



B

MINUTES

MEETING: Special MLS Directors Meeting
DATE: September 2, 2010

ITEM TITLE: ACTION:

CALL TO ORDER

Called to order at 10:05 a.m. by MLS Board of Directors Chairman John Bredemeyer.

Officers: Chairman John Bredemeyer, Vice-Chairman Andy Alloway and Secretary/Treasurer Valerie Keeton. Directors: Vince Leisey, Henry Kammandel Jr, and Mark Boyer. CEO Doug Rotthaus and MLS Administrator Denise Sabadka.

It was moved, seconded, and carried to approve the agenda for the meeting.

◆ Discussion of 4114 Info Service LLC

It was moved, seconded and carried to make a decision at the next meeting regarding a public open house website. Additional options are to be explored.

It was moved, seconded and carried to authorize the CEO to purchase additional domain names as needed for possible use for a public open house website.

It was moved, seconded and carried to have 4114 Info Service LLC draw up a new contract to be reviewed by legal counsel.

It was a consensus to have an advertising campaign put together which encompasses the announcement of a new open house website as well as promotes the positive aspects of buying a home in the Omaha area market.

NONE

ADJOURN

The meeting was adjourned at 10:45 a.m.

Prepared by _____
Denise T. Sabadka MLS Administrator





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A

MINUTES

MEETING: GREAT PLAINS REALTORS® MLS BOARD OF DIRECTORS
DATE: Tuesday, September 28, 2010, 10:15 a.m. in the MLS/OABR office

ITEM TITLE: ACTION:

CALL TO ORDER Meeting was called to order by John Bredemeyer, Chair.

ATTENDANCE Officers: Chair John Bredemeyer, Vice-chair Andy Alloway and Secretary/Treasurer Valerie Keeton. Directors: Vince Leisey, Gary Stoneburg, Mark Boyer, and Henry Kammandel Jr. Staff: Doug Rotthaus, CEO; Donna Shipley, Programs Director; Denise Sabadka, MLS Administrator. Excused: Herb Freeman.

AGENDA It was **moved, seconded and carried** to approve the agenda for the meeting.

AD AGENCY Linda Lovgren of Lovgren Marketing Group presented a proposal for an ad campaign. It was moved, seconded and carried to hire Lovgren Marketing Group to conduct a public opinion survey as well as a survey of OABR members for strategic planning purposes with a budget not to exceed \$20,000.

SECRETARY'S REPORT Secretary/Treasurer Valerie Keeton presented the minutes from the August 24, 2010 meeting as well as the minutes from the September 2, 2010 special meeting which were approved as presented.

TREASURER'S REPORT Secretary/Treasurer Valerie Keeton presented the monthly financial reports for August 2010, which were referred to the MLS auditor for audit.

CHAIR'S REPORT It was **moved, seconded and carried** to approve the new company recommendations.

Continued





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MINUTES (page 2)

MEETING: GREAT PLAINS REALTORS® MLS BOARD OF DIRECTORS
DATE: Tuesday, September 28, 2010, 10:15 a.m. in the MLS/OABR office

ITEM TITLE: ACTION:

CEO REPORT

MLS Directors requested CEO Doug Rotthaus to research developing an in-house open house website solution. Discussion of other public-display website options was postponed until the next meeting.

It was **moved, seconded and carried** to remove the “Occupant Name” and “Occupant Phone” fields from the MLS system.

It was **moved, seconded and carried** to place the GPRMLS watermark at the bottom right-hand side of all MLS pictures.

It was **moved, seconded and carried** to filter out the “Expiration Date” field from all accessible RETS data.

It was **moved, seconded and carried** to add the “REO” field to Paragon smart-framing and rDesk frameable IDX solutions.

It was **moved, seconded and carried** to add “Sold Date” to Exhibit B of the MLS Rules, Section 14 regarding IDX.

ADJOURN

The meeting was adjourned at 11:50 p.m.

