

CURRICULUM VITAE OF PETER MEER, MBA, MPM

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EDUCATION

- Bachelor of Science in Business (BS) University of Colorado 1966
- Masters of Business Administration (MBA), San Francisco State University 1970

LICENSES/DESIGNATIONS AND PROFESSIONAL ORGANIZATION PARTICIPATION

- Colorado Real Estate Employing Broker License, since 1981
- Residential Property Manager (RPM) designation awarded by the National Association of Residential Managers (NARPM)
- Master Property Manager (MPM) awarded by NARPM
- Certified Residential Management Company (CRMC) awarded by NARPM
- 1997-2001 and 2005-2006 served as National Director for NARPM, serving as National Treasurer in 2001
- Certified Instructor for NARPM

PROFESSIONAL SUMMARY

Mr. Meer, owner and president of Meer & Company, Inc., has been providing expert property management services throughout the Denver area since 1981. Currently he manages 150 single-family homes in the Denver area. In previous years, he has managed Home Owner Associations. He has a proven track record of dealing with all aspects of property management including: (a) Standards of care for management of both residential and commercial properties, (b) Liability issues arising from tenants/visitors/workmen at a given residential or commercial property and (c) Health and safety issues arising from tenants/visitors/workmen at a given residential or commercial property.

Mr. Meer is highly organized with excellent written and verbal communication skills. Mr. Meer is able to work under tight deadlines and meet high performance goals. Due to his broad knowledge and method of operation, he is able to provide expert witness services to all areas of the United States.

EXPERT WITNESS EXPERIENCE

Mr. Meer is nationally recognized as an expert in residential property management. He has testified or been deposed in jurisdictions across the United States including the states of Colorado, Connecticut, Indiana, Maryland, Oklahoma, Ohio, Texas, Utah, Virginia, and Wyoming where he is considered an expert in property management. Mr. Meer can be engaged to serve as an expert witness in the following residential and commercial areas of property management:

- Property management and maintenance – standards of care
- Residential property management
- Commercial property management – standards of care
- Commercial property management
- Transactions
- Lease disputes
- Liability of premises
- Residential property health and safety
- Personal injury and wrongful death
- Home Owner Association (HOA) slip, trip, and falls
- Home Owner Association (HOA) and reasonable care
- Management company and property construction defects
- Property standard of care
- Carbon monoxide & radon gas poisoning
- Illegal drugs and drug activity
- Inspection of property
- Criminal acts
- Home Owner Association (HOA) board duties
- Negligence in Home Owner Association (HOA) board duties
- Management or receiver fees
- Negligence in hiring, supervision, and termination

EXPERT WITNESS/LITIGATION SUPPORT

The following is a list of cases that Mr. Meer has served on as an expert witness. If you would like more information about any case please contact Mr. Meer at 303-322-1550 or by email peter@meerandco.com.

2015 - Engaged on Behalf of Plaintiff

Tenant falls, at his apartment residence, when a concrete step gives way.

Disposition: went to trial, Plaintiff was awarded damages.

2015 - Engaged on Behalf of Defendant

Laundry room, at apartment complex, explodes causing serious injury to a tenant.

Disposition: Unknown

2015 - Engaged on Behalf of Plaintiff

Wood burning stove improperly vented causing carbon monoxide injury to the tenant.

Disposition: Unknown

2014 - Engaged on Behalf of Plaintiff

Tenant falls on ice at apartment complex.

Disposition: Unknown

2014 - Engaged on Behalf of Plaintiff

Delivery person injured when concrete stairway step gives way.

Disposition: Unknown

2014 - Engaged on Behalf of Plaintiff

Plaintiff and his son fell due to balcony railing giving way.

Disposition: Unknown

2013 - Engaged on Behalf of Defendant

Resident at apartment complex is injured from carbon monoxide.

Disposition: Plaintiff awarded damages. Mr. Meer was deposed in this case.

2013 - Engaged on Behalf of Defendant

T & P valve on hot water heater fails causing carbon monoxide to cause injury to 5 tenants.

Disposition: Unknown

2013 - Engaged on Behalf of Plaintiff

Plaintiff fell due to a balcony railing that gave way.

Disposition: Settled

2013 - Engaged on Behalf of Defendant

Slip and fall case

Disposition: Settled

2013 - Engaged on Behalf of Plaintiff

Plaintiff claimed negligent tenant screening. Meth felon resident caused fire at apartment complex. Plaintiff is now in a vegetative state needing 24/7 care.

Disposition: Set for trial this year

2013 - Engaged on Behalf of Defendant

Plaintiff was killed by gunfire at the apartment complex. Plaintiff's son argued negligent tenant screening for complex.

Disposition: Settled

2012 - Engaged on Behalf of Defendant

Provided "standard of care" regarding the property management of a rental home.

Disposition: Settled

2012 - Engaged on Behalf of Defendants

Plaintiff claimed negligence and Breach of Fiduciary duty by the management company.

