



A

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, SEPTEMBER 24, 2008

ITEM TITLE:	ACTION:
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CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:00 a.m.
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ATTENDANCE	Present: President Joe Gehrki, President-Elect Shawn Maloy. Directors: John Bredemeyer, Monica Humpal, Valorie Johnson, David Matney, Lisa Ritter, Sharon Rich and Mark Wehner. Ex-Officios: Mark Hart, Debbie Kaline for Alan Stoltenberg and Gary Stoneburg. Guest: David Brown and Patti McAtee from the Omaha Chamber of Commerce. Excused: Vince Leisey, Deda Myhre and Barbie Byrd.
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AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the September 24, 2008 meeting.
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David Brown and Patti McAtee from the Omaha Chamber of Commerce spoke to the OABR Board of Directors on the GO! Omaha Campaign.

It was **MOVED, SECONDED AND CARRIED** to approve the OABR Board of Directors to contribute \$25,000 annually to the GO! Campaign of the Omaha Chamber of Commerce (Chamber) for the next 5 years. This OABR Board of Directors action is to not obligate future OABR Board of Directors to contribute if it is not feasible in OABR future budgets.

It was **MOVED, SECONDED AND CARRIED** to approve paying the \$25,000 GO! Campaign statement dated September 2008.

SECRETARY'S REPORT	CEO Jim Patton presented the OABR Directors Meeting Minutes of August 24, 2008 meeting. The Directors Meeting Minutes stood as presented.
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TREASURER'S REPORT	CEO Jim Patton presented the OABR Financial report for August 2008, which will be referred to the OABR auditor for inclusion in the Annual Audit.
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PRESIDENT'S REPORT	OABR President Joe Gehrki reported on the Lead Paint Ordinances in Douglas County and reported the Governmental Affairs Committee has a task force to have a bullet point REALTOR® friendly "Call to Action". The Call to Action will be information of what is proposed and what could happen if passed.
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(cont.)





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, SEPTEMBER 24, 2008

ITEM TITLE:	ACTION:
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MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Directors voted down the MLS Residential Listing Input Changes requested by the Green Coalition.
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CEO REPORT	No report
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GOVERNMENTAL AFFAIRS	It was MOVED, SECONDED AND CARRIED to approve contributing \$500 to Diane Battiato, Douglas County Register of Deeds.
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It was **MOVED AND SECONDED** to approve contributing \$500 to Kurt Geschwender, Legislative District 13.
It was **MOVED, SECONDED AND CARRIED** to amend the motion to contribute \$1000.
AMENDED MOTION CARRIED.

It was **MOVED AND SECONDED** to approve contributing \$500 to Steve Knutson, Bellevue City Council.
It was **MOVED, SECONDED AND CARRIED** to amend the motion to contribute \$1000.
AMENDED MOTION CARRIED.

It was **MOVED, SECONDED AND CARRIED** to recommend to the Governmental Affairs Committee to consider contributing to Roger Morrissey, Douglas County Assessor.

EDUCATION	Education Chairman Sharon Rich reported October 20, 2008 at 1:30pm, a KIP Seminar on Mortgage Fraud with the FBI. The KIP Seminar on Estate Sales on September 18, 2008 was very informative.
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(cont.)





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, SEPTEMBER 24, 2008

ITEM TITLE: ACTION:

MEMBER
SERVICES

It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).

AFFILIATES

Affiliate Past President Debbie Kalina reported the new Affiliate Council President is Alan Stoltenberg. The Affiliate Council's Bowling event is November 12, 2008. The Affiliate Council is looking at updating their image and looking at putting their roster on the OABR web site.

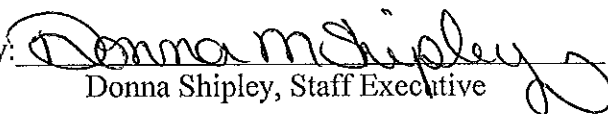
WCR

No report

ADJOURNMENT

There being no further business the meeting was adjourned at 10:15 a.m.