Prepared by _____
MLS Administrator Denise Sabadka

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BOARD OF DIRECTORS MINUTES October 26, 2010

ITEM TITLE:	ACTION:												
CALL TO ORDER	Meeting was called to order at 10:15 a.m. by John Bredemeyer, Chair.												
ATTENDANCE	<table border="0"> <tr> <td>John Bredemeyer, Chair</td> <td>Mark Boyer, Director</td> </tr> <tr> <td>Andy Alloway, Vice Chair</td> <td>Henry Kammandel, Jr., Director</td> </tr> <tr> <td>Valerie Keeton, Secretary-Treasurer</td> <td>Doug Rotthaus, CEO</td> </tr> <tr> <td>Vince Leisey, Director</td> <td>Donna Shipley, Programs Director</td> </tr> <tr> <td>Herb Freeman, Director</td> <td>Denise Sabadka, MLS Administrator</td> </tr> <tr> <td>Gary Stoneburg, Director</td> <td></td> </tr> </table>	John Bredemeyer, Chair	Mark Boyer, Director	Andy Alloway, Vice Chair	Henry Kammandel, Jr., Director	Valerie Keeton, Secretary-Treasurer	Doug Rotthaus, CEO	Vince Leisey, Director	Donna Shipley, Programs Director	Herb Freeman, Director	Denise Sabadka, MLS Administrator	Gary Stoneburg, Director	
John Bredemeyer, Chair	Mark Boyer, Director												
Andy Alloway, Vice Chair	Henry Kammandel, Jr., Director												
Valerie Keeton, Secretary-Treasurer	Doug Rotthaus, CEO												
Vince Leisey, Director	Donna Shipley, Programs Director												
Herb Freeman, Director	Denise Sabadka, MLS Administrator												
Gary Stoneburg, Director													
AGENDA	It was moved, seconded and carried to approve the agenda for the meeting.												
SECRETARY'S REPORT	Secretary-Treasurer Valerie Keeton presented the minutes from the September 28, 2010 meeting which were approved as presented.												
TREASURER'S REPORT	Secretary-Treasurer Valerie Keeton presented the financial reports for September 2010, which were reviewed and filed for audit.												
CHAIR'S REPORT	It was moved, seconded and carried to approve two new Participant applications that were recommended for approval.												
CEO REPORT	<p>The GPRMLS watermark is now in place on all photos in the Paragon MLS system.</p> <p>Paragon 5 access will be granted for all members when the "admin" application is completed at the beginning of December.</p> <p>DocCentral is now operational and available for GPRMLS members.</p> <p>It was the consensus of the Board via a straw poll vote, for GPRMLS to proceed with a public-facing internet-based open house search site.</p> <p>It was the consensus of the Board that the open house web site be controlled internally by GPRMLS, utilizing either the Paragon solution or another third-party contractor working under the direct control of GPRMLS. The costs will be reviewed by the board at a later meeting.</p>												





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October 26, 2010

A2

ITEM TITLE: ACTION:

CEO REPORT (cont.) It was the consensus of the Board that a more specific proposal limited to conducting and analyzing a market survey be obtained from Lovgren Marketing. It was suggested that the proposal's cost be compared with other available options.

It was moved, seconded and carried to incorporate the current VOW Rules adopted in January, 2009, as Section 15 of the Rules and Regulations of the Great Plains Realtors® MLS.

It was moved, seconded and carried to modify VOW Rule 15.23 to be consistent with IDX Rule 14.22.

A report on the CMLS Conference was given.

OTHER BUSINESS Several agenda recommendations were made for the next meeting:

- Additional searchable fields for the R-Desk and Paragon IDX smartframing
- Transmittal of Participants' listings (with for-sale-by-owner signs) to aggregators
- Options for displaying MLS statistical information
- Expand residential rental property type to include more fields

ADJOURN The meeting was adjourned at 11:35 a.m.

Prepared by 
MLS Administrator Denise Sabadka

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A1

BOARD OF DIRECTORS MINUTES November 23, 2010

The meeting was called to order at 10:15 a.m. by Andy Alloway, Vice Chair.

Present:

Andy Alloway, Vice Chair

Valerie Keeton, Secretary-Treasurer

Vince Leisey, Director

Herb Freeman, Director

Henry Kammandel, Jr., Director

Doug Rotthaus, CEO

Donna Shipley, Programs Director

Denise Sabadka, MLS Administrator

Absent:

John Bredemeyer, Chair (exc.)

Mark Boyer, Director (exc.)

Gary Stoneburg, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting.

Secretary-Treasurer Keeton presented the minutes from the October 26, 2010 meeting which were approved as presented.

The financial reports for October 2010 were reviewed and filed for audit.

Steve Rishel, CPA presented the 2010 year-end financial audit of the Great Plains REALTORS® MLS. It was moved, seconded and carried to accept the auditor's written report as presented.

It was moved, seconded and carried to approve two new Participant applications that were presented by Vice Chair Alloway.

Vice Chair Shawn Maloy reviewed the activities of the MLS Users Group.

