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**MINUTES**  
**BOARD OF DIRECTORS (VIA ZOOM)**  
**Wednesday, September 28, 2021**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

**Present:**

Megan Bengtson, President	Mike Riedmann, guest
Crystal Archer, President-Elect	Paul Kottich, guest
Denise Poppen, Secretary/Treasurer	Lindsey Krenk, guest
Ashley Livengood, Director 2024	Randy Carrol, guest
Jessica Sawyer, Director 2023	Loretta McNally, guest
Dakotah Smith, Director 2021	Brandon Frans, guest
Angel Starks, Director 2022	Mindy Kidney, guest
Chrissy Cameron (Women's Council) Director 2022	Terri Pruitt, guest
Bill Swanson, (Past Pres.) Director 2022	Floyd Palser, guest
Jonathan Jameson, (Affiliates) Director 2022	Henry Kammandel, guest
Joe Gehrki, Governmental Affairs Chair	Diane Battiato, guest
Charles Chadwick, RPAC Chair	Mike Blackmon, guest
Darla Bengtson, RPAC Vice-Chair	Doug Rotthaus, Chief Executive Officer
Ervin Youmans, Diversity Chair	Donna Shipley, Programs Director
Trudie Ahlstrom, Diversity Vice-Chair	Perre Neilan, OABR GAD
Doug Dohse, Education Vice Chair	Jodi Carper, Marketing and Events Director
Jack Greacen, NAR Political Representative	
Duan Rockette, guest	

**Excused:**

Jill Anderson, Director, 2024	Brad Fricke, Director, 2022
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Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

Guest speaker Jack Greacen, NAR Political Representative updated the OABR Directors on federal issues including infrastructure funding, eviction moratorium, proposed tax changes, the 2022 election.

**Officer Reports**

Moved, seconded, and carried to approve the meeting minutes dated August 25, 2021.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.





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Moved, seconded and carried to appoint Darla Bengtson to fill the vacancy of the director term expiring 2023 that was formally held by 2022 Treasurer Denise Poppen.

### **Governmental Affairs**

Governmental Affairs Chair Gehrki reported guest speaker was Omaha City Councilwoman Juanita Johnson who spoke on what it is like to be on the City Council and what her future goals are for her district.

Moved, seconded, and carried to approve an RPAC contribution of \$5,000 to the campaign of Omaha City Councilwoman Juanita Johnson for debt relief.

### **RPAC**

Chair Chadwick reported approximately \$143,000 (including pledges) had been collected toward the 2021 RPAC goal of \$150,000.

### **Education**

The Education Committee has scheduled two Dotloop classes in October and will be offering Safety courses on a quarterly basis to the OABR Membership.

### **Social Events**

Social Events Chair Swanson reported the Coat Drive has been rescheduled to Spring. A meeting has been set up with the Salvation Army next week to start planning for REALTOR® Ring Day, which is Friday, December 3, 2021.

### **Diversity**

Chair Youmans reported the committee interviewed and approved three Ethnic Minority Outreach Scholarship Applicants.

### **YPN Advisory Committee**

YPN Chair Starks reported that YPN Advisory Committee is still working on their structing of the committee to increase their members. They also discussed the Tech Summit and decided to not schedule one in 2021 due to scheduling and time restraints. YPN will be conducting their monthly meetings at an off-site location.

### **Affiliates**

Affiliate President Jameson reported Bill Swanson and Doug Dohse spoke to the council on RPAC and raised over \$1,000. The Affiliate Golf Outing will be tomorrow, Wednesday, September 29 at Indian Hills Golf Course. The Turkey Bowl event will be Wednesday, November 17 at The Mark.



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### **Women's Council Omaha Chapter**

2022 Women's Council President Cameron reported their Business Success Forum with speaker Charles Marshall is scheduled for October 14 at Champions Run. November 18 is the next business luncheon with guest speaker Diane Battiato and December 9 is the Installation at Champions Run.

### **NREC**

Commissioners Gehrki and Dohse reported on Nebraska Real Estate Commission activity.

### **CEO Report**

CEO Rotthaus reported FOREWARN, the safety app now provided by the Nebraska REALTORS® Association to all Nebraska REALTORS®, is now available to OABR Affiliate members at a cost.

Moved, seconded, and carried to approve funding for all OABR Affiliate Members to gain access to the FOREWARN safety app, at a cost of \$18 per year.

There was a consensus of the OABR Board of Directors to forward the Omaha Healthy Kids Alliance request to the OABR Foundation Board of Directors for review.

### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- October 27, 2021
- November 24, 2021
- No December Meeting

### **Adjournment**

There being no further business, the meeting adjourned



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## **MINUTES**

### **BOARD OF DIRECTORS (VIA ZOOM)**

#### **Wednesday, October 27, 2021**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

#### **Present:**

Megan Bengtson, President	Bill Swanson, (Past Pres.) Director 2022
Crystal Archer, President-Elect	Jonathan Jameson, (Affiliates) Director 2022
Denise Poppen, Secretary/Treasurer	Charles Chadwick, RPAC Chair
Jill Anderson, Director, 2024	Ervin Youmans, Diversity Chair
Darla Bengtson, Director 2023	Deda Myhre, REALTOR® Safety Chair
Brad Fricke, Director, 2022	Doug Dohse, Education Vice Chair
Ashley Livengood, Director 2024	Doug Rotthaus, Chief Executive Officer
Jessica Sawyer, Director 2023	Donna Shipley, Programs Director
Dakotah Smith, Director 2021	Perre Neilan, OABR GAD
Angel Starks, Director 2022	Jodi Carper, Marketing and Events Director
Chrissy Cameron (Women's Council) Director 2022	

#### **Excused:**

Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

#### **Officer Reports**

Moved, seconded, and carried to approve the meeting minutes dated September 28, 2021.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

#### **MLS**

GPRMLS Inc Chair Smith report the GPRMLS LLC Board of Directors has rebranded the Uniform Purchase Agreement Task Force to a standing workgroup. The GPRMLS Inc Board of Directors will meet in November.

#### **Foundation**

Foundation President Swanson reported the Board of Directors have requested Builders of the Future to attend their next meeting to provide an update on their progress and current efforts. Also discussed that November and December are good months for promotions to members as to not interfere with the RPAC fundraising efforts.

#### **Governmental Affairs**



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Governmental Affairs member Swanson reported guest speaker was Senator Lou Ann Linehan who spoke on redistricting and state and legislative district boundaries and property taxes.

Moved, seconded and carried to support a contribution of \$1,000 to Omaha City Councilwoman Aimee Melton and \$500 to REALTOR® and Bellevue Mayor Rusty Hike.