Prepared by:


Donna Shipley, Staff Executive



A

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, OCTOBER 29, 2008

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:05 a.m.
ATTENDANCE	Present: President Joe Gehrki, President-Elect Shawn Maloy, Secretary/Treasurer Vince Leisey. Directors: Monica Humpal, Valorie Johnson, David Matney, Lisa Ritter, Sharon Rich and Mark Wehner. Ex-Officios: Deda Myhre, Alan Stoltenberg and Gary Stoneburg. Guest: Henry Kammandel Jr, Barbie Byrd. Excused: John Bredemeyer and Mark Hart.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the October 29, 2008 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Directors Meeting Minutes of the September 24, 2008 meeting. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Financial report for September 2008 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	It was MOVED, SECONDED AND CARRIED to contribute \$500 to Roger Morrissey, Douglas County Assessor. MLS Director Henry Kammandel Jr updated the OABR Directors on the Lead Paint Ordinances in Douglas County. Henry reported that Section 48-20 concerning rental property being lead free or lead safe and certification of that fact will not be going forward to the Omaha City Council unless brought forward by a member of the Council. If 48-20 is brought forward, another Call To Action will be made. Included in the Call To Action was a new paragraph "r" in Section 18-3 of the Municipal Code. This new paragraph included definitions and declarations and will be going forward to the Omaha City Council.
CEO REPORT	No Report
MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Board of Directors approved to waive the MLS fees for December 2008.

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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, OCTOBER 29, 2008

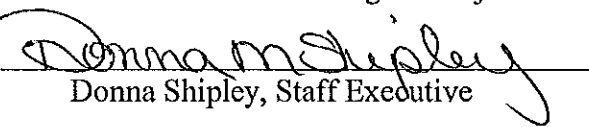
ITEM TITLE:	ACTION:
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MEMBER SERVICES	It was MOVED, SECONDED AND CARRIED to approve Applications for Membership Waivers and Key Requests (Item C).
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AFFILIATES	Affiliate President Alan Stoltenberg reported the Affiliate Council has formed a marketing subcommittee. Also the Affiliate Council has looked at their current bylaws and constitution and did some cleanup work and that has been approved by legal counsel. The Affiliate Council's Bowling event is November 12, 2008.
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WCR	WCR President-Elect Deda Myhre reported some of her goals for WCR is having strong Educational programs and to develop a relationship with the Education Forum of the OABR.
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ADJOURNMENT	There being no further business the meeting was adjourned at 9:30 a.m.
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Prepared by: 
Donna Shipley, Staff Executive





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MINUTES

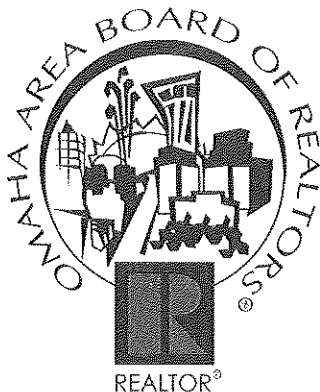
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, NOVEMBER 26, 2008

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:05 a.m.
ATTENDANCE	Present: President Joe Gehrki, President-Elect Shawn Maloy, Secretary/Treasurer Vince Leisey. Directors: John Bredemeyer, Valorie Johnson, David Matney, Lisa Ritter, and Mark Wehner. Ex-Officios: Mark Hart, Deda Myhre, and Gary Stoneburg, Guest: Steve Rischel. Excused: Monica Humpal, Sharon Rich and Alan Stoltenberg.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the November 26, 2008 meeting.
SECRETARY'S REPORT	<p>OABR Secretary/Treasurer Vince Leisey presented the OABR Directors Meeting Minutes of the September 24, 2008 meeting. The Directors Meeting Minutes stood as presented.</p> <p>OABR CPA Steve Rischel reviewed the Year Ended 8-31-08 OABR Audit.</p>
TREASURER'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Financial report for October 2008 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	<p>OABR President Joe Gehrki reviewed the NAR Convention in Orlando Florida.</p> <p>OABR President Joe Gehrki reviewed NAR's current Call To Action and asked all the OABR Directors to sign up at realtoractioncenter.com.</p>
MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Board of Directors approved to waive the MLS fees for December 2008. The MLS Directors are looking at CDOM and the way it is calculating. The OABR Staff to research the number of Boards that have removed the Days on Market.
CEO REPORT	No Report

(cont.)





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, NOVEMBER 26, 2008

ITEM TITLE: ACTION:

**MEMBER
SERVICES**

It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).

NOMINATING

It was **MOVED, SECONDED AND CARRIED** to approve Nominating Recommendations (Item D).

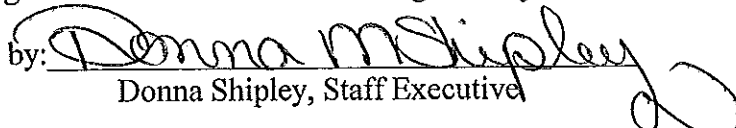
WCR

WCR President-Elect Deda Myhre reported WCR Holiday Installation and Tea is December 11, 2008.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:10 a.m.