It was moved and seconded for the Board to limit the updating of the GRPMLS Listing Input Forms to two times per year unless changes are deemed urgent by the Board; updates to be coordinated with MLS User Group meetings and planned Paragon enhancement releases. Consideration of the motion was postponed until the next meeting of the Board.

It was moved, seconded and carried to add "Elevator" to Interior Features.



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A2

It was moved, seconded and carried to add a Virtual Tour field labeled "Video Link".

It was moved, seconded, and carried to terminate Tri-Win Properties for non-payment of monthly MLS fees.

It was a consensus of the Board to grant Paragon 5 access to all subscribers once the "admin" portion of the application is completed.

The draft of the Lovgren Member Survey was reviewed. It was the consensus of the Board via a straw poll vote, to include a question regarding a public-facing internet-based open house search site in the member survey.

The WolfNet proposal for a public-facing internet-based open house search site was reviewed. Action was delayed pending a presentation of the market research survey.

The Board referred to the MLS Users Group a recommendation to enhance the rDesk and the Paragon IDX framed solutions with additional searchable fields.

The Board recommended the MLS Users Group form a subcommittee to review the expansion of the Residential Rental property type.

It was moved, seconded, and carried to waive the MLS fees for January 2011.

The next meeting was scheduled for January 18, 2011.

There being no further business, the meeting was adjourned at 11:35 a.m.

Prepared by 
MLS Administrator Denise Sabadka

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2011
BOARD OF DIRECTORS

Chair
John Bredemeyer

Vice-Chair
Andy Alloway

Secretary/Treasurer
Valerie Keeton

2011 Directors
Andy Alloway
Valerie Keeton
Vince Leisey

2012 Directors
Herb Freeman
Gary Stoneburg

2013 Directors
Mark Boyer
John Bredemeyer
Henry Kammandel, Jr

Chief Executive Officer
Doug Rotthaus

TO: Great Plains REALTORS® MLS Board of Directors
FROM: Andy Alloway, Chair
DATE: December 12, 2011
RE: MLS Board of Directors

There will be no meeting of the GPRMLS Directors on December 27, 2011. Instead the limited number of items to be addressed will be done by e-mail. **Please reply "yes" or "no" to Denise Sabadka, dsabadka@oabr.com at the Omaha Area Board of REALTORS® office by December 16, 2011 at 2:00 p.m.**

The undersigned Director of the Great Plains REALTORS® consents to a meeting of the Board of Directors being conducted by mail between December 12, 2011 and December 16, 2011 for the purpose of addressing the issues set forth below:

1. If you have corrections to the Directors Meeting Minutes of November 29, 2011 (copy attached), please call Denise Sabadka at the OABR Office, 619-5554 by December 16, 2011 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 MLS Financial Report for November, 2011 (copy attached), please call Doug Rotthaus at the OABR Office, 619-5550 by December 16, 2011 at 2:00 p.m. The November, 2011 Financial Statement will be referred to the OABR Auditor for inclusion in the Annual Audit.
3. Approve the new company recommendations, (recommendations attached).



BOARD OF DIRECTORS MINUTES January 18, 2011

The meeting was called to order at 10:15 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair
Andy Alloway, Vice Chair
Mark Boyer, Director
Herb Freeman, Director
Gary Stoneburg, Director

Valerie Keeton, Secretary-Treasurer
Vince Leisey, Director
Henry Kammandel, Jr., Director
Doug Rotthaus, CEO
Denise Sabadka, MLS Administrator

It was moved, seconded and carried to approve the agenda for the meeting.

Secretary-Treasurer Keeton presented the No Meeting notice dated December 13, 2010 which was approved as presented.

The financial reports for December 2010 were reviewed and filed for audit.

It was moved, seconded and carried to approve the one new Participant application that was presented by Chair John Bredemeyer.

It was moved, seconded, and carried to move forward with RPR on the condition that all Board members review and approve the RPR contract.

A special meeting will be confirmed via email for presentations by MSR Group on the market research funded by the Board and by Lovgren Marketing on an initial marketing proposal.

It was moved, seconded, and carried to approve the final recommendations of the MLS users group regarding changes to the property subtype and style fields. Changes scheduled for implementation in April 2011.

It was moved, seconded, and carried to utilize the Monthly Indicator Report provided by 10K Research and Marketing for monthly statistics at an approximate cost of \$300 per month. Reports to be initially available to REALTORS® only.



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A2

A request to add Omaha.com as a channel on ListHub was discussed. No action was taken.

It was reported that Paragon 5 was released to the membership on January 11, 2011.

The issue of accurately reporting sold information on new home sales in the MLS system will be researched and discussed at the next meeting.

