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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, SEPTEMBER 30, 2009

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:00 a.m.
ATTENDANCE	Present: President Shawn Maloy, President-Elect Vince Leisey, Secretary/Treasurer Lisa Ritter. Directors: John Bredemeyer, Valorie Johnson, Mark Leaders, David Matney, Sharon Rich and Eileen Schultz. Ex-Officios: Sara Kelly. Excused: Mark Wehner, Mark Boyer, Joe Gehrki and Barbie Byrd.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the September 30, 2009 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer Lisa Ritter presented the OABR Directors Meeting Minutes dated August 26, 2009. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer Lisa Ritter presented the OABR Financial report for August 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	OABR President Shawn Maloy thanked all the OABR Directors who attended Inaugural.
MLS REPORT	MLS Vice Chairman John Bredemeyer reported the MLS Directors voted to remove Cumulative Days on Market and Days on Market from the MLS System. Days on Market can still be found under the listing history.
CEO REPORT	It was MOVED, SECONDED AND CARRIED to approve paying the invoice from the GO! Campaign Statement (Item C). OABR CEO Jim Patton reported the OABR Building was paid off in September 2009.
EDUCATION	Education Chairman Sharon Rich reported a KIP Session was held on September 24, 2009 on Paragon Mapping and an upcoming KIP Session is scheduled for October 15, 2009 on Appraisal Updates, Trends and Myths at 10:00am in the Education Center at the OABR Office.

(cont.)





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, SEPTEMBER 30, 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 D). OABR Member Services is planning on a winter event with UNO Hockey on January 23, 2010. Look for more information to follow. Member Services Forum is working on an volunteer clean up day in the spring 2010.

AFFILIATES

Affiliate President Sara Kelly reported November 4, 2009 will be the Turkey Shoot/Toys For Tots Bowling at Mockingbird Lanes and Maplewood Lanes. The Affiliates scheduled two lunches for owners and brokers for some things they would like to see. Lunches are going well.

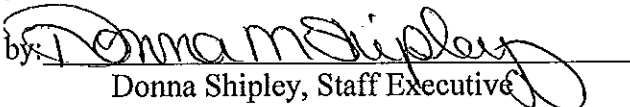
WCR

WCR President Lisa Ritter reported October 15, 2009 Chuck Bode will speak and October 26, 2009 is the Mystery Masquerade at Tiburon Golf Course.

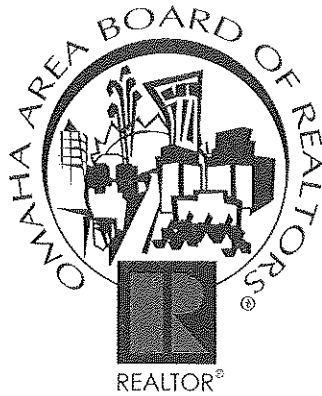
ADJOURNMENT

There being no further business the meeting was adjourned at 9:40 a.m.

Prepared by:


Donna Shipley, Staff Executive



**A****MINUTES**

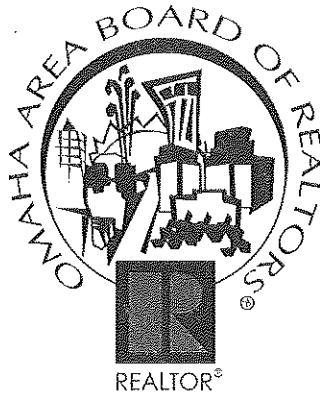
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, OCTOBER 28, 2009