#### **RPAC**

Chair Chadwick reported approximately \$145,700 had been collected toward the 2021 RPAC goal of \$150,000. OABR's Hall of Fame is tonight at Happy Hollow Country Club beginning at 4:30pm.

Moved, seconded and carried for the OABR Board of Directors contribute \$5,000 to the NAR Corporate Ally Program.

#### **Education**

Chair Fricke reported the Education Committee will now have proctors at the New Member Orientation classes and CE classes beginning November 2021.

#### **Social Events**

Social Events Chair Swanson reported the Coat Drive has been rescheduled to Spring. REALTOR® Ring Day is scheduled for Friday, December 3, 2021. DJ's Dugout has been reserved for the after party.

#### **Diversity**

Chair Youmans reported there were no interviews held in October. The At Home With Diversity class is scheduled for November 18, 2021 from 8:30am-12:00noon via Zoom. This class is held in conjunction with the Nebraska REALTORS® Association.

#### **REALTOR® Safety**

Chair Myhre reported the REALTOR® Safety Committee discussed trying to increase attendance at the REALTOR® Safety classes the Education Committee offers. There was also discussion that Douglas and Lancaster Counties do not release all information to FOREWARN. It was noted to don't rely on the app only.

#### **YPN Advisory Committee**

YPN Chair Starks reported that YPN Advisory Committee is still working on their structing of the committee to increase their members. They will start to highlight local YPN'ers and their accomplishments. The YPN Advisory Committee will be moving their meetings off-site to DJ's Dugout. YPN will be the driving force for the REcharge After Party.

#### **Affiliates**

Affiliate President Jameson reported Turkey Bowl event will be Wednesday, November 17 at The Mark and the bowling is sold out. The Affiliate Council will be providing good bags for ringers at REALTOR® Ring Day.



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### **Women's Council Omaha Chapter**

2022 Women's Council President Cameron reported their Business Success Forum with speaker Charles Marshall scheduled for October 14 at Champions Run has been postponed until Spring. November 18 is the next business luncheon with guest speaker Diane Battiato and December 9 is the Installation at Champions Run.

### **NREC**

Commissioner Dohse reported on the Nebraska Real Estate Commission meetings.

### **CEO Report**

CEO Rotthaus reported the NAR REALTORS® Convention & Expo is Nov 12-15, 2021. CEO Rotthaus reported on the changes to the Governance Meetings this year.

### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- November 24, 2021
- No December Meeting
- January 26, 2022

### **Adjournment**

There being no further business, the meeting adjourned



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## **MINUTES**

### **BOARD OF DIRECTORS**

#### **Wednesday, November 24, 2021**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

#### **Present:**

Megan Bengtson, President	Jonathan Jameson, (Affiliates) Director 2022
Crystal Archer, President-Elect	Charles Chadwick, RPAC Chair
Denise Poppen, Secretary/Treasurer	Ervin Youmans, Diversity Chair*
Darla Bengtson, Director 2023	Doug Dohse, Education Vice Chair
Brad Fricke, Director, 2022*	Angie Thiel, YPN Member*
Ashley Livengood, Director 2024*	Doug Rotthaus, Chief Executive Officer
Jessica Sawyer, Director 2023*	Donna Shipley, Programs Director*
Angel Starks, Director 2022	Perre Neilan, OABR GAD
Chrissy Cameron (Women's Council) Director 2022*	Jodi Carper, Marketing and Events Director*
Bill Swanson, (Past Pres.) Director 2022	* Online via Zoom

#### **Excused:**

Jill Anderson, Director, 2024	Dakotah Smith, Director 2021
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It was moved, seconded, and carried to approve the agenda for the meeting, including the Code of Conduct Policy.

#### **Officer Reports**

It was moved, seconded, and carried to approve the minutes of the October 27, 2021 meeting.

The monthly financial statements were reviewed and filed for audit.

It was moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The board reviewed MLS market activity and statistics.

Reports were given by President Bengtson and others attending the NAR conference this month.

CEO Rotthaus reported on three November 23 meetings; Geat Plains REALTORS® MLS Inc., Midlands Regional CIE LLC, and the Great Plains Regional MLS LLC.



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#### **GPRMLS Inc.**

GPRMLS Inc approved a \$5,000 investment to the RPAC Corporate Ally Program, as was recommended by the OABR Board of Directors.

The board approved three appointments:

1. Regi Powell as a 2024 Director on the MRCIE LLC Board of Directors.
2. Henry Kammandel as a 2024 Director on the GPRMLS LLC Board of Directors.
3. A Nebraska appraiser to be named by Midlands MLS, Inc., as a 2024 Category 3 Director on the GPRMLS LLC Board of Directors.

#### **MRCIE, LLC**

The board reviewed the number of users, standing at 229 as of November 22.

#### **GPRMLS, LLC**

Ashley Livengood, 2021 MLS Users Group Chair, updated the board on their November 3 meeting. They recommended to the GPRMLS LLC board to remain RESO compliant by adding a 'Hold' status, similar to the 'No Show' status. The GPRMLS LLC board approved for Fall 2022 implementation.

The GPRMLS LLC board approved an MLS Rule change relating to a listing status being updated from 'Pending' to 'Sold,' increasing the total time allowed to five business days. It was previously two business days, as it remains with all other status changes.

#### **OABR Foundation**

Foundation President Swanson reported Builders of the Future is attending their next meeting to update the board on their progress and current efforts.

#### **Governmental Affairs**

Chair Gehrki reported that Pete Festersen of the Omaha City Council spoke on affordable housing, economic recovery funds, and city finances.

#### **RPAC Fundraising**

Chair Chadwick reported that \$149,500 had been collected in 2021, which surpasses the RPAC goal of \$148,000. OABR and MLS Board of Directors both approved \$5,000 for the RPAC Corporate Alley Program. OABR's Hall of Fame on October 27 was well attended. RPAC is hosting a Thank-a-Thon on December 14 from 12:00 - 4:00 p.m. at the OABR Ed Center; volunteers are needed. The NRA Political Action Days will be February 1-2, with a bill review session on Saturday, January 29.

#### **Education**

Chair Fricke reported that the Education Committee implemented proctors at New Member Orientation and CE classes. The Education Committee is having a Membership Luncheon on January 27 with a panel of builders for the program "Build Your Inventory With New Construction in 2022."





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### **Social Events**

Chair Swanson reported the Coat Drive is rescheduled for Spring. REALTOR® Ring Day is Friday, December 3. DJ's Dugout is reserved for an after-party from 3:00-7:00 p.m. REcharge is February 16 at Embassy Suites La Vista. The Chili Cook-Off is February 23.