Prepared by:


Donna Shipley, Staff Executive





2008-2009
OFFICERS
& DIRECTORS

TO: OMAHA AREA BOARD OF REALTORS® BOARD OF DIRECTORS

President
Joe Gehrki

FROM: JOE GEHRKI, OABR PRESIDENT

President-Elect
Shawn Maloy

DATE: December 15, 2008

RE: OABR DIRECTORS MEETING SCHEDULED ON December 31, 2008

Secretary/Treasurer

Vince Leisey

Chief Executive Officer

James M. Patton

There will be no meeting of the OABR Directors on December 31, 2008. Instead the limited number of items to be addressed will be done by mail. Please complete this notice and mail or fax it to Donna Shipley at the Omaha Area Board of REALTORS® office by December 19, 2008 at 2:00 p.m.

The undersigned Director of the Omaha Area Board of REALTORS®, consents to a meeting of the Board of Directors being conducted by mail between December 15, 2008 and December 19, 2008 for the purpose of addressing the issues set forth below:

DIRECTORS

2009

Monica Humpal
Sharon Rich
Mark Wehner

2010

Valorie Johnson
Lisa Ritter

2011

John Bredemeyer
David Matney

1. If you have corrections to the Directors Meeting Minutes of November 26, 2008 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by December 19, 2008 at 2:00 p.m. If there are no corrections, the minutes will stand approved as submitted. If there are corrections, the Directors will be notified at a later date.
2. If you have questions regarding the OABR Financial Report for November, 2008 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by December 19, 2008 at 2:00 p.m. The November, 2008 Financial Statement will be referred to the OABR Auditor for inclusion in the Annual Audit.
3. Approve the Member Services Forum "Applications for Membership, Waivers and Key Requests", (recommendations attached).

The undersigned Director votes yes no abstains

Ex-Officio

Mark Hart

Deda Myhre

Alan Stoltenberg

Gary Stoneburg

Signature _____

Date: December _____, 2008

Name of Director: _____





2008-2009
OFFICERS
& DIRECTORS

TO: OMAHA AREA BOARD OF REALTORS® BOARD OF DIRECTORS

President
Joe Gehrki

FROM: JOE GEHRKI, OABR PRESIDENT

DATE: January 16, 2009

President-Elect
Shawn Maloy

RE: OABR DIRECTORS MEETING SCHEDULED ON January 28, 2009

Secretary/Treasurer
Vince Leisey

There will be no meeting of the OABR Directors on January 28, 2009. Instead the limited number of items to be addressed will be done by mail. Please complete this notice and mail or fax it to Donna Shipley at the Omaha Area Board of REALTORS® office by January 23, 2009 at 2:00 p.m.

Chief Executive Officer
James M. Patton

The undersigned Director of the Omaha Area Board of REALTORS®, consents to a meeting of the Board of Directors being conducted by mail between January 19, 2009 and January 23, 2009 for the purpose of addressing the issues set forth below:

DIRECTORS

1. If you have corrections to the Directors Meeting Waiver Notice of December 15, 2008 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by January 23, 2009 at 2:00 p.m. If there are no corrections, the minutes will stand approved as submitted. If there are corrections, the Directors will be notified at a later date.

2009
Monica Humpal
Sharon Rich
Mark Wehner

2. If you have questions regarding the OABR Financial Report for December, 2008 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by January 23, 2009 at 2:00 p.m. The December, 2008 Financial Statement will be referred to the OABR Auditor for inclusion in the Annual Audit.

2010
Valerie Johnson
Lisa Ritter

3. Approve the Member Services Forum "Applications for Membership, Waivers and Key Requests", (recommendations attached).

2011
John Bredemeyer
David Matney

The undersigned Director votes yes no abstains

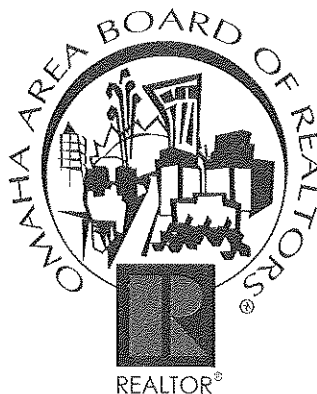
Signature

Date: January _____, 2009

Name of Director: _____

Ex-Officio
Mark Hart
Deda Myhre
Alan Stollenberg
Gary Stoneburg





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MINUTES

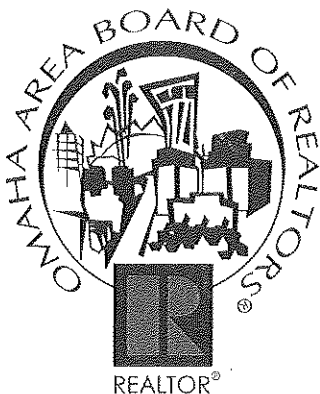
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, FEBRUARY 25, 2009