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:00 a.m.
ATTENDANCE	Present: President Shawn Maloy, President-Elect Vince Leisey. Directors: Valorie Johnson, Mark Leaders, David Matney and Sharon Rich. Ex-Officios: Joe Gehrki and Sara Kelly. Excused: Lisa Ritter, John Bredemeyer, Eileen Schultz, Mark Wehner, Mark Boyer and Barbie Byrd.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the October 28, 2009 meeting with the addition of LaVista Ordinance, Refund of Late Fee and Election of OABR Foundation Directors.
SECRETARY'S REPORT	OABR President Shawn Maloy presented the OABR Directors Meeting Minutes dated September 30, 2009. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR President Shawn Maloy presented the OABR Financial report for September 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	OABR President Shawn Maloy reported on the LaVista City Ordinance on a annual mandatory inspection that was passed last week.
MLS REPORT	MLS Officer Vince Leisey reported the MLS Directors voted to remove Flood Plain from the MLS System. There was discussion about Section 3, Transmittal of Participants Listings to Aggregators (Policy Statement 7.87) under Advertising in Part Two: Policies, Section D. Data on page 24 of the NAR Handbook on Multiple Listing Policy. MLS Attorney Richard Myers is to create language concerning Section 3, to be incorporated into the MLS Rules and Regulations. The language is to be brought to the MLS Directors for discussion and any action they want.
CEO REPORT	OABR CEO passed out a request from Darlene Westphalen of NP Dodge Company to refund her late fee on the OABR 2010 Dues. No action was taken.

(cont.)





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, OCTOBER 28, 2009

ITEM TITLE:	ACTION:
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It was **MOVED, SECONDED AND CARRIED** to approve the following to serve as Directors on the OABR Foundation.

Shawn Maloy, Vince Leisey, Lisa Ritter and Sharon Rich

EDUCATION

Education Chairman Sharon Rich reported a KIP Session was held on October 15, 2009 on Appraisal Updates, Trends and Myths went very well. The next scheduled KIP Session is Pat O'Malley, Make Your Life Less Taxing on November 19, 2009 at 10:00am in the Education Center at the OABR Office.

MEMBER SERVICES

It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C). OABR Member Services is planning on a winter event with UNO Hockey on January 23, 2010. Cost is \$15 per person which includes the hockey game and a brisket buffet at the Old Mattress Factory. Member Services Forum is looking at having a "Clean Up" day in late April 2010.

AFFILIATES

Affiliate President Sara Kelly reported November 4, 2009 will be the Turkey Shoot/Toys For Tots Bowling at Mockingbird Lanes and Maplewood Lanes..

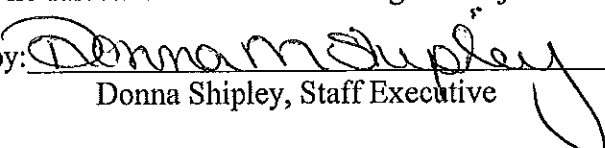
WCR

No report

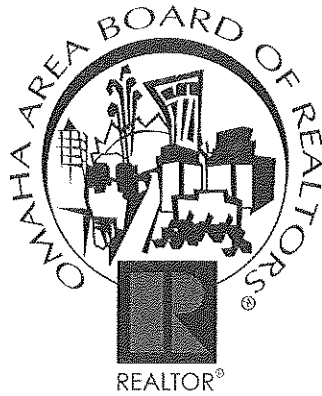
ADJOURNMENT

There being no further business the meeting was adjourned at 9:40 a.m.

Prepared by:


Donna Shipley, Staff Executive





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MINUTES

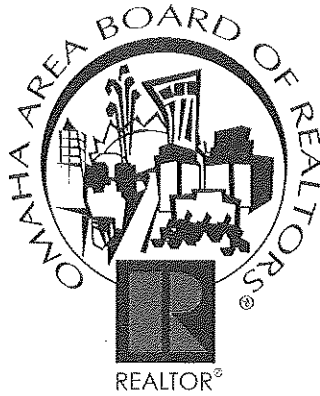
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, NOVEMBER 25, 2009

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:00 a.m.
ATTENDANCE	Present: President Shawn Maloy, President-Elect Vince Leisey. Directors: John Bredemeyer, Valorie Johnson, Sharon Rich, Eileen Schultz and Mark Wehner. Ex-Officios: Joe Gehrki and Sara Kelly. Guests: OABR CPA Steve Rishel and Roger Aldrich. Excused: Lisa Ritter, Mark Leaders, David Matney, Mary Boyer and Barbie Byrd.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the November 25, 2009 meeting.
SECRETARY'S REPORT	OABR President Shawn Maloy presented the OABR Directors Meeting Minutes dated October 28, 2009. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR President Shawn Maloy presented the OABR Financial report for October 2009 which will be referred to the OABR auditor for inclusion in the Annual Audit. OABR CPA Steve Rishel reviewed the Year Ended 8-31-09 MLS Audit.
PRESIDENT'S REPORT	OABR President Shawn Maloy announced that CEO Jim Patton will be retiring from the OABR/MLS effective February 28, 2010. Vince Leisey reported a Selection Committee consisting of himself, Mark Boyer, Joe Gehrki, Don Evans and Lisa Ritter has been formed. OABR President Shawn Maloy reported on the NAR Meetings in San Diego Nov 11-17, 2009. There will be no OABR Directors meeting in December 2009.
MLS REPORT	MLS Vice Chairman John Bredemeyer reported the MLS Directors voted to waive the MLS Fees for January 2010.