### **Diversity**

Chair Youmans reported there were no Minority Scholarship interviews in November. At Home with Diversity was held on November 18. The Diversity Committee is sponsoring Chicken Soup at the REALTOR® Ring Day after-party.

### **YPN Advisory**

Committee member AngieThiel reported they are moving to off-site meetings at DJ's Dugout. Their November meeting had four speakers reviewing the National Association of REALTORS® 30 Under 30 program. YPN is also hosting Karaoke for a Kause, instead of Bingo for their spring event.

### **Affiliates**

Affiliate President Jameson reported the council approved donating their funds from their golf event to the Food Bank of the Heartland. Turkey Bowl was held on November 17 with some issues the council needs to address before next year. REALTOR® Ring Day bags have been stuffed and ready to be picked up.

### **Women's Council Omaha Chapter**

2022 Women's Council President Cameron reported Women's Council Omaha Chapter was awarded the National Certification Award at the NAR Annual Conference and Expo. The Installation is scheduled for December 9 at Champions Run.

### **NREC**

Commissioners Gehrki and Dohse reported on the Nebraska Real Estate Commission meetings.

### **CEO Report**

CEO Rotthaus reported on changes proposed to the current OABR Travel Policy which included staff making travel arrangements for OABR Officers only..

Moved, seconded and carried to accept the proposed changes to the OABR Travel Policy.

### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- No December Meeting
- January 26, 2022
- February 23, 2022

### **Adjournment**

There being no further business, the meeting adjourned



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**MINUTES**  
**BOARD OF DIRECTORS (VIA ZOOM)**  
**Wednesday, January 26, 2022**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

**Present:**

Megan Bengtson, President	Jonathan Jameson, (Affiliates) Director 2022
Crystal Archer, President-Elect	Joe Gehrki, NREC Commissioner/Governmental Affairs Chair
Denise Poppen, Secretary/Treasurer	Charles Chadwick, RPAC Chair
Jill Anderson, Director, 2024	Ervin Youmans, Diversity Chair
Darla Bengtson, Director 2023	Doug Dohse, Education Vice Chair
Brad Fricke, Director, 2022	Bridget Vacha YPN Vice Chair
Ashley Livengood, Director 2024	Doug Rotthaus, Chief Executive Officer
Jessica Sawyer, Director 2023	Donna Shipley, Programs Director
Angel Starks, Director 2022	Jodi Carper, Marketing and Events Director
Chrissy Cameron (Women's Council) Director 2022	
Bill Swanson, (Past Pres.) Director 2022	

**Excused:**

Dakotah Smith, Director 2021

Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

**Officer Reports**

Moved, seconded, and carried to approve the meeting minutes dated November 24, 2021.

Nathaniel Jones with Verdant Accounting, presented the 2021 OABR fiscal year-end financial audit.

Moved, seconded and carried to accept the auditor's written report as presented.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

**MLS**

CEO Rotthaus report the GPRMLS LLC Board of Directors approved Susan Clark as 2022 Chair, Larry Holmes as 2022 Vice-Chair and Andy Alloway as 2022 Secretary/Treasurer.

**Foundation**

Foundation President Swanson reported the Board of Directors donated \$20,000 to The Builders Foundation at their December 2021 meeting.



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### **Governmental Affairs**

Governmental Affairs Chair Gehrki reported guest speakers were Mike Nikolas and Grace Thomas from Omaha Missing Middle Housing Campaign on Accessory Dwelling Units.

### **RPAC**

Chair Chadwick reported approximately \$166,000 was raised for RPAC in 2021, surpassing the \$148,000 goal. The 2022 RPAC Goal is set at \$167,000. The RPAC Thank-a-Thon was held on December 14 and NRA Political Action Days is scheduled for February 1-2 at Cornhusker Marriott in Lincoln. RPAC will be the topic at the Women's Council of REALTORS® breakfast on February 10, 2022.

### **Education**

Chair Fricke reported the Education Committee has postponed the Membership Luncheon scheduled on January 27 with a topic "Build Your Inventory With New Construction in 2022". The Education Committee received two applications for the Passport to Professionalism and agreed to refund local dues to both members.

### **Social Events**

Social Events Chair Swanson reported REALTOR® Ring Day scheduled on Friday December 3 raised \$17,595, a new one-day record for OABR. The Chili Cook-Off is scheduled for Thursday February 23, the New & Gently Used Coat Drive to be held on May 11, and the summer event will be June 10 at Mahoney State Park, in conjunction with the REALTORS® Association of Lincoln.

### **Diversity**

Chair Youmans reported the committee interviewed and approved four Ethnic Minority Outreach Scholarship applicants.

### **REALTOR® Safety**

Chair Myhre reported the REALTOR® Safety Committee will meet on February 24 with guest speaker Mike Jasa from Joining Arms Security, sharing a safety app called Agent Aware.

### **Nominating**

Moved, seconded and carried to recommend to the Nebraska REALTORS® Association, Arla Meyer as 2023 Nebraska REALTORS® Association President-Elect and Susan Clark as 2023 Nebraska REALTORS® Association Treasurer.

Moved, seconded and carried to re-appoint Megan Bengtson, Brad Fricke, Deda Myhre, Jessica Sawyer, and the appointment of Crystal Archer to three-year terms on the Nebraska REALTORS® Association Board of Directors beginning in 2023. Megan Bengtson, Brad Fricke, Jessica Sawyer, Crystal Archer abstained.

Moved, seconded and carried to appoint Denise Poppen as a NAR Director for 2023 representing OABR. This appointment is consistent with the current policy to appoint the OABR President-Elect to this position.



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Moved, seconded and carried to support the nomination of Herb Freeman as the 2022 Nebraska REALTOR®-of-the-Year.

### **YPN Advisory Committee**

YPN Vice-Chair Bridget Vacha reported speaker Martina Niemeyer, President of CenterSphere discussed how important in-person networking is and how much interaction is missed if everything is done on-line. Karaoke for a Cause is scheduled for April 21 at Anthony's Steakhouse. YPN is hosting the REcharge Happy Hour.

### **Affiliates**

Affiliate President Jameson reported the council is researching a different venue for the Turkey Bowl event. The council approved members to their Think Affiliate First Committee. This five-member committee will have the authority to make decisions on marketing and branding.

### **Women's Council Omaha Chapter**

2022 Women's Council President Cameron reported Tastes & Tunes Membership Mixer at Cellular44 Wine Bar scheduled for Thursday January 27 is sold out. The next business meeting is scheduled for Thursday February 10 at Champions Run with RPAC as the topic. The Women's Council charity of choice for 2022 is Charity Youth Emergency Services.

### **NREC**

Commissioners Gehrki and Dohse reported on the Nebraska Real Estate Commission meetings and the NREC staff replacement of Antwan Montague with Samantha Bell.