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:05 a.m.
ATTENDANCE	Present: President Joe Gehrki, Secretary/Treasurer Vince Leisey. Directors: John Bredemeyer, Monica Humpal, Valorie Johnson, David Matney and Sharon Rich. Ex-Officios: Mark Hart, Deda Myhre, Alan Stoltenberg and Gary Stoneburg, Excused: Shawn Maloy, Lisa Ritter and Mark Wehner.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the February 25, 2009 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Directors Waiver Notice dated January 16, 2009 meeting. The Directors Waiver Notice stood as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Financial report for January 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit.
MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Board of Directors approved limiting multi logins to 3 and to have a password change for the MLS membership every 90 days. Other things discussed were having an open house download included with the RETS feed, Distress Sale language for listings and Days On Market and Cumulative Days on Market in the MLS.
PRESIDENT'S REPORT	OABR President Joe Gehrki reported there will be an open forum with the Omaha City Council on March 18, 2009 from 10:00am thru 12:00pm in the Education Center of the Omaha Area Board of REALTORS®. OABR President Joe Gehrki also reported on having an open forum with Nebraska's Congressmen and Senators between May 23, 2009 thru June 2, 2009. More information to follow.
CEO REPORT	It was MOVED, SECONDED AND CARRIED to approve the OABR Bylaws (Item C).

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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, FEBRUARY 25, 2009

ITEM TITLE:	ACTION:
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EDUCATION	Education Chairman Sharon Rich reported there will be KIP Seminar on March 19, 2009 from 9:00am-11:00am on Processing of REO's and Short Sales.
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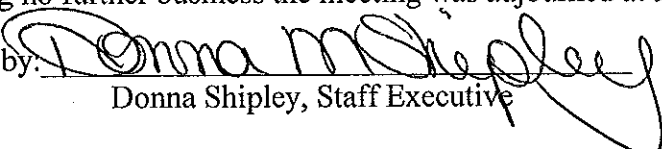
MEMBER SERVICES	It was MOVED, SECONDED AND CARRIED to approve Applications for Membership Waivers and Key Requests (Item D).
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RPAC	OABR President Joe Gehrki reported the OABR has collected \$22,000 of RPAC monies thru the OABR Dues billing but more needs to be done. <u>Ralph Marasco</u> who is the RPAC Chairman is looking for individuals to help collect RPAC in there offices to help meet the OABR's Goal.
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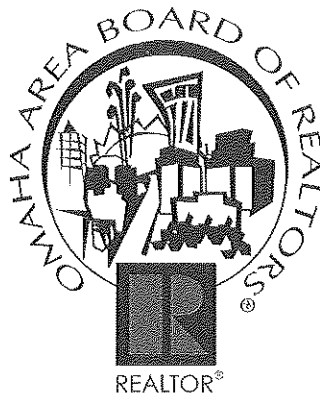
AFFILIATES	Affiliate President Alan Stoltenberg reported the Affiliate Council is providing lunch to the new members who attend the OABR Orientation on Tuesdays. The Affiliates want the new members to know that the Affiliates are there to help them get started.
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WCR	WCR President-Elect Deda Myhre reported WCR is underway with their membership drive that ends March 31, 2009. A special invitation to Jim Patton, Joe Gehrki, Shawn Maloy and Vince Leisey to attend the March 19, 2009 WCR Luncheon as their guests.
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ADJOURNMENT	There being no further business the meeting was adjourned at 9:50 a.m.
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Prepared by: 
Donna Shipley, Staff Executive





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MINUTES

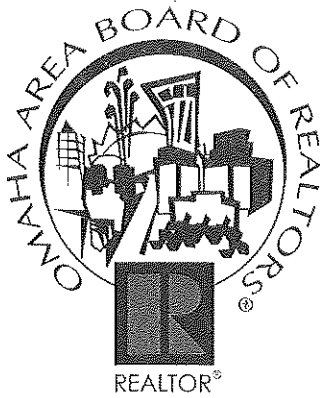
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MARCH 25, 2009

