

CURRICULUM VITAE OF PETER MEER, MBA, MPM

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303-322-1550
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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. Mr. Meer can be engaged to serve nationally as an expert witness in the following areas of property management, both residential and commercial:

- 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.

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

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

2005 - Engaged on Behalf Plaintiff

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

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

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.

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

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 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.

This is the only case that Mr. Meer was deposed.

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.

Disposition: Case is still going on.

TEACHING EXPERIENCE

- “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 Issue Impacting Property Managers”
- “Obtaining New Clients and Tenants for Your Residential Property Management Business”

PUBLICATIONS

Mr. Meer is a certified instructor for National Association of Residential Property Managers and for the Denver Board of Realtors. He is regularly published in the Colorado Realtor News and was regularly published in the Denver Rocky Mountain News.

| Date | Article Title | Published By |
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| 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 Ain'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) |

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| 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 |

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| 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 |

ADDITIONAL INFORMATION

- Mr. Meer, a native of Denver, Colorado, manages 150 single-family units, including single-family homes, town homes, condominiums, duplex and triplex units.
- He has a BS degree from the University of Colorado as well as an MBA from San Francisco State University.
- He started his property management firm, Meer & Company, Inc., in 1981.

RECOMMENDATIONS AND REFERENCES

If you would like to have references for Mr. Meer's expert witness services, please e-mail peter@meerandco.com.

- Deisch, Marion & Klause, P.C., Law Offices
- Burns, Figa & Will, P.C. Attorneys at Law
- Sue A. Jones, Attorneys at Law
- Walker, Hamilton & White
- Carver Law