### **CEO Report**

CEO Rotthaus reported the NRA Political Action Days is scheduled for January 31 and February 1-2 at Cornhusker Marriott in Lincoln.

CEO Rotthaus and OABR President updated the directors on REcharge scheduled for Wednesday February 16 at Embassy Suites La Vista.

### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- February 23, 2022
- March 30, 2022
- April 27, 2022

### **Adjournment**

There being no further business, the meeting adjourned



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## **MINUTES**

### **BOARD OF DIRECTORS (VIA ZOOM)**

### **Wednesday, February 23, 2022**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

#### **Present:**

Megan Bengtson, President	Bill Swanson, (Past Pres.) Director 2022
Crystal Archer, President-Elect	Jonathan Jameson, (Affiliates) Director 2022
Denise Poppen, Secretary/Treasurer	Charles Chadwick, RPAC Chair
Darla Bengtson, Director 2023	Ervin Youmans, Diversity Chair
Brad Fricke, Director, 2022	Doug Dohse, Education Vice Chair
Ashley Livengood, Director 2024	Mike Story, guest
Jessica Sawyer, Director 2023	Doug Rotthaus, Chief Executive Officer
Dakotah Smith, Director 2021	Donna Shipley, Programs Director
Angel Starks, Director 2022	Jodi Carper, Marketing and Events Director
Chrissy Cameron (Women's Council) Director 2022	

#### **Excused:**

Jill Anderson, Director, 2024

Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

#### **Officer Reports**

Moved, seconded, and carried to approve the meeting minutes dated January 26, 2022.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

President Bengtson reported on the success of REcharge held on February 23, 2022.

#### **MLS**

CEO Rotthaus reported the GPRMLS Inc Board of Directors accepted their 2021 MLS fiscal year-ended audit and appointed Tracy Frans to serve as the 2021 MLS Users Group Vice-Chair. An update was given regarding the Sentrilock and Supra upcoming keybox system contract renewals.

The GPRMLS LLC Board of Directors approved to enable the Homesnap Showings integration in the Paragon system and were updated regarding the implementation of the mandatory NAR MLS rules and policy changes was given.



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The MRCIE Board of Directors elected Mike Blackmon as the 2022 President, Aaron Fenton as the 2022 Vice-President and Regi Powell as the 2022 Secretary/Treasurer.

### **Governmental Affairs**

OABR Past President Swanson reported the committee interviewed Walt Pepper and Brian Grimm, candidates for the Douglas County Assessor/Register of Deeds office.

Moved, seconded and carried to support the following candidates with RPAC Contributions and to decline supporting Robert Roseland, Springfield Mayor. Mayor Roseland respectfully declined the offer because he wants to stay below the \$5,000 threshold to file with the Accountability & Disclosure Commission.

Jim Cavanaugh	Douglas County Commissioner District 2	\$2,500
PJ Morgan	Douglas County Commissioner District 4	\$2,500
Mary Ann Borgeson	Douglas County Commissioner District 6	\$2,500
John Ewing	Douglas County Treasurer	\$1,000
Aaron Hanson	Douglas County Sherriff	\$1,000
David Klug	Sarpy County Commissioner District 2	\$2,500
Jim Warren	Sarpy County Commissioner District 5	\$2,500
Dan Pittman	Sarpy County Assessor	\$1,000
Deb Houghtaling	Sarpy County Clerk	\$1,000
Rusty Hike	Bellevue Mayor	\$3,000
David Black	Papillion Mayor	\$2,500
Walt Pepper	Douglas County Assessor/Register of Deeds	\$5,000

### **RPAC**

Chair Chadwick reported approximately \$111,280 (including pledges) had been collected toward the 2022 RPAC goal of \$167,000. RPAC achieved great success at the Women's Council event on February 10.

### **Education**

Vice-Chair Dohse reported the Education Committee rescheduled the Membership Luncheon scheduled on January 27 with a topic "Build Your Inventory With New Construction in 2022" to August 18 at The Alamo.

### **Social Events**

Social Events Chair Swanson reported the Chili Cook-Off is rescheduled for Thursday October 12 with a Husker/Hawkeye theme, REALTOR® Night at the Omaha Beef is scheduled for April 23, the kick-off for the New & Gently Used Coat Drive will be held on May 11 in conjunction with Kona Ice, and the summer event will be June 10 at Mahoney State Park, in conjunction with the REALTORS® Association of Lincoln.

### **Diversity**

Chair Youmans reported the committee interviewed three Ethnic Minority Outreach Scholarship applicants and approved two.



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### **YPN Advisory Committee**

YPN Chair Starks reported YPN joined in on the Governmental Affairs meeting in February. YPN discussed how RPAC and Governmental Affairs meetings work and the importance of investing their time in the association. Karaoke for a Cause is scheduled for April 21 at Anthony's Steakhouse.

### **Affiliates**

Affiliate President Jameson reported the council is researching a different venue for the Turkey Bowl event. The council approved members to their Think Affiliate First Committee. This five-member committee will have the authority to make decisions on marketing and branding.

### **Women's Council Omaha Chapter**

2022 Women's Council President Cameron reported the business meeting held on Thursday February 10 at Champions Run with RPAC as the topic was a huge success raising \$29,500. March 24 is Music Bingo at St Roberts Church; Charles Marshall will be their speaker on April 14 at The Champions Club which will include three hours of Commission Approved Training. The Women's Council charity of choice for 2022 is Charity Youth Emergency Services.

### **NREC**

Commissioner Dohse reported the Nebraska Real Estate Commission meetings will be held on March 23 and NREC staff replacement of Antwan Montague is Samantha Lowery.

### **CEO Report**

CEO Rotthaus discussed the requested NAR OABR Bylaw changes required to be certified NAR Compliance.

Moved, seconded and carried to approve and implement the NAR OABR Bylaw changes required for NAR compliance.

The NRA Annual Convention is scheduled for April 4-6 at the Embassy Suites La Vista Convention Center.

### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- March 30, 2022
- April 27, 2022
- May 25, 2022

### **Adjournment**

There being no further business, the meeting adjourned



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## **MINUTES**

### **BOARD OF DIRECTORS (VIA ZOOM)**

### **Wednesday, March 30, 2022**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

#### **Present:**

Megan Bengtson, President	Jonathan Jameson, (Affiliates) Director 2022
Crystal Archer, President-Elect	Charles Chadwick, RPAC Chair
Denise Poppen, Secretary/Treasurer	Ervin Youmans, Diversity Chair
Jill Anderson, Director, 2024	Doug Dohse, Education Vice Chair
Darla Bengtson, Director 2023	Deda Myhre, REALTOR® Safety Chair
Brad Fricke, Director, 2022	John Massih, guest
Ashley Livengood, Director 2024	Cali Rethwisch, guest
Jessica Sawyer, Director 2023	Doug Rotthaus, Chief Executive Officer
Dakotah Smith, Director 2021	Donna Shipley, Programs Director
Angel Starks, Director 2022	Jodi Carper, Marketing and Events Director
Chrissy Cameron (Women's Council) Director 2022	
Bill Swanson, (Past Pres.) Director 2022	

#### **Excused:**

Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

#### **Officer Reports**

Moved, seconded, and carried to approve the meeting minutes dated February 23, 2022.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

President Bengtson reported herself, Doug Dohse and Bill Swanson participated in NRA's REALTOR® Champion Workgroup for two days interviewing candidates for the State Legislature.

NAR Annual Convention is scheduled for April 4-6 at Embassy Suites La Vista.

#### **MLS**

Dakotah Smith reported the GPRMLS Inc Board of Directors discussed the "Directions to Property" field to require written direction and to not include "see GPS, GPS, or see website. No action taken. The directors discussed and approved the proposed NAR Mandatory and MLS Staff recommended updates to the GPRMLS rules.





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### **Foundation**

Foundation President Swanson reported guest speaker was Michael Hanson who spoke on the Kelly House Supportive Housing Program and the directors voted to fund this program in the amount of \$15,000.

### **Governmental Affairs**

OABR Past President Swanson reported guest speaker was Aaron Hanson, OPD Fugitive Task Force Supervisor and candidate for Douglas County Sheriff.

Moved, seconded and carried to support the following candidates with RPAC Contributions.

Aaron Hanson	Douglas County Sherriff	\$2,500
Patrick Roy	Elkhorn School Board	\$1,000
David Fanslau	Papillion City Council Ward 1	\$2,000
Becky Hoch	Papillion City Council Ward	\$2,500

Moved, seconded and carried to support Hina Agarwal, Omaha Public School Board Subdistrict 6 with a \$1,000 RPAC Contribution.

### **RPAC**

Chair Chadwick reported approximately \$118,00 (including pledges) had been collected toward the 2022 RPAC goal of \$173,000. RPAC is researching ideas for their Summer Event. To be recognized as a Major Investor at the NAR Meetings, you will need to invest \$300 by April 20.

### **Education**

Chair Fricke reported the Education Committee rescheduled the Membership Luncheon on January 27 with a topic "Build Your Inventory With New Construction in 2022" to August 18 at The Alamo. The committee is also working on a panel to discuss "No Shows in the MLS" to be held this fall.

### **Social Events**

Social Events Member John Massih reported the Chili Cook-Off is rescheduled for Thursday October 12 with a Husker/Hawkeye theme, REALTOR® Night at the Omaha Beef is scheduled for April 23, the kick-off for the New & Gently Used Coat Drive will be held on May 11 in conjunction with Kona Ice, and the summer event will be June 10 at Mahoney State Park, in conjunction with the REALTORS® Association of Lincoln.

### **Diversity**

Chair Youmans reported the committee did not meet in March.



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### **REALTOR® Safety**

REALTOR® Safety Chair Myhre reported Mike Jasa with Joining Arms Security demonstrated their new app, Agent Aware. There was a consensus of the committee to invite Mike back at later time when the app is not in the planning stages.

### **YPN Advisory Committee**

YPN Member Cali Rethwisch reported Andrew Prystai with Event Vesta discussed their app, Event Vesta. Karaoke for a Cause is scheduled for April 21 at Anthony's Steakhouse. Kail Walker with PJ Morgan Real Estate was selected for the 2022 National Association of REALTORS® 30 under 30.

### **Affiliates**

Affiliate President Jameson reported the council is researching a different venue for the Turkey Bowl event. The council is in the planning stages for their Affiliate/Agent Party.

### **Women's Council Omaha Chapter**

2022 Women's Council President Cameron reported March 24 was Music Bingo at St Roberts Church; Charles Marshall will be their speaker on April 14 at The Champions Club which will include three hours of Commission Approved Training. The Women's Council charity of choice for 2022 is Charity Youth Emergency Services.

### **NREC**

Commissioner Dohse reported on the Nebraska Real Estate Commission meetings.

### **CEO Report**

CEO Rotthaus discussed the preparation has begun for the OABR 2023 budget.

The NRA Annual Convention is scheduled for April 4-6 at the Embassy Suites La Vista Convention Center and NAR Legislative Meetings are May 2-6 in Washington DC.

### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- April 27, 2022
- May 25, 2022
- June 29, 2022

### **Adjournment**

There being no further business, the meeting adjourned



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**MINUTES**  
**BOARD OF DIRECTORS (VIA ZOOM)**  
**Wednesday, April 27, 2022**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

**Present:**

Megan Bengtson, President	Jonathan Jameson, (Affiliates) Director 2022
Crystal Archer, President-Elect	Charles Chadwick, RPAC Chair
Denise Poppen, Secretary/Treasurer	Ervin Youmans, Diversity Chair
Darla Bengtson, Director 2023	Doug Dohse, Education Vice Chair
Brad Fricke, Director, 2022	Blake Kernan, guest
Ashley Livengood, Director 2024	Doug Rotthaus, Chief Executive Officer
Jessica Sawyer, Director 2023	Perre Neilan, Governmental Affairs Director
Angel Starks, Director 2022	Donna Shipley, Programs Director
Chrissy Cameron (Women's Council) Director 2022	Jodi Carper, Marketing and Events Director
Bill Swanson, (Past Pres.) Director 2022	

**Excused:**

Jill Anderson, Director, 2024	Dakotah Smith, Director 2021
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Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

**Officer Reports**

Moved, seconded, and carried to approve the meeting minutes dated March 30, 2022.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

Moved, seconded and carried to appoint Angel Starks to fill the vacancy of the NRA Director term expiring 2024 that was formally held by Susan Clark, who was elected for 2023 NRA Treasurer

NAR Legislative Meetings is scheduled for May 2-6 in Washington DC.

Megan Bengtson has been appointed to the Omaha Affordable Housing Committee.

**MLS**

CEO Rotthaus reported the GPRMLS LLC Forms Workgroup gave an update and the GPRMLS LLC Directors approved Zillow's request to allow the syndication of rental listings provided by GPRMLS on a broker opt-in basis.



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### **Foundation**

Foundation President Swanson reported the directors are invited to Metropolitan Community College Fort Omaha campus for a tour of their Construction Education Center.

### **Governmental Affairs**

OABR Past President Swanson reported guest speaker was Scott Lane, Omaha Chief Housing Inspector who gave an overview of how inspections are going post Landlord Registry.