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:00 a.m.
ATTENDANCE	Present: President Joe Gehrki, Secretary/Treasurer Vince Leisey. Directors: John Bredemeyer, Valorie Johnson, David Matney, Lisa Ritter and Mark Wehner. Ex-Officios: Mark Hart, Deda Myhre and Gary Stoneburg, Excused: Monica Humpal, Sharon Rich and Alan Stoltenberg.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the March 25, 2009 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Directors Meeting Minutes dated February 25, 2009 meeting. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Financial report for February 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	OABR President Joe Gehrki reported there was an open forum with the Omaha City Council on March 18, 2009 from 10:00am thru 12:00pm in the Education Center of the Omaha Area Board of REALTORS®. OABR President Joe Gehrki the forum went well. A similar forum with the Congressmen will be done in the summer.
MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Board of Directors approved the following: MLS Fine of \$30.00 the first month and \$30 for additional months on Pendlings over 90 days with the addition of 15 days to fix the pendlings, Exportable Open Houses available April 7, 2009, Associated Documents can only be associated and contain information about the listing and not to promote the agent or company with the effective date to be April 15, 2009 and quarterly resetting of MLS passwords with the first resetting to be April 15, 2009.
CEO REPORT	No report

(cont.)





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MARCH 25, 2009

ITEM TITLE:	ACTION:
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**MEMBER
SERVICES**

It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).

AFFILIATES

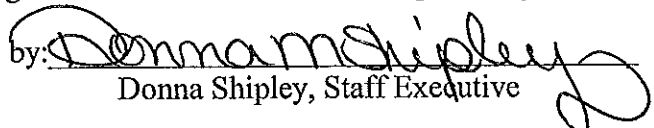
CEO Jim Patton reported the Affiliate Golf Outing has been changed to May 7, 2009 at Tiburon Golf Course. Registration form is on the cover of April 2009 Focus.

WCR

WCR President-Elect Deda Myhre reported WCR is having a 1st Annual Trivia Night on April 23, 2009. Watch for details.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:21 a.m.

Prepared by: 
Donna Shipley, Staff Executive





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, APRIL 22, 2009

ITEM TITLE:	ACTION:
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CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:05 a.m.
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ATTENDANCE	Present: President Joe Gehrki, Secretary/Treasurer Vince Leisey. Directors: John Bredemeyer, Monica Humpal, Valorie Johnson, Lisa Ritter and Mark Wehner. Ex-Officios: Mark Hart, Alan Stoltenberg and Gary Stoneburg, Excused: David Matney, Sharon Rich and Deda Myhre.
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AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the April 22, 2009 meeting.
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SECRETARY'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Directors Meeting Minutes dated March 25, 2009 meeting. The Directors Meeting Minutes stood as presented.
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TREASURER'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Financial report for March 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit.
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PRESIDENT'S REPORT	OABR President Joe Gehrki reported now is time to contribute to RPAC and to get the message out to the companies. This year Ralph Marasco is the chairman for RPAC.
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MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Board of Directors approved the MLS 2009-2010 Budget. The MLS Directors also approved Simultaneous Logins to be set to 5. The MLS Directors discussed changing Days on Market (DOM) and Cumulative Days on Market (CDOM) but no action was taken. The MLS Directors discussed as to make Seller Concessions mandatory but no action was taken.
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CEO REPORT	It was MOVED, SECONDED AND CARRIED to approve the OABR 2009-2010 Budget (Item C).
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A1

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, APRIL 22, 2009

ITEM TITLE:	ACTION:
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GOVERNMENTAL AFFAIRS	It was MOVED, SECONDED AND CARRIED to approve the Candidate Interview Subcommittee recommendations for Omaha Mayor and Omaha City Councilmen (Handout).
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MEMBER SERVICES	It was MOVED, SECONDED AND CARRIED to approve Applications for Membership Waivers and Key Requests (Item D).
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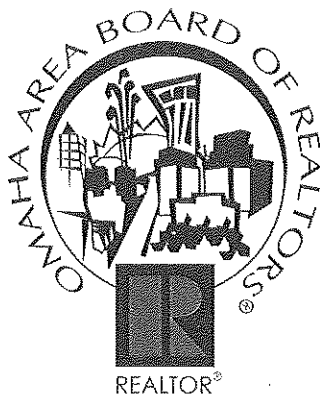
AFFILIATES	Affiliate Chairman Alan Stoltenberg reported the Affiliate Golf Outing is scheduled for May 7, 2009 at Tiburon Golf Course. Registration form is on the cover of April 2009 Focus.
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WCR	WCR President-Elect Lisa Ritter reported WCR is having a 1 st Annual Trivia Night on April 23, 2009. The river boat cruise is scheduled in June 2009. Watch for details.
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ADJOURNMENT	There being no further business the meeting was adjourned at 9:45 a.m.
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Prepared by: 
Donna Shipley, Staff Executive





