tam's Traveling Toilets!



Committee Meeting 4th THUR 4pm NIBCA

Do Business with a NIBCA member

A recent update from Howard R Lunderstadt, Area Director of the North Idaho Area Office of USDA, the city of Post Falls will no longer be an eligible area for USDA Financing on or before October 1st, 2023.
USDA financing provides 100% financing with low interest rates and can be an affordable option for first-time homebuyers. USDA offers two types of financing for purchases: Guaranteed loans and Direct loans. Guaranteed loans are offered through approved Mortgage Bankers, Banks, Credit Unions and Mortgage Brokers. Direct Loans are offered through the local area office to those who qualify. The Direct Loans have a lower interest rate and longer repayment term which can help in our area where affordability is an issue.
USDA also offers fixed rate seconds for property improvements to very low-income homeowners at a very low rate.

As areas grow in population, they will be excluded from these types of loans. As it sits now, the City of Coeur d'Alene and most of Hayden are ineligible and only areas in the rural parts of Kootenai County can qualify. Because these programs are geared towards first time homebuyers, losing Post Falls could initially hurt those looking to purchase new construction and existing homes. It will increase their commute times to work and could decrease their purchasing power as they are pushed to areas that do qualify but areas that have larger lots and less access to public utilities. With the current elevated rate environment, these programs provide relief to first time home buyers and those who might not be able to qualify for financing. This change will also affect builders who have existing inventory to sell.

Some good links about the various programs USDA offers for Single Family Residences:

- *Single Family Housing Programs | Rural Development (usda.gov)*

USDA loans, also known as RD or Rural Loans are amazing, if the clients and the property meet the requirements for these programs. Some good links about the various programs USDA offers for Single Family Residences (I also attached some of these PDFs for you to review):

- *Single Family Housing Programs | Rural Development (usda.gov)*

At Evergreen we offer USDA Guaranteed Loans on existing Single-Family homes, and we offer Construction Loans to finance the purchase of a lot, single family build or a new manufactured homes (must be a double wide or larger) all in one loan with one set of closing costs.
Link I share with customers to determine if the property qualifies:

- *Eligibility (usda.gov)*

Link to calculate if the customers meet the income limits for the area they are purchasing in:

- *SFH Section 502 GLP Eligibility Check Worksheet (usda.gov)*

Amie Pace, Associate VP- Evergreen Loans

YOU can Make a Difference!



Stefani Hoffman
Lake Creek Comfort

Are you interested in a career in home building, but don't know where to start? Look no further than the Pet Parade of Homes! This free event offers an exciting opportunity to explore the various careers that go into creating stunning homes. Whether you're just starting your career journey or simply want to learn more about this fascinating industry, this event is perfect for you. With a range of demonstrations, workshops, and activities, there's something for everyone to enjoy. So why wait? Register today and join the fun at the Pet Parade of Homes!



Are you ready to take on a leadership role and make a difference? Join the education committee and be a part of shaping the future of the student chapter.

As a member, you will have the opportunity to provide valuable learning experiences that will enhance the careers of our members. Not only will you be a part of workforce development, but you will also be leading the charge to help others find their path to success.

So, step up and be a part of something truly exciting and impactful! Join the education committee today and make your mark on the future of our industry.

Committee Meeting
2nd WED
4pm NIBCA

NIBC
YOUNG PROFES

REGISTER TODAY



Justin Hoffman
Blackbird Digital

Get ready for a day full of fun, laughter, and some serious golfing action! The Y2K Golf Tournament is the ultimate place to be for all golf enthusiasts who want to showcase their skills and have a lot of fun doing it!

But it's not just about impressing everyone with your golfing prowess. It's also a chance to show off your creativity and fashion sense, thanks to the costume contest that's going on.

So, bring out your wackiest golfing attire and get ready to strut your stuff! And the best part? The prizes! With some amazing giveaways up for grabs, it's time to tee off and give it your all!

Don't miss out on this exciting event! Grab your clubs, slick on some sunscreen, and be a part of the action-packed Y2K Golf Tournament!



MONOGRAM
TDS
Idaho Central CREDIT UNION
HAYDEN HOMES
BANNER BANK
NorthRidge CONTRACTING
theTRUSSco.
bankcda
SHS hardware hut
ASPEN Homes
First Interstate Bank

Parade of homes



Kadee McGwier
Berkshire Hathaway Home Services, Jacklin Realty

CDA Area Sept 16-17, 22-24
Sandpoint Area Sept 30 & Oct 1

Idaho Central Credit Union

ARCHITERRA HOMES — Where Life Happens

ARCHITERRA HOMES — Where Life Happens

Matt Davis Custom Homes

Monogram Homes

Aspen Homes

NorthRidge Contracting

Greenstone

Hayden Homes

Leighton Hudson Custom Homes

Atlas Building Group

Williams Homes — Built by our family for yours

MKinney Homes

Toll Brothers

Anthem Pacific Homes

Fairway Homes

Timbered Ridge Homes — Trees to Keys

Hallmark Homes

Blackwell Homes & Development

Lexar Homes

Are you ready for the ultimate showcase of homes? We've got exciting news- Sandpoint is hosting its very own Parade of Homes for a standalone weekend Sept 30 and Oct 1 in 2023! Get ready to indulge in the most stunning, state-of-the-art homes built by North Idaho Building Contractors Association (NIBCA).