### **RPAC**

Chair Chadwick reported approximately \$136,600 (including pledges) had been collected toward the 2022 RPAC goal of \$172,144. RPAC's Summer event will be held at the Omaha Henry Doorly Zoo.

### **Education**

The Education Committee held the CMA-BPO- Appraisal- What's The Difference class on April 21. There is a Career Development week scheduled for September 26-30 at The Alamo and the Education Committee is working on a safety class "Preparedness and Prevention" and has applied for a NAR Safety Grant to help with funding.

### **Social Events**

Social Events Chair Swanson reported REALTOR® Night at the Omaha Beef was held on April 23, the Chili Cook-Off is rescheduled for Thursday October 12 with a Husker/Hawkeye theme, the kick-off for the New & Gently Used Coat Drive will be held on May 11 in conjunction with Kona Ice, and REALTOR® Palooza will be June 10 at Mahoney State Park, in conjunction with the REALTORS® Association of Lincoln.

### **Diversity**

Chair Youmans reported the committee interviewed and approved six Ethnic Minority Outreach Scholarship applicants.

### **YPN Advisory Committee**

YPN Member Blake Kernan reported the OABR leadership team consisting of Megan Bengtson, Crystal Archer and Doug Rotthaus explained the organizational chart of the association. Karaoke for a Cause was held on April 21 at Anthony's Steakhouse. Kail Walker with PJ Morgan Real Estate was selected for the 2022 National Association of REALTORS® 30 under 30.

### **Affiliates**

Affiliate President Jameson reported the council is in the planning stages for their Affiliate/Agent Party tentatively scheduled for June 9. The council is looking at Tiburon Golf Course for their golf tournament.

### **Women's Council Omaha Chapter**



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2022 Women's Council President Cameron reported Maris Callahan will be the speaker at the Industry Luncheon on May 19 at Champions run, Sandy Spady is the speaker for June 9 and the annual golf tournament is July 14 at Tiburon Golf Course.

#### **NREC**

Commissioner Dohse reported on the Nebraska Real Estate Commission meetings.

#### **CEO Report**

CEO Rotthaus reported NAR Legislative Meetings is scheduled for May 2-6 in Washington DC and the Nebraska Dinner is May 5 and be sure to RSVP to NRA CEO Ryan Swinney. NRA has sent out a Member Survey, please fill it out. OABR's will be sending their Member Survey on August 15, 2022.

#### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- May 25, 2022
- June 29, 2022
- August 24, 2022

#### **Adjournment**

There being no further business, the meeting adjourned



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**MINUTES**  
**BOARD OF DIRECTORS (VIA ZOOM)**  
**Wednesday, May 25, 2022**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

**Present:**

Megan Bengtson, President	Bill Swanson, (Past Pres.) Director 2022
Crystal Archer, President-Elect	Jonathan Jameson, (Affiliates) Director 2022
Darla Bengtson, Director 2023	Charles Chadwick, RPAC Chair
Brad Fricke, Director, 2022	Ervin Youmans, Diversity Chair
Ashley Livengood, Director 2024	Mike Story, guest
Jessica Sawyer, Director 2023	Doug Rotthaus, Chief Executive Officer
Dakotah Smith, Director 2021	Donna Shipley, Programs Director
Angel Starks, Director 2022	Jodi Carper, Marketing and Events Director
Chrissy Cameron (Women's Council) Director 2022	

**Excused:**

Denise Poppen, Secretary/Treasurer	Jill Anderson, Director, 2024
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Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

**Officer Reports**

Moved, seconded, and carried to approve the meeting minutes dated April 27, 2022.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

President Bengtson reported the City of Omaha developed an affordable housing action plan and discussed the "Open Houses" that were conducted.

**MLS**

Director Smith reported with his brokerage change, he is no longer on the GRPMLS Inc Board of Directors. The GPRMLS Inc Board of Directors approved the following to finish the current term of 2021/2022 and be appointed for 2023/2024 term: John Cherica as Chair, Scott Vogt as Vice Chair and Jill Anderson as Secretary/Treasurer.

CEO Rotthaus reported the GPRMLS LLC Board of Directors approved the MLS Certification and the appointment of Lisa Ritter to fill the Category 2 vacancy on the GPRMLS LLC Board of Directors for the term ending December 31, 2022.



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### **Foundation**

Foundation President Swanson reported the directors toured the Construction Education Center at the Metropolitan Community College Fort Omaha campus.

### **Governmental Affairs**

Governmental Affairs Vice Chair Chadwick reported guest speakers were PJ Morgan and Mike Friend, Douglas County Commissioners who spoke on budget issues, mill levy, property taxes and staff shortage in the local governmental offices.

### **RPAC**

Chair Chadwick reported approximately \$137,000 (including pledges) had been collected toward the 2022 RPAC goal of \$172,144. RPAC has a Headshot Day scheduled for June 30 and RPAC's Summer event will be held at the Omaha Henry Doorly Zoo on July 28.

### **Education**

Chair Fricke reported there is a Membership Breakfast scheduled for August 25 with the subject, Build Your Inventory with New Construction held at The Alamo Drafthouse.

Moved, seconded, and carried to amend the OABR Bylaws to enable the Board of Directors to require a three-hour Fair Housing course, similar to the NAR Ethics requirement; and to recommend the Nebraska REALTORS® Association do the same.

### **Social Events**

Social Events Chair Swanson reported REALTOR® Night at the Omaha Beef was held on April 23, the Chili Cook-Off is scheduled for Thursday October 12 with a Husker/Hawkeye theme, the kick-off for the New & Gently Used Coat Drive was held on May 11 in conjunction with Kona Ice, and REALTOR® Palooza will be June 10 at Mahoney State Park, in conjunction with the REALTORS® Association of Lincoln.

### **Diversity**

Chair Youmans reported the committee interviewed and approved two Ethnic Minority Outreach Scholarship applicants.

### **Nominating**

President Bengtson presented the OABR 2023 slate of candidates for open positions on the board:

- President-Elect Denise Poppen
- Secretary/Treasurer Jessica Sawyer
- 2025 Directors Brad Fricke and Angel Starks

The committee also recommend that the 2023 Board of Directors appoint Ervin Youmans as a candidate to fill the vacancy created upon Jessica Sawyer's election as an officer.



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### **YPN Advisory Committee**

YPN Chair Starks reported Kail Walker with PJ Morgan Real Estate was selected for the 2022 National Association of REALTORS® 30 under 30 and a reception will be held on June 3 from 5-7pm at the Millwork Commons. Karaoke for a Kause raised \$275 for RPAC and \$5,041.89 for Hope Center for Kids.