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MINUTES

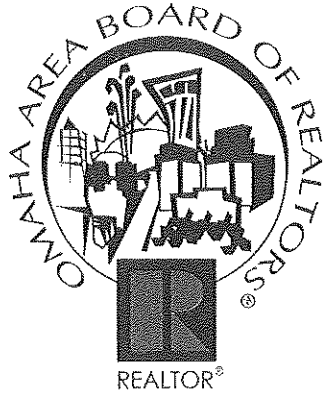
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MAY 27, 2009

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:05 a.m.
ATTENDANCE	Present: President Joe Gehrki, Secretary/Treasurer Vince Leisey. Directors: John Bredemeyer, Valorie Johnson, David Matney, Lisa Ritter, Sharon Rich and Mark Wehner. Ex-Officios: Deda Myhre and Gary Stoneburg, Guest: Robert Wiebush. Excused: Monica Humpal, Mark Hart and Alan Stoltenberg.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the May 27, 2009 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Directors Meeting Minutes dated April 28, 2009 meeting. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Financial report for April 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	Robert Wiebush from the Young Professionals Network spoke to the OABR Directors. It was MOVED, SECONDED AND CARRIED to support and sponsor the Young Professionals Network with the criteria to be no more than 2 on the advisory board be from 1 company at the time of their election with the officials to be in place by the end of December 2009. It was understood that there is no funding in the OABR budget for the network. OABR President Joe Gehrki reviewed the NAR Washington DC meetings that were held May 11-17, 2009.
MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Board of Directors approved NAR changes to the MLS Rules and Regulations. Days on Market and Cumulative Days on Market will remain as is and "My Listings" on the Market Monitor will include pendings. A motion was also defeated to make Seller Concessions a required field.
CEO REPORT	CEO Jim Patton informed the OABR Directors on the City of Omaha Sign Restrictions that took effect on April 29, 2009.

(cont.)





A1

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MAY 27, 2009

ITEM TITLE:	ACTION:
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EDUCATION AFFAIRS	Education Chairman Sharon Rich reported a series of Social Networking KIP classes will be held beginning June 18, 2009.
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MEMBER SERVICES	It was MOVED, SECONDED AND CARRIED to approve Applications for Membership Waivers and Key Requests (Item C).
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NOMINATING	OABR President-Elect Shawn Maloy presented the 2010 OABR Slate of Officers and Directors. No action necessary.
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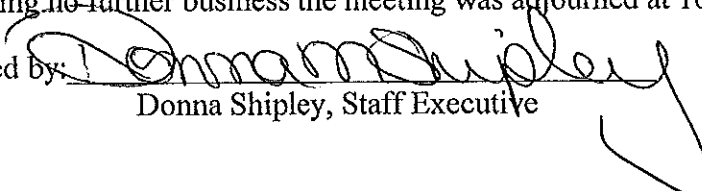
It was **MOVED, SECONDED AND CARRIED** to approve the nomination of Eileen Schultz to fill the remaining OABR Director 3 year term for Lisa Ritter (09/01/200-08/31/2010). (ITEM D).

AFFILAITES	No report.
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WCR	WCR President Deda Myhre reported the WCR River Boat Cruise is July 15, 2009, WCR Golf is August 13, 2009 at Pacific Springs Golf Course. A WCR co-sponsored event with CRS is June 8, 2009 titled Extreme Customer Service at the Holiday Inn Ameristar.
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OABR President Joe Gehrki reported there will be no OABR Directors meeting in June 2009.

ADJOURNMENT	There being no further business the meeting was adjourned at 10:05 a.m.
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Prepared by: 
Donna Shipley, Staff Executive



1830 Nicholas Street • Omaha, NE 68154

Ofc: (402) 493-2995 • Fax: (402) 493-7189



2008-2009
OFFICERS
& DIRECTORS

TO: OMAHA AREA BOARD OF REALTORS® BOARD OF DIRECTORS

President
Joe Gehrki

FROM: JOE GEHRKI, OABR PRESIDENT

President-Elect
Shawn Maloy

DATE: June 15, 2009

RE: OABR DIRECTORS MEETING SCHEDULED ON June 24, 2009

Secretary/Treasurer
Vince Leisey

Chief Executive Officer
James M. Patton

There will be no meeting of the OABR Directors on June 24, 2009. Instead the limited number of items to be addressed will be done by mail. Please complete this notice and mail or fax it to Donna Shipley at the Omaha Area Board of REALTORS® office by June 19, 2009 at 2:00 p.m.