Disposition: Settled

2012 - Engaged on Behalf of Plaintiff

Slip and fall case

Disposition: Settled

2011 - Engaged on Behalf of Plaintiff

Providing "standard of care" information on walkway at unit in the complex. The case involved slip and fall.

Disposition: Settled

2011 - Engaged on Behalf of Plaintiff

Slip and fall case at a Home Owner Association complex.

Disposition: Settled

2011 - Engaged on Behalf of Defendant

Provided "standard of care" information on a carbon monoxide vent cap on a boiler in connection with the death of a 23-year-old female.

Disposition: Settled

2009 - Engaged on Behalf Plaintiff

Provided "standard of care" information on necessary maintenance of common area stairwells. The case involved a slip and fall.

Disposition: Settled

2009 - Engaged on Behalf Defendant

Providing "standard of care" information regarding performance of the management company as it related to drainage problems on the property. 11-02-09

Disposition: Settled

2009 - Engaged on Behalf Plaintiff

Provided "standard of care" information on the necessary maintenance of wood burning stoves and gas-fired furnaces. Plaintiff was impacted (twice) by carbon monoxide escaping into the living area.

Mr. Meer was deposed. 2-13-09

Disposition: Settled

2008 - Engaged on Behalf Plaintiff - Owner of the Rental Property

Plaintiff sought damages from the management company for improperly returning a security deposit to a tenant. Mr. Meer was deposed. 11-02-09

Disposition: Settled

2008 - Engaged on Behalf Defendant - Owner of the Rental Property

The tenant sued the owner due to a sexual attack on the tenant by a third party. Provided expert witness information showing no negligence on the part of the owner.

Disposition: Case went to trial - The defendant prevailed

2008 - Engaged on Behalf Plaintiff

Provided "standard of care" information on necessary maintenance for common area walkways. The case involved a slip and fall incident.

Disposition: Settled

2007 - Engaged on Behalf of Plaintiff

Provided "standard of care" information on necessary maintenance for common area walkways. This case involved a slip and fall incident.

Disposition: Settled

2007 - Engaged on Behalf of Plaintiff

Provided "standard of care" safety information regarding unsafe conditions at a playground within the HOA complex. The case involved the death of a three year old.

Disposition: Settled

2005 - Engaged on Behalf Plaintiff

Provided expert witness information about the “standard of care” that should be provided when doing tenant screening.

Disposition: Settled

2003 - Engaged on Behalf Defendant

Provided expert witness information against Plaintiff claim that the Defendant was negligent in regard to frozen pipes in a residential property during a vacancy.

Disposition: Settled

2002 - Engaged on Behalf Plaintiff

Provided expert witness information for the plaintiff to establish rental values of a residential home in Denver. Research included finding market comparable rental properties during the previous six-year period.

Disposition: Settled

PUBLICATIONS

- Mr. Meer is a certified instructor for National Association of Residential Property Managers.
- Since 2010 Mr. Meer has turned his writing efforts to the creations of Colorado Continuing education courses for Colorado licensed real estate agents.
- He regularly published articles in the Colorado Realtor News for many years.

Date	Article Title	Published By
2010- Present	Authored and taught Colorado Continuing Education Courses for Colorado licensed real estate agents through out Colorado	Colorado Continuing Education
03/01/09	Classified Advertising For Renting Residential Properties: An Oxymoron?	Colorado Realtor (Colorado Association of Realtors)
07/01/08	What Is a Reasonable Time Frame for Residential Property Repairs	Colorado Realtor (Colorado Association of Realtors)
03/01/08	Classified Advertising For Renting Residential Properties: An Oxymoron?	Colorado Realtor (Colorado Association of Realtors)
01/01/08	My New Tenant: Foreclosed and Medical Bills	Colorado Realtor (Colorado Association of Realtors)
11/01/07	How To Qualify Tenants For Residential Units	Colorado Realtor (Colorado Association of Realtors)
09/01/07	How To Do A Lease Presentation Using Technology	Colorado Realtor (Colorado Association of Realtors)
07/01/07	Foreclosed: The Perfect Rental Property (or Is It?)	Colorado Realtor (Colorado Association of Realtors)
05/01/07	Renting to Military Personnel SERVICE MEMBERS CIVIL RELIEF ACT OF 2003 (SCRA)	Colorado Realtor (Colorado Association of Realtors)
03/01/07	Pets or No Pets	Colorado Realtor (Colorado Association of Realtors)