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MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, NOVEMBER 25, 2009

ITEM TITLE:	ACTION:
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CEO REPORT	No Report
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EDUCATION	Education Chairman Sharon Rich reported a KIP Session was held on November 19 2009 on Make Your Life Less Taxing went very well. The next scheduled KIP Session is January 21, 2010 with Social Networking.
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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	It was MOVED, SECONDED AND CARRIED to approve the Nominating Recommendations (Item D).
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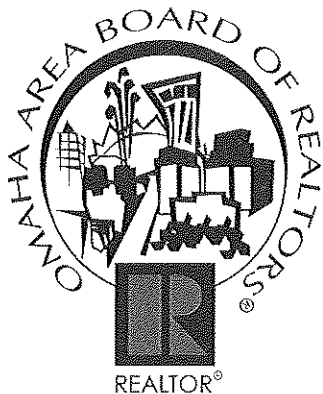
AFFILAITES	Affiliate President Sara Kelly reported Turkey Shoot/Toys For Tots Bowling on November 4, 2009 went very well.
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WCR	No report
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ADJOURNMENT	There being no further business the meeting was adjourned at 10:00 a.m.
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Prepared by: Donna Shipley
Donna Shipley, Staff Executive





2009-2010
OFFICERS
& DIRECTORS

TO: OMAHA AREA BOARD OF REALTORS® BOARD OF DIRECTORS
FROM: SHAWN MALOY, OABR PRESIDENT
DATE: DECEMBER 14, 2009
RE: OABR DIRECTORS MEETING SCHEDULED ON December 30, 2009

President
Shawn Maloy

President-Elect
Vince Leisey

Secretary/Treasurer
Lisa Ritter

Chief Executive Officer
James M. Patton

There will be no meeting of the OABR Directors on December 30, 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 December 18, 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 December 14, 2009 and December 18, 2009 for the purpose of addressing the issues set forth below:

DIRECTORS

2010
Valorie Johnson
Eileen Schultz

2011
John Bredemeyer
David Matney

2012
Mark Leaders
Sharon Rich
Mark Wehner

1. If you have corrections to the Directors Meeting Minutes of November 25, 2009 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by December 18, 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 November, 2009 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by December 18, 2009 at 2:00 p.m. The November, 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

Ex-Officio
Mark Boyer
Joe Gehrki
Sara Kelley
Lisa Ritter

Signature

Date: December _____, 2009

Name of Director: _____





2009-2010
OFFICERS
& DIRECTORS

TO: OMAHA AREA BOARD OF REALTORS® BOARD OF DIRECTORS
FROM: SHAWN MALOY, OABR PRESIDENT
DATE: January 18, 2010
RE: OABR DIRECTORS MEETING SCHEDULED ON January 27, 2010

President
Shawn Maloy

President-Elect
Vince Leisey

Secretary/Treasurer
Lisa Ritter

Chief Executive Officer
James M. Patton

There will be no meeting of the OABR Directors on January 27, 2010. 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 22, 2010 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 January 18, 2010 and January 22, 2010 for the purpose of addressing the issues set forth below:

DIRECTORS

2010
Valorie Johnson
Eileen Schultz

2011
John Bredemeyer
David Matney

2012
Mark Leaders
Sharon Rich
Mark Wehner

1. If you have corrections to the Directors Meeting Waiver Notice of December 14, 2009 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by January 22, 2010 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 December, 2009 (copy attached), please call Donna Shipley at the OABR Office, 493-2995 ext. 307 by January 22, 2010 at 2:00 p.m. The December, 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