### **Affiliates**

Affiliate President Jameson reported the council is in the planning stages for their Affiliate/Agent Party tentatively scheduled for June 9 and the council is looking at Tiburon Golf Course for their golf tournament.

### **Women's Council Omaha Chapter**

2022 Women's Council President Cameron reported Sandy Spady is the speaker for June 9 and the annual golf tournament is July 14 at Tiburon Golf Course.

### **NREC**

Charles Chadwick reported on the Nebraska Real Estate Commission meetings.

### **CEO Report**

CEO Rotthaus commended OABR President Bengtson on her involvement on the Omaha Affordable Housing Committee and Joe Gehrki on his involvement on the Welcome Home Coalition. CEO Rotthaus also reported that he has been receiving positive feedback on the FOREWARN app from REALTOR® and Affiliate members both.

OABR Directors in attendance discussed the NAR Legislative Meetings that were held May 2-6 in Washington DC. Also, registration is now open for the NAR NXT The REALTOR® Experience meetings held November 11-13.

### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- June 29, 2022
- August 24, 2022
- Monday, September 26, 2022

### **Adjournment**

There being no further business, the meeting adjourned





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**MINUTES**  
**BOARD OF DIRECTORS (VIA HYBRID)**  
**Wednesday, June 29, 2022**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

**Present:**

Megan Bengtson, President  
Crystal Archer, President-Elect  
Denise Poppen, Secretary/Treasurer  
Jill Anderson, Director, 2024  
Darla Bengtson, Director 2023  
Brad Fricke, Director, 2022  
Ashley Livengood, Director 2024  
Jessica Sawyer, Director 2023  
Dakotah Smith, Director 2021  
Angel Starks, Director 2022

Bill Swanson, (Past Pres.) Director 2022  
Jonathan Jameson, (Affiliates) Director 2022  
Charles Chadwick, RPAC Chair  
Ervin Youmans, Diversity Chair  
Deda Myhre, REALTOR® Safety Chair  
Gina Schriver, guest  
Doug Rotthaus, Chief Executive Officer  
Perre Neilan, OABR GAD  
Donna Shipley, Programs Director  
Jodi Carper, Marketing and Events Director

**Excused:**

Chrissy Cameron (Women's Council) Director  
2022

Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

**Officer Reports**

Moved, seconded, and carried to approve the meeting minutes dated June 29, 2022.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded and carried to approve the 2023 OABR Budget as presented.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

Moved, seconded and carried to amend the OABR Proposed Bylaw Changes to allow education programs composed of not more than three cumulative hours of instruction in a three-year period to not more than six cumulative hours of instruction in a three-year period.

Moved, seconded and carried to approve the OABR Proposed Bylaw Changes as amended.

**MLS**

Director Anderson reported the GPRMLS LLC Directors discussed the proposed rule update and definition regarding "Simulated" photos and decided to ask for the MLS Users Group for clarification on the proposed rule and definition.



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The GPRMLS LLC Directors discussed the proposed revisions of the GPRMLS Uniform Purchase Agreement. The “Rejection Notice Addendum” was renamed to “Rejection Notice”.

#### **Foundation**

Foundation Vice-President Bengtson reported the directors toured the Construction Education Center at the Metropolitan Community College Fort Omaha campus in May.

The Foundation Board of Directors approved a \$10,000 endowment to the Metropolitan Community College, specifically to the construction department.

#### **Governmental Affairs**

Director Smith reported guest speaker was Stephen Osberg, Senior Director, Transportation & Urban Development – Chamber of Commerce spoke to the committee on Omaha’s 20 Year Urban Core Planning.

Moved, seconded and carried to support Jim Grottrian, 4<sup>th</sup> Subdivision of the OPPD Board of Directors with a \$1,000 RPAC Contribution.

#### **RPAC**

Chair Chadwick reported approximately \$142,500 (including pledges) had been collected toward the 2022 RPAC goal of \$172,144. RPAC has a Headshot Day scheduled for June 30 and RPAC’s Summer event will be held at the Omaha Henry Doorly Zoo on July 28.

Moved, seconded and carried for the OABR Board of Directors to contribute \$5,000 to the NAR Corporate Ally Program.

Director Sawyer spoke on the NAR Corporate Ally Program (CAP) and educating the membership about the CAP program on a state and local level.

#### **Education**

Chair Fricke reported there is a Membership Breakfast scheduled for August 25, Build Your Inventory With New Construction will be held at The Alamo Drafthouse.

The Education Committee is working with Christie from NRA on offering a “MLS-No Show” panel via zoom on August 16, 2022.

The Education Committee has been approved for the NAR Safety Grant in the amount of \$2,500. Education and REALTOR® Safety is working on obtaining a speaker and offering the session in October.

#### **Social Events**

Social Events Member Myhre reported REALTOR® Palooza was on June 10 at Mahoney State Park, in conjunction with the REALTORS® Association of Lincoln, Chili Cook-Off is scheduled for Thursday October 12 with a Husker/Hawkeye theme, the kick-off for the New & Gently Used Coat Drive was held on May 11 in conjunction with Kona Ice.

#### **Diversity**

Chair Youmans reported the committee interviewed and approved two Ethnic Minority Outreach Scholarship applicants.



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### **REALTOR® Safety**

Chair Myhre reported the REALTOR® Safety Committee is assisting the Education Committee on offering a safety program. Chair Myhre also reported in the past many safety sessions have been offered and cancelled due to too little or no attendance. There was discussion on ideas and ways to get the membership to attend a safety classes.

### **Nominating**

Moved, seconded and carried to re-appoint Joe Gehrki and Bill Swanson to a second term as the RPAC Trustee Omaha Region Members with three-year term ending 2025. Bill Swanson abstained.

### **YPN Advisory Committee**

YPN Chair Starks reported Kail Walker with PJ Morgan Real Estate was selected for the 2022 National Association of REALTORS® 30 under 30 and a reception was held on June 3. YPN had discussions about how to offer support to future YPNers who would like to move forward to a leadership role. Tech Summit 2022 will be held either October 18 or October 25 prior to REcharge Nebraska 2023.

### **Affiliates**

Affiliate President Jameson reported the golf tournament will be held on September 28 at Indian Creek Golf Course and the council is in the planning stages for their Affiliate/Agent Party tentatively scheduled for August 11.

### **Women's Council Omaha Chapter**

Director Starks reported Mad for Plaid Golf event is scheduled on July 14 at Tiburon Golf Course. Leadership 360 is July 27-29 in Chicago and September 30 their elections will be completed and results sent to National.

### **NREC**

Charles Chadwick and Brad Fricke reported on the Nebraska Real Estate Commission meetings.