But that's not all! For the first time ever, we are introducing Opt-in Awards for homes that meet Green and Accessible standards. And, we can't forget the thrilling Realtor Day and Realtor Choice Award. Save the Date for the Awards Night Sept 15th.

And the best part? You don't have to be a contractor or realtor to get involved- you can volunteer too! Sign up to volunteer at info@nibca.com

Let's celebrate the NIBCA at the Home Base Showcase held during parade hours at the NIBCA Office.

Take advantage of the Advertising Opportunities in the Guidebook. Reach out to the Office to learn more.

Tickets on Sale August 1

Committee Meeting 4th Wed at Noon NIBCA

Thank you to our Parade of Homes Sponsors

ARCHITERRA HOMES — Where Life Happens

CPA Paving and Concrete Specialties

Coeur d'Alene Builders Supply

KT Kootenai Title — Make a request for the best

loanDepot

Ferguson — Nobody expects more from us than we do

Idaho Central Credit Union

The Press

Mountain West Bank

PARR Lumber

NorthRidge Contracting

Home Staging Works Inc

Banner Bank

TDS

NIBCA SPIKE CLUB

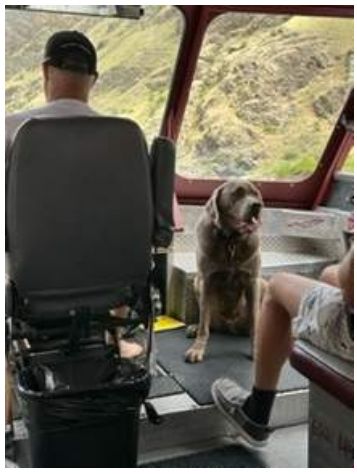


Angela Erickson
First Interstate Bank

SPIKE Party!

Last month's Spike Party was an absolute blast! With the Hells Canyon tour, jet boat ride and camping, there was never a dull moment. The gorgeous scenery alone was worth the trip, but experiencing it all with such an amazing group of people made it that much better. From the exhilarating jet boat ride to the peacefulness of the secluded campground, every moment spent on this adventure was unforgettable. It truly was a great time and I can't wait for the next Spike Party to come around!







Ev[illegible]er
For Rent

Tr[illegible]

- 100 Chairs
- 12-5ft round tables
- 3-6ft rectangle tables
- Bluetooth-Sound System
- BBQ Grill
- 2 Trash Cans

(propane not included)

NIBCA MEMBERS $200
NON-MEMBERS $500





CONTACT NIBCA FOR MORE DETAILS
INFO@NIBCA.COM OR 208-765-5518

TDS
Idaho Central CREDIT UNION
HAYDEN HOMES
BANNER BANK
NorthRidge CONTRACTING
theTRUSSco.
bankcda
SHS hardware hut
ASPEN Homes
First Interstate Bank

Thank you for supporting Womens Build!









2023 Board

President: Ashley Yates – Ash Yates Co
Vice President: Jessica Cargile – North Ridge Contracting/North Ridge Homes
Secretary: Nicole Lounder – First Interstate Bank
Treasurer – Barb Bradley
Director: Jennifer Jenkins – Pioneer Title
Director: Marissa Davenport - Monogram Homes
Director: Heather Tiemeyer – Floor and Home

Not a Member of PWB? Join today!



CRESCENT LIGHTING

Exclusive
NIBCA Member Discount

15% OFF Retail

1620 N Mamer Rd., Ste E-102
Spokane Valley WA 99216
208-601-8668

Valid from July 1- August 31
mycrescentlighting.com

Did you know you can advertise in the NIBCA newsletter?

Place your ad here!

Contact the NIBCA office for more information.

2023 BOARD OF DIRECTORS

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2nd VP Cel Demers, Floor and Home
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Treasurer Alex Myers, TitleOne

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Nicole Ansbaugh, Crescent Lighting
Stefani Hoffman, Lake Creek Comfort
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Bill Clark, TitleOne Corp.
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Matt Fisher, Shelter Associations, Inc.
Rod Underhill, Underhill Construction, Inc.
Rudy Klein
Shawn Anderson, Monarch Custom Homes
Tim Timmins, Eagle Ridge Builders, Inc.

2023 COMMITTEE CHAIRS

Joint Government Issues
Dale Cargile, Northridge Contracting

Public Relations Committee
Cel Demers, Floor and Home

Associates Committee
Amie Pace, Evergreen Home Loans

Finance Committee
Alex Myers, TitleOne

Education Committee
Stefani Hoffman, Lake Creek Comfort

Home and Garden Show
Merritt Timm, Restorage Closets

Parade of Homes
Kadee McGwier, Summit Homes

Membership Committee
Russ Dowell, Hayden Homes

Spike Club
Angela Erickson, First Interstate Bank

Past Presidents
Gary Hall, Frontier Homes

Young Professionals
Justin Hoffman, Blackbird Digital

NIB-PAC
Levi Snyder, Monogram Homes

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