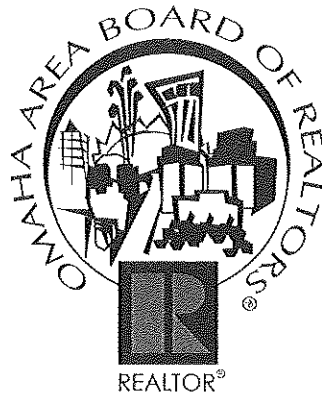
Ex-Officio
Mark Boyer
Joe Gehri
Sara Kelley
Lisa Ritter

Signature

Date: January _____, 2010

Name of Director: _____





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MINUTES

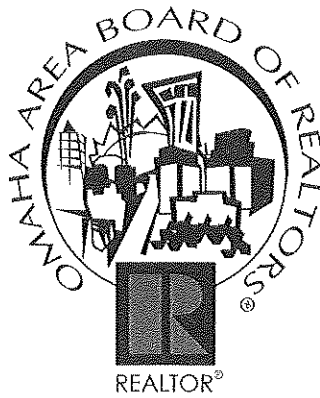
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, FEBRUARY 24, 2010

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 10:20 a.m.
ATTENDANCE	Present: President Shawn Maloy, President-Elect Vince Leisey. Directors: John Bredemeyer, Valorie Johnson, Mark Leaders, David Matney, Sharon Rich, Eileen Schultz and Mark Wehner. Ex-Officios: Joe Gehrki and Sara Kelly. Excused: Lisa Ritter, Mark Boyer and Barbie Byrd.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the February 24, 2010 meeting.
SECRETARY'S REPORT	OABR President Shawn Maloy presented the OABR Directors Meeting Waiver Notice dated January 18, 2010. The Directors Meeting Waiver Notice stood as presented.
TREASURER'S REPORT	OABR President Shawn Maloy presented the OABR Financial report for January 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	No Report
MLS REPORT	MLS Directors voted to allow in the Public Remarks "Offers from Seller to Buyer Incentives".
CEO REPORT	It was MOVED, SECONDED AND CARRIED to add Mold Testing and Home Stagers to the Affiliate Guidelines for leasing a key that will open an lock box (Item C).
EDUCATION	No Report.

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MINUTES

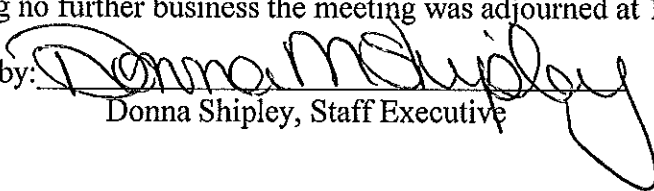
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, FEBRUARY 24, 2010

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 D).
	Member Services Chairman Mark Leaders reported there will be a "Spruce Up Omaha" on May 1, 2010. Watch for Focus for future details.
AFFILIATES	Affiliate President Sara Kelly reported the Affiliate Golf is scheduled for May 20, 2010 at Tiburon Golf Course.
ADJOURNMENT	There being no further business the meeting was adjourned at 10:30 a.m.

Prepared by:


Donna Shipley, Staff Executive



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MINUTES

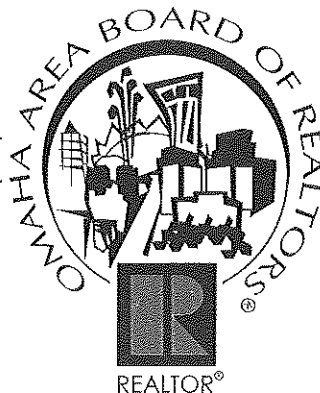
MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MARCH 31, 2010