The undersigned Director of the Omaha Area Board of REALTORS®, consents to a meeting of the Board of Directors being conducted by mail between June 15, 2009 and June 19, 2009 for the purpose of addressing the issues set forth below:

DIRECTORS

2009

Monica Humpal
Sharon Rich
Mark Wehner

2010

Valorie Johnson
Lisa Ritter

2011

John Bredemeyer
David Matney

1. If you have corrections to the Directors Meeting Minutes of May 27, 2009 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by June 19, 2009 at 2:00 p.m. If there are no corrections, the minutes will stand approved as submitted. If there are corrections, the Directors will be notified at a later date.
2. If you have questions regarding the OABR Financial Report for May, 2009 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by June 19, 2009 at 2:00 p.m. The May, 2009 Financial Statement will be referred to the OABR Auditor for inclusion in the Annual Audit.
3. Approve the Member Services Forum "Applications for Membership, Waivers and Key Requests", (recommendations attached).

The undersigned Director votes yes no abstains

Signature

Date: June _____, 2009

Name of Director: _____

Ex-Officio
Mark Hart
Deda Myhre
Alan Stoltenberg
Gary Stoneburg





A

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, JULY 29, 2009

ITEM TITLE:	ACTION:
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CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:05 a.m.
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ATTENDANCE	Present President Joe Gehrki, Secretary/Treasurer Vince Leisey. Directors: John Bredemeyer, Monica Humpal, Valorie Johnson, David Matney, Lisa Ritter, Sharon Rich and Mark Wehner. Ex-Officios: Mark Hart, Deda Myhre and Gary Stoneburg. Excused: Alan Stoltenberg.
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AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the July 29, 2009 meeting.
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SECRETARY'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Directors No Meeting Notice dated June 15, 2009 meeting. The Directors Meeting Minutes stood as presented.
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TREASURER'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Financial report for June 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit.
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PRESIDENT'S REPORT	It was MOVED, SECONDED AND CARRIED to approve OABR Election Committee (counts ballots). (Item C)
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OABR President Joe Gehrki urged the OABR Directors to recommend agents from their office to give to RPAC. August 31, 2009 is the last day to give for 2009.

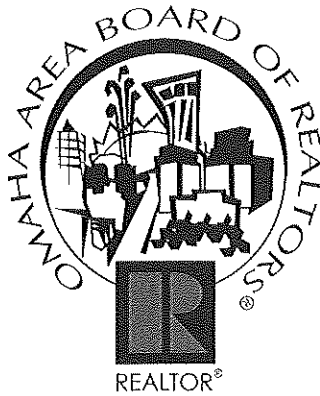
MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Board of Directors approved the Open House and Tour Data. Information that can be accomplished by agent input or by admin personnel input. Letter to be sent to MLS Participants.
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The MLS Board of Directors discussed modifying the Paragon System/LIP Sheets to incorporate the Nebraska Real Estate Commission flood plain, floodway language and choices in all property types. No action was taken.

The MLS Board of Directors approved to waive Participant and Subscriber Fees for September 2009.

(cont.)





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, JULY 29, 2009

ITEM TITLE:	ACTION:
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It was **MOVED, SECONDED AND CARRIED** to approve the new MLS Directors with terms expiring 2012. Herb Freeman (Category 1) and Gary Stoneburg (Category 3).

It was **MOVED, SECONDED AND CARRIED** to approve Nebraska REALTORS® Association request to provide statistical information to Techmark Products. (Item D).

CEO REPORT	No Report
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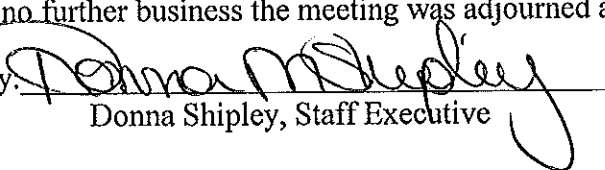
EDUCATION AFFAIRS	Education Chairman Sharon Rich reported a series of Social Networking KIP classes will be held beginning August 27, 2009.
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MEMBER SERVICES	It was MOVED, SECONDED AND CARRIED to approve Applications for Membership Waivers and Key Requests (Item E). OABR Member Services Picnic/Election is on August 12, 2009.
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AFFILIATES	No report.
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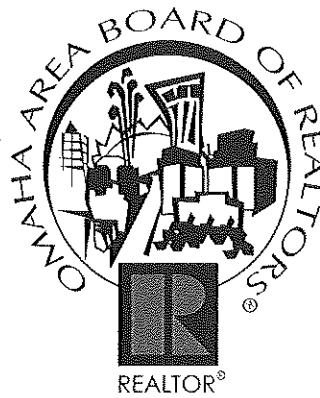
WCR	WCR President Deda Myhre reported the WCR Golf is August 13, 2009 at Pacific Springs Golf Course. September 17, 2009 Jim Suttle will speak and October 15, 2009 Chuck Bode will speak and October 26, 2009 is the Mystery Masquerade at Tiburon Golf Course
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ADJOURNMENT	There being no further business the meeting was adjourned at 9:30 a.m.
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Prepared by: 