### **New Business**

There was a special election yesterday June 29, electing Mike Flood to finish out the remainder term of former Congressman Jeff Fortenberry, District 1.

There will be two RPAC check presentations right after the OABR Directors meeting today, Senator Wendy DeBoer at 11:15 and Legislative District 20 candidate Stu Dornan at 11:45.

### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- August 24, 2022
- Monday, September 26, 2022 – NOTE: Day Change
- October 26, 2022

### **Adjournment**

There being no further business, the meeting adjourned



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**MINUTES**  
**BOARD OF DIRECTORS (VIA HYBRID)**  
**Wednesday, August 24, 2022**

The meeting was called to order at 10:00 a.m. by 2022 President Megan Bengtson.

**Present:**

Megan Bengtson, President	Chrissy Cameron (Women's Council) Director 2022
Crystal Archer, President-Elect	Liz Otto, 2023 Women's Council President
Denise Poppen, Secretary/Treasurer	Charles Chadwick, RPAC Chair
Jill Anderson, Director, 2024	Ervin Youmans, Diversity Chair
Darla Bengtson, Director 2023	Trudie Ahlstrom Diversity Vice-Chair
Brad Fricke, Director, 2022	Doug Dohse, NREC Commissioner
Ashley Livengood, Director 2024	John Massih, guest
Jessica Sawyer, Director 2023	Gina Schriver, guest
Dakotah Smith, Director 2021	Doug Rotthaus, Chief Executive Officer
Bill Swanson, (Past Pres.) Director 2022	Donna Shipley, Programs Director
Jonathan Jameson, (Affiliates) Director 2022	Jodi Carper, Marketing and Events Director

**Excused:**

Angel Starks, Director 2022

Moved, seconded, and carried to approve the Agenda for the meeting, including the Code of Conduct Policy.

**Officer Reports**

President Bengtson thanked all the Directors and Committee Chair's for their past year of service.

The Board reviewed the Summary of Action Taken via Email for last month's meeting.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

President Bengtson discussed and shared the proposed 2023-2025 Strategic Plan and 2023 Governance Structure. The Directors were asked to review the plan and to send any comments to Doug Rotthaus by September 12.

**MLS**

Director Anderson reported the GPRMLS LLC Directors approved to require "Builder" to be populated in the MLS if the "New Construction" field is marked 'Complete (Never Occ.)' or 'Under Construction'.

The GPRMLS LLC Directors approved the proposed revisions of the GPRMLS Uniform Purchase Agreement and decided to move forward with releasing the updated GPRMLS Uniform Purchase Agreement late fall.



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The OABR Directors confirmed the election of Tammy Moos as the 2025 Category 3 Directors for the GPRMLS Inc Board.

### **Foundation**

Foundation Vice-President Bengtson reported Shannon Snow, Executive Director and Mike Riedmann, Board Member from the Omaha Municipal Land Bank spoke on their mission and shared the 2020 Annual Report.

### **Governmental Affairs**

President-Elect Archer reported guest speakers were Congressman Don Bacon and Representative Jason Smith (R-MO) who spoke on the Manchin-Schumer Inflation Reduction Act and other matters pending in Congress.

Angel Starks has agreed to serve on the Urban Core Committee of the Omaha Chamber. Ashlee Hendrickson has been hired as NRA's Governmental Affairs Director.

Director Sawyer reported the Nebraska REALTORS® Association Phone Bank was held on Monday August 22. The goal was \$40,000, collected was \$30,000 but money still coming in. Aristotle complimented NRA on a 30% conversion rate with a few hours of calling. Investment Raffles for the phone bank ends on September 13.

### **RPAC**

Chair Chadwick reported approximately \$152,450 (including pledges) had been collected toward the 2022 RPAC goal of \$172,144. RPAC Thank-a-Thon is scheduled for December 14 and there will not be a Hall of Fame this year.

The Major Investor Dinner is scheduled for Monday, September 12 at the NRA Fall Business Meetings. All invited are encouraged to bring a friend interested in joining the Major Investor ranks.

### **Education**

Member Gina Schriver reported there is a Membership Breakfast scheduled for August 25, Build Your Inventory With New Construction and will be held at The Alamo Drafthouse.

The Education Committee has been approved for the NAR Safety Grant in the amount of \$2,500. Education and REALTOR® Safety is working on obtaining a Dave Legaz and offering the session in October 27.

### **Social Events**

Social Events Member John Massih reported the Chili Cook-Off is scheduled for Thursday October 12 with a Husker/Hawkeye theme, the kick-off for the New & Gently Used Coat Drive was held on May 11 in conjunction with Kona Ice.

### **Diversity**

Chair Youmans reported the committee interviewed and approved two Ethnic Minority Outreach Scholarship applicants and two applicants are now REALTORS® who have joined the OABR. The Diversity Committee will be discussing their Strategic Plan next month.

### **REALTOR® Safety**



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Chair Myhre reported the REALTOR® Safety Committee is assisting the Education Committee on offering a safety program.

#### **YPN Advisory Committee**

President-Elect Archer reported Bridget Vacha and Floyd Palser attended the YPN Advance meetings in Chicago. YPN approved their Executive Committee and are in the planning process for the Tech Summit.

#### **Affiliates**

Affiliate President Jameson reported the golf tournament will be held on September 28 at Indian Creek Golf Course and will be voting on their bylaw changes at their next meeting. The Affiliate Executive Committee will serve another term.

#### **Women's Council Omaha Chapter**

Women's Council President Cameron reported Mad for Plaid Golf event scheduled on July 14 was a great success. 45 Nuggets in 45 Minutes with speaker Sam Powell is September 15 and the Member Appreciation Event – Kickin' it old School – 80's Arcade Night is October 20 at Dave & Buster's. November 17 will be Member Recognition and the Holiday Installation and Awards is December 8 at Champions Run.

#### **NREC**

Commissioner Dohse reported on the Nebraska Real Estate Commission meetings.

#### **CEO**

CEO Rotthaus reported the Member Survey was sent out on August 15 with a deadline of August 31. OABR has received 547 responses. At the Membership Breakfast, the OABR Membership will vote on the bylaw change to enable the Directors with a two-thirds vote to require up to a maximum of six-hours of real-estate related education over a period of three years or more.

The Omaha City Council is planning on reviewing an ordinance that would make sexual orientation and gender identity classifications entitled to equal protection.

#### **Future Meetings**

Future meetings will be at 10:00 a.m. (Executive Committee at 9:30 a.m.):

- Monday, September 26, 2022 – NOTE: Day Change
- October 26, 2022
- November 23, 2022

#### **Adjournment**

There being no further business, the meeting adjourned