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:00 a.m.
ATTENDANCE	Present: President Shawn Maloy, President-Elect Vince Leisey, Secretary/Treasurer Lisa Ritter. Directors: John Bredemeyer, Valorie Johnson, Mark Leaders, David Matney, Sharon Rich. Ex-Officios: Joe Gehrki and Sara Kelly. Excused: Eileen Schultz, Mark Wehner, Mark Boyer and Barbie Byrd.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the March 31, 2010 meeting.
SECRETARY'S REPORT	OABR President Shawn Maloy presented the OABR Directors Meeting Minutes dated February 24, 2010. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR President Shawn Maloy presented the OABR Financial report for February 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	OABR President Shawn Maloy reported on the Omaha City Council Candidate Forum on March 30, 2010 at the Champions Club.
MLS REPORT	MLS Directors voted to allow in the Public Remarks Incentives from Seller to Buyer items. LPS Real Estate Group had representatives in attendance and the MLS Directors approved the extension of the Paragon contract for 3 years with an of addition of DOCcentral. The MLS Budget 9-1-2010 to 8-31-2011 was approved.
CEO REPORT	It was MOVED, SECONDED AND CARRIED to approve the OABR Budget 9-1-2010 to 8-31-2011 (Item C).
EDUCATION	No Report.

(cont.)





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MARCH 31, 2010

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 D).

Member Services Chairman Mark Leaders reported there will be a "Spruce Up Omaha" on May 1, 2010. Two parks have been picked. The Roberts Park on 78th & Cass and the Papillion City park on 84th and Lincoln. Still need more volunteers.

AFFILIATES

Affiliate President Sara Kelly reported the Affiliate Golf is scheduled for May 20, 2010 at Tiburon Golf Course.

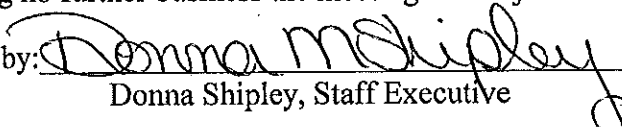
NEW BUSINESS

CEO Jim Patton passed out a flyer on his retirement reception on April 21, 2010 from 3:00 – 7:00pm at Erin Court.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:25 a.m.

Prepared by:


Donna Shipley, Staff Executive





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, APRIL 28, 2010

ITEM TITLE:	ACTION:
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CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:00 a.m.
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ATTENDANCE	Present: President Shawn Maloy, President-Elect Vince Leisey, Secretary/Treasurer Lisa Ritter. Directors: John Bredemeyer, Valorie Johnson, Mark Leaders, Sharon Rich Eileen Schultz and Mark Wehner. Excused: David Matney, Mark Boyer, Joe Gehrki and Sara Kelley.
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AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the April 28, 2010 meeting.
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SECRETARY'S REPORT	OABR President Shawn Maloy presented the OABR Directors Meeting Minutes dated March 31, 2010. The Directors Meeting Minutes stood as presented.
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TREASURER'S REPORT	OABR President Shawn Maloy presented the OABR Financial report for March 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.
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PRESIDENT'S REPORT	No report.
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MLS REPORT	MLS Directors voted to change the signatory authority for Douglas H. Rotthaus and Donna M. Shipley. The MLS Directors are reviewing the IDX Rules and Regulations and will make changes in the next few months.
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CEO REPORT	It was MOVED, SECONDED AND CARRIED that Douglas H. Rotthaus, effective on the commencement of his employment as the OABR CEO, and the OABR Assistant Secretary Donna M. Shipley are each authorized to open depository accounts and sign signature cards for the Corporation, and each are authorized to make withdrawals and draw checks or other orders for the payment of money on the corporation depository accounts, and Donna M. Shipley is authorized to sign as Assistant Secretary, depository corporate resolutions opening depository accounts. No other OABR Officers or Directors are required for the performance of the above actions. (Item C).
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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, APRIL 28, 2010

ITEM TITLE:	ACTION:
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EDUCATION	Education Chairman Sharon Rich reported Credit Scoring and HUD Regulations was held on April 15, 2010 and Technology Day in Social Networking was held April 23, 2010. Roger Morrissey, Assessment Process and How to Appeal to be held May 19, 2010 at 10:00am at the OABR Office.
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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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Member Services Chairman Mark Leaders reported there will be a "Spruce Up Omaha" on May 1, 2010. Two parks have been picked. The Roberts Park on 78th & Cass and the Papillion City park on 84th and Lincoln.