Donna Shipley, Staff Executive





A

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, AUGUST 26, 2009

ITEM TITLE:	ACTION:
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CALL TO ORDER	The meeting was called to order by OABR President Joe Gehrki at 9:05 a.m.
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ATTENDANCE	Present: President Joe Gehrki, Secretary/Treasurer Vince Leisey. Directors: John Bredemeyer, Valorie Johnson, David Matney, Lisa Ritter and Sharon Rich. Ex-Officios: Mark Hart, Deda Myhre, Alan Stoltenberg and Gary Stoneburg. New Directors: Mark Leaders and Eileen Schultz. Excused: Monica Humpal and Mark Wehner
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AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the August 26, 2009 meeting.
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SECRETARY'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Directors Meeting Minutes dated July 29, 2009 meeting. The Directors Meeting Minutes stood as presented.
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TREASURER'S REPORT	OABR Secretary/Treasurer Vince Leisey presented the OABR Financial report for July 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit.
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PRESIDENT'S REPORT	OABR President Joe Gehrki thanked all the OABR Directors and welcomed all new incoming OABR Directors.
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MLS REPORT	MLS Chairman Gary Stoneburg reported the MLS Board of Directors elected the new MLS Officers. The New MLS Officers that were nominated and elected were:
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Chairman	Mark Boyer
Vice Chairman	John Bredemeyer
Secretary/Treasurer	Andy Alloway

The MLS Board of Directors discussed options on displaying and not displaying Days on Market (DOM) and Cumulative Days on Market (CDOM). 1) Having a unique PIN# for New Constructions only 2) Having a new class for New Construction/Under Construction. After discussing with Sam at Fidelity on the options, Sam suggested having a new status called "New Construction" that can be programmed not to calculate DOM and CDOM. Sam to some research and will report back to Jim Patton.

(cont.)



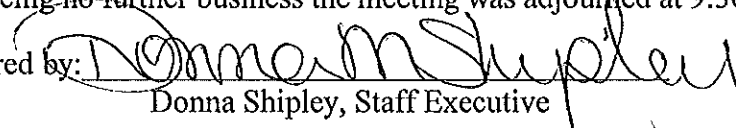


A1

MINUTES

MEETING: OABR BOARD OF DIRECTORS
DATE: WEDNESDAY, AUGUST 26, 2009

ITEM TITLE:	ACTION:
CEO REPORT	It was MOVED, SECONDED AND CARRIED to approve the letter with regard to nonpayment of 2010 OABR Dues (Item C). It was MOVED, SECONDED AND CARRIED to deny the requests of waiver of the late fees for late payment of the OABR 2010 dues.
EDUCATION	Education Chairman Sharon Rich reported a KIP Session Building Your Online Presence on Thursday August 27, 2009 at 10:00am. Hope all can attend.
MEMBER SERVICES	It was MOVED, SECONDED AND CARRIED to approve Applications for Membership Waivers and Key Requests (Item D). OABR Member Services Picnic/Election was on August 12, 2009.
AFFILIATES	Affiliate President <i>Alan Stoltenberg</i> reported November 4, 2009 will be the Turkey Shoot/Toys For Tots Bowling at Mockingbird Lanes and Maplewood Lanes.
WCR	WCR President Deda Myhre reported September 17, 2009 Jim Suttle will speak and October 15, 2009 Chuck Bode will speak and October 26, 2009 is the Mystery Masquerade at Tiburon Golf Course.
NEW BUSINESS	OABR President Joe Gehrki urged the OABR Directors to recommend agents from their office to give to RPAC. August 31, 2009 is the last day to give for 2009.
ADJOURNMENT	There being no further business the meeting was adjourned at 9:30 a.m.

Prepared by: 
Donna Shipley, Staff Executive