09/01/06	Property Condition Documentation Prior To New Tenant Move In	Colorado Realtor (Colorado Association of Realtors)
07/01/06	The Ugly Duckling Can I Make It A Swan?	Colorado Realtor (Colorado Association of Realtors)
03/01/06	Property Management (Maintenance: the difference between survey and inspection)	Colorado Realtor (Colorado Association of Realtors)
11/01/05	OK Mr. Investor, It Isn't As Easy As It Looks	Colorado Realtor (Colorado Association of Realtors)
09/01/05	Mr. Landlord, The Fire Destroyed All My Personal Items! When Will You Be Sending The Check To Cover My Loss?	Colorado Realtor (Colorado Association of Realtors)
08/01/05	I Only Rented To One Person, But Four Are There Now!	Colorado Realtor (Colorado Association of Realtors)
06/01/05	The Once And Future Tenant	Colorado Realtor (Colorado Association of Realtors)
05/01/05	Moving' Out Or How Come The Tenants Left It In Such A Mess?	Colorado Realtor (Colorado Association of Realtors)
04/01/05	Why Become a Member of the National Association of Residential Property Managers?	Colorado Realtor (Colorado Association of Realtors)
03/01/05	Worker's Compensation Coverage For Non- covered Independent Contractors	Colorado Realtor (Colorado Association of Realtors)
02/01/05	Making Mortgage Payments - A Serious Business	Colorado Realtor (Colorado Association of Realtors)
01/01/05	The Check Is in the Mail (From the Owner?)	Colorado Realtor (Colorado Association of Realtors)
11/01/04	The Tenant Process (Information Sheet)	Colorado Realtor (Colorado Association of Realtors)
9/01/04	Tenant Applications Or The Truth And Nothing But The Truth	Colorado Realtor (Colorado Association of Realtors)
08/01/04	Property Management Means Property Control - Part II	Colorado Realtor (Colorado Association of Realtors)
06/01/04	Property Management Means Property Control - Part I	Colorado Realtor (Colorado Association of Realtors)
05/01/04	Rental Property: Maintaining the Physical Structure	Colorado Realtor (Colorado Association of Realtors)
03/01/04	Life Of A Property Manager - Who Holds The Security Deposit And Who Gets The Interest?	Colorado Realtor (Colorado Association of Realtors)
02/01/04	The Tenant Screening Process	Colorado Realtor (Colorado Association of Realtors)
01/01/04	Tenant Retention	Colorado Realtor (Colorado Association of Realtors)

12/01/03	Fire Extinguishers: Be Careful - You Might Get Burned	Local NARPM Newsletter (Mile High Manager)
11/01/03	How To Rent Your Vacancies	Colorado Realtor, November/December 2003 Issue (Colorado Association of Realtors)
10/20/03	Tips for Managing Residential Rental Properties	CAR State Convention 2003
10/20/03	Secrets of Residential Property Managers	CAR State Convention 2003
09/01/03	Maintenance Surveys For Residential Property	Colorado Realtor News
08/01/03	Is There a Residential Property Manager Out There?	Colorado Realtor News
07/16/03	Worker's Compensation Coverage for Non-Covered Independent Contractors	Denver Rocky Mountain News
06/03/03	My Listing Won't Sell - What Now?	Colorado Realtor News
03/10/01	Making Payments On The Mortgage - A Serious Business	Denver Rocky Mountain News
02/10/01	The Check's In The Mail (For The Owner?)	Denver Rocky Mountain News
01/13/01	Why Become A NARPM Member?	Denver Rocky Mountain News
12/09/00	Residential Property Management Course Offered By Commission	Denver Rocky Mountain News
12/01/00	Fire Extinguishers, Be Careful-You Might Get Burned	Mile High Manager (National Association of Residential Property Managers)
11/11/00	Buy A Residential Property Management Company	Denver Rocky Mountain News
11/03/00	Meer Elected NARPM Treasurer	Denver Rocky Mountain News
10/14/00	Maintenance: The Difference Between Survey And Inspection	Denver Rocky Mountain News
09/09/00	How To Become A Residential Property Manager	Denver Rocky Mountain News

TEACHING EXPERIENCE

1. 2013 - 2014, taught "Mold, Asbestos & The Residential Property Manager" in Denver, Westminster, and Colorado Springs, Colorado
- Adjunct Faculty Instructor (2011 thru 2014) for The Real Estate School (TRES), Boulder, Colorado, Oliver E. Frasca, Esquire CEO (now deceased)
 - Since 2010, taught "Property Management Essentials" a 12-hour continuing education course. Presented to approximately 400 students in different locations throughout Colorado: Loveland, Grand Junction, Fort Collins, Castle Rock, Colorado Springs, Westminster, and Denver
 - "Residential Property Management Agreements"
 - "How to Manage Your Own Rental Property"
 - "Marketing, Promotion, and Public Relations for Your Residential Property Management Agreements"
 - "Lease Agreements"
 - "A Checklist to Running Your Own Property Management Company"
 - "Liability and Safety Issues Impacting Property Managers"
 - "Obtaining New Clients and Tenants for Your Residential Property Management Business"

Course Author

- Property Management Essentials—12 hours of Colorado Real Estate Commission Approved Continuing Education Credit (taught through TRES, with marketing provided by Educated Minds LLC). Tenancy Issues, Policy & Procedure Manuals. and significant management and lease provisions.
- Mold, Asbestos & The Residential Property Manager – 3 hours of Colorado Real Estate Commission Approved Continuing Education Credit.

ADDITIONAL INFORMATION

- Colorado native
- Manages 150 single-family units, including single-family homes, town homes, condominiums, duplex and triplex units
- BS degree from the University of Colorado
- MBA from San Francisco State University
- In 1981, Mr. Meer started his property management firm, Meer & Company, Inc.