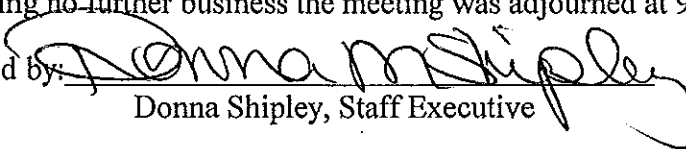
It was **MOVED, SECONDED AND CARRIED** to approve the Member Services Forum name change to "Social Events Forum".

AFFILAITES	No report.
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WCR	WCR President Lisa Ritter reported the Habitat for Humanity Event held in April 2010 was a success and the next WCR Luncheon is May 13, 2010 with the speaker as Gregg Mitchell.
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ADJOURNMENT	There being no further business the meeting was adjourned at 9:40 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 26, 2010

ITEM TITLE:	ACTION:
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CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:05 a.m.
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ATTENDANCE Present: President Shawn Maloy, President-Elect Vince Leisey, Secretary/Treasurer Lisa Ritter. Directors: Valorie Johnson, Mark Leaders, Eileen Schultz and Mark Wehner. Ex-Officios: Sara Kelley. CEO Doug Rotthaus and Administrative Assistant Donna Shipley. Excused: John Bredemeyer, Sharon Rich, Mark Boyer and Joe Gehrki.

AGENDA

It was **MOVED, SECONDED AND CARRIED** to approve the Agenda for the May 26, 2010 meeting.

SECRETARY'S
REPORT

OABR Secretary/Treasurer Lisa Ritter presented the OABR Directors Meeting Minutes dated April 28, 2010. The Directors Meeting Minutes stood as presented.

TREASURER'S
REPORT

OABR Secretary/Treasurer Lisa Ritter presented the OABR Financial report for March 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.

PRESIDENT'S
REPORT

OABR President Shawn Maloy reported on the NAR's 2010 REALTORS® Midyear meetings in Washington DC in May 10-15, 2010.

There was a consensus of the OABR Directors to have OABR send a eFlash to the OABR membership asking for their input on the Nebraska Real Estate Commission and Nebraska REALTORS® Association discussing 1) increasing the CE hours from 12 to 18 or 24 and 2) expanding the criteria of CE to include prospects, growing your business etc. All responses to be sent to OABR CEO Doug Rotthaus.

MLS REPORT

MLS Directors are reviewing the IDX Rules and Regulations and will make changes in the next few months.

CEO REPORT

OABR CEO Doug Rotthaus introduced himself and passed out a questionnaire for the OABR Directors to answer and return to him. This will help Doug in with the direction of the OABR and where the Directors think it should proceed.

(cont.)



11830 Nicholas Street • Omaha, NE 68154



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

A1

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MAY 26, 2010

ITEM TITLE:	ACTION:
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SOCIAL EVENTS	It was MOVED, SECONDED AND CARRIED to approve Applications for Membership Waivers and Key Requests (Item C).
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Social Events Forum Chairman Mark Leaders reported there was a "Spruce Up Omaha" on May 1, 2010. Good turnout and even received a thank you letter from the Papillion Mayor. The next event is a Night with the Omaha Royals on June 11, 2010. Tickets still available.

AFFILIATES	The Affiliate Golf Outing was May 20, 2010 at Tiburon. Event was still well attended with the bad weather.
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WCR	WCR President Lisa Ritter reported the next WCR Luncheon is May 13, 2010 with the speaker as Gregg Mitchell.
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ADJOURNMENT	There being no further business the meeting was adjourned at 10:05 a.m.
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Prepared by: Donna M Shipley
Donna Shipley, Staff Executive





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, JUNE 30, 2010

ITEM TITLE:	ACTION:
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CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:05 a.m.
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ATTENDANCE Present: President Shawn Maloy, President-Elect Vince Leisey, Secretary/Treasurer Lisa Ritter. Directors: John Bredemeyer, Valorie Johnson, David Matney, Sharon Rich, Eileen Schultz and Mark Wehner. Ex-Officios Joe Gehrki. CEO Doug Rotthaus and Administrative Assistant Donna Shipley. Excused: Mark Boyer, Mark Leaders and Sara Kelley.

AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the June 30, 2010 meeting.
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SECRETARY'S REPORT	OABR Secretary/Treasurer Lisa Ritter presented the OABR Directors Meeting Minutes dated May 26, 2010. The Directors Meeting Minutes stood as presented.
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TREASURER'S REPORT	OABR Secretary/Treasurer Lisa Ritter presented the OABR Financial report for May 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.
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PRESIDENT'S	OABR President Shawn Maloy reported the 2011 Dues will not be increasing from last year.
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There was much discussion on the idea of the Nebraska Real Estate Commission increasing the number of CE hours required.

MLS REPORT	No report.
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CEO REPORT	OABR CEO Doug Rotthaus reminded the OABR Directors to please return their questionnaire to him if you have not already done so. This will help Doug in with the direction of the OABR and where the Directors think it should proceed.
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It was **MOVED, SECONDED AND CARRIED** to give the Omaha Chamber of Commerce \$25,000 for Target Omaha of the year of 2010.

(cont.)





A1

MINUTES

MEETING: OABR BOARD OF DIRECTORS
DATE: WEDNESDAY, JUNE 30, 2010

ITEM TITLE:	ACTION:
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EDUCATION	Education Chair Sharon Rich reported the next KIP event is July 28, 2010 on Opening The Door in Washington DC with the speakers being Joe Gehrki and Henry Kammandel Jr. The KIP on the Midtown and Riverfront tour was a huge success and has received great feedback.
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SOCIAL EVENTS	It was MOVED, SECONDED AND CARRIED to approve Applications for Membership Waivers and Key Requests (Item C).
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NOMINATING	It was MOVED, SECONDED AND CARRIED to approve nominating Lisa Ritter for NRA Secretary/Treasurer (01/01/2011-12/31/2011) and Joe Gehrki as an N-RPAC Trustee – Omaha Region 3 year term (01/01/2011-12/31/2013). (Item D)
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WCR	OABR President Shawn Maloy reported David Brown from the Omaha Chamber of Commerce will be speaking at their July 2010 meeting.
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ADJOURNMENT	There being no further business the meeting was adjourned at 9:55 a.m.
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Prepared by: Donna M Shipley
Donna Shipley, Staff Executive





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, JULY 28, 2010

ITEM TITLE:	ACTION:
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CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:05 a.m.
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ATTENDANCE	Present: President Shawn Maloy, President-Elect Vince Leisey. Directors: John Bredemeyer, Mark Leaders, David Matney, Sharon Rich Eileen Schultz and Mark Wehner. Ex-Officios Joe Gehrki and Sara Kelley. CEO Doug Rotthaus and Administrative Assistant Donna Shipley. Excused: Lisa Ritter, Valorie Johnson and Mark Boyer.
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AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the July 28, 2010 meeting.
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SECRETARY'S REPORT	OABR President Shawn Maloy presented the OABR Directors Meeting Minutes dated June 30, 2010. The Directors Meeting Minutes stood as presented.
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TREASURER'S REPORT	OABR President Shawn Maloy presented the OABR Financial report for June 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.
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PRESIDENT'S	OABR President Shawn Maloy reported the 2011 REALTOR® Dues was mailed out July 16, 2010.
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MLS REPORT	OABR President Shawn Maloy reported the IDX Rules and Regulations were approved with mandatory and clean up changes and adding sold information from 6 months back with limited fields will be discussed next MLS Directors meeting.
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The MLS Directors approved waiving the September 2010 MLS Fees and giving \$25,000 to Target Omaha Program for the OABR.

CEO REPORT	It was MOVED, SECONDED AND CARRIED to change the Affiliate Member Guideline to include interior home repair.
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It was **MOVED, SECONDED AND CARRIED** to approve the 2011 Election Committee of Sharon Rich, N P Dodge Company, JoAnn Grennan, CBSHOME Real Estate and Gary Stoneburg, RE/MAX Advantage.

(cont.)





A1

MINUTES

MEETING: OABR BOARD OF DIRECTORS
DATE: WEDNESDAY, JULY 28, 2010

ITEM TITLE:	ACTION:
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It was **MOVED, SECONDED AND CARRIED** to recommend to the N-RPAC Trustees to contribute \$500 to Jean Stothert City Council.

EDUCATION Education Chair Sharon Rich reported the next KIP event is July 28, 2010 on Opening The Door in Washington DC with the speakers being Joe Gehrki and Henry Kammandel Jr. Also, another KIP event will be August 19, 2010 with Congressman Lee Terry at the Regency Lodge at 1:00 pm. Advanced Paragon training will be held on August 5, 2010 at 12:30 pm that will cover CMA's.

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

Chair Mark Leaders reported the OABR Election/Picnic is August 11, 2010 from 11:00-1:00. Putt Putt Golf Tournament is scheduled is September 15, 2010 at Pacific Springs Golf Course. The forum is looking at doing an event with Omaha Nighthawks.

WCR OABR President Shawn Maloy reported WCR Golf Outing is August 12, 2010 at Pacific Springs Golf Course.

ADJOURNMENT There being no further business the meeting was adjourned at 9:40 a.m.

Prepared by: Donna M Shipley
Donna Shipley, Staff Executive





OMAHA AREA BOARD OF REALTORS®

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A

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, AUGUST 25, 2010

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Shawn Maloy at 9:00 a.m.
ATTENDANCE	Present: President Shawn Maloy, Secretary/Treasurer Lisa Ritter. Directors: John Bredemeyer, Valorie Johnson, Mark Leaders, David Matney, Sharon Rich. Ex-Officio Joe Gehrki. Guest: Deda Myhre. CEO Doug Rotthaus and Administrative Assistant Donna Shipley. Excused: Vince Leisey, Eileen Schultz, Mark Boyer and Sara Kelley.
AGENDA	It was MOVED, SECONDED AND CARRIED to approve the Agenda for the July 28, 2010 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer Lisa Ritter presented the OABR Directors Meeting Minutes dated July 28, 2010. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer Lisa Ritter presented the OABR Financial report for July 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S	OABR President Shawn Maloy reported \$500 was give to Jean Stothart at her fundraising event.
MLS REPORT	<p>MLS Vice Chair John Bredemeyer reported the IDX Rules and Regulations were approved.</p> <p>The MLS Directors approved joining ListHub and MLS Domains Association. Watermarks for pictures with guidelines to follow.</p> <p>Listing Input Sheet changes included dividing area 267 into subareas, removing the fields Map Coordinates-Alpha and Map Coordinates-Numeric, changing under Showing Features, Lock Box should be Electronic Lock Box, add Combo Lock Box and Call Showing Service and under Existing Mortgage Type – Cash to display as Not Disclosed.</p> <p>New MLS Officers: John Bredemeyer, Chair Andy Alloway, Vice Chair Valerie Keeton, Secretary/Treasurer.</p> <p>411 4 Info Services has a presentation that the MLS Directors will discuss next month.</p>





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A1

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, AUGUST 25, 2010

ITEM TITLE:	ACTION:
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MLS Directors approved to change the calculation of the Cost Per Square Foot using above grade square feet only and to add a field "Below Grade Price Per Square Foot".

CEO REPORT

It was **MOVED, SECONDED AND CARRIED** to terminate any unpaid member as of September 17, 2010.

It was **MOVED, SECONDED AND CARRIED** to nominate Eileen Schultz for NRA Omaha Area Regional Director (now-12/2012) to fill Joe Gehrki's remaining term and to nominate Rusty Hike to fill the remaining OABR Director 3 year term for David Matney (9/1/10-8/31/11).

It was **MOVED, SECONDED AND CARRIED** to deny Christine Walker waiving of the late fee.

EDUCATION

Education Chair Sharon Rich the KIP Event is September 16, 2010 with the Chamber of Commerce speaking.

SOCIAL EVENTS

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

Chair Mark Leaders reported the Putt Putt Golf Tournament is scheduled is September 15, 2010 at Pacific Springs Golf Course. An after hour party to be held at Prestige.

RPAC

CEO Doug Rotthaus reported Omaha has surpassed NAR's goal of \$33,750.

WCR

WCR President Lisa Ritter OPPD will be speaking on Green Homes on September 9, 2010 and WCR is offering raffle tickets for the Extreme Makeover-Inside & Out.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:45 a.m.

Prepared by: Donna M Shipley
Donna Shipley, Staff Executive