The next meeting was scheduled for February 22, 2011.

There being no further business, the meeting was adjourned at 12:10 p.m.

Prepared by 
MLS Administrator Denise Sabadka

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B

BOARD OF DIRECTORS MINUTES Special Meeting January 27, 2011

The meeting was called to order at 10:35 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair
Andy Alloway, Vice Chair
Mark Boyer, Director
Herb Freeman, Director
Gary Stoneburg, Director

Valerie Keeton, Secretary-Treasurer
Vince Leisey, Director
Henry Kammandel, Jr., Director
Doug Rotthaus, CEO
Denise Sabadka, MLS Administrator

It was moved, seconded and carried to approve the agenda for the meeting.

The results of the public opinion survey were presented by Ted Lannan, Research Consultant, MSR Group. Copies of the presentation slides will be forwarded to all directors.

Linda Lovgren and Ann Pederson of Lovgren Marketing Group presented initial marketing concepts and a proposed budget.

It was the consensus of the Board to set an additional meeting to further consider the proposal.

There being no further business, the meeting was adjourned at 12:05 p.m.

Prepared by 
MLS Administrator Denise Sabadka

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C

BOARD OF DIRECTORS MINUTES Special Meeting February 4, 2011

The meeting was called to order at 10:33 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair
Andy Alloway, Vice Chair
Mark Boyer, Director
Herb Freeman, Director
Gary Stoneburg, Director

Valerie Keeton, Secretary-Treasurer
Vince Leisey, Director
Henry Kammandel, Jr., Director
Doug Rotthaus, CEO
Denise Sabadka, MLS Administrator

It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded and carried to move ahead and spend an amount of money "to be determined" on the Lovgren marketing campaign.

It was moved, seconded and carried to spend \$255,000 on the marketing campaign.

It was moved, seconded and carried to ask Gary Stoneburg to resign from the MLS Board of Directors and to elect a new director at the next meeting.

There being no further business, the meeting was adjourned at 11:17 a.m.

Prepared by 
MLS Administrator Denise Sabadka

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B1

BOARD OF DIRECTORS MINUTES February 22, 2011

The meeting was called to order at 10:15 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair
Andy Alloway, Vice Chair
Valerie Keeton, Secretary-Treasurer
Mark Boyer, Director
Herb Freeman, Director
Henry Kammandel, Jr., Director

Vince Leisey, Director
John Kimsey, Guest
Shawn Maloy, Guest
Doug Rotthaus, CEO
Denise Sabadka, MLS Administrator

It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the minutes from the January 18, 2011, January 27, 2011, and February 4, 2011 meetings.

The financial reports for January 2011 were reviewed and filed for audit.

There were no new Participant applications.

It was reported to the Board that Gary Stoneburg officially resigned as a director. The decision to appoint a replacement was postponed until the next meeting.

John Kimsey reported on the activities of the MLS Users Group. It was moved, seconded and carried to add "whirlpool" to the interior features section of the Paragon MLS system.

An update on development of the 2011 marketing plan was given.

An update on the progress with the RPR contract was given.

It was moved, seconded, and carried to add REO to the authorized IDX display fields listed in Exhibit A of the MLS Rules.

Shawn Maloy introduced issues regarding the use of the list price field in the MLS system. It was a consensus of the Board to continue discussion at the next meeting.



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B2

The next meeting is scheduled for March 29, 2011.

There being no further business, the meeting was adjourned at 11:10 a.m.

Prepared by 
MLS Administrator Denise Sabadka

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C

BOARD OF DIRECTORS MINUTES Special Meeting March 8, 2011

The meeting was called to order at 3:05 p.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair
Andy Alloway, Vice Chair
Valerie Keeton, Secretary-Treasurer
Herb Freeman, Director

Henry Kammandel, Jr., Director
Doug Rotthaus, CEO
Denise Sabadka, MLS Administrator
Donna Shipley, Programs Director

Absent:

Mark Boyer, Director (Exc.)

Vince Leisey, Director (Exc.)

It was moved, seconded and carried to approve the agenda for the meeting.

Linda Lovgren, Ann Pederson, and Monica McFarland of Lovgren Marketing Group went over the marketing plan for the "Make the Right Move Omaha" campaign.

Scripts for the television spots were reviewed and sample videos were shown.

The media buy was broken down into percentages.

The layout and design of the campaign website were reviewed.

The script for the website video was reviewed.

Discussion of the open house portion of the website was tabled for the next meeting.

There being no further business, the meeting was adjourned at 4:30 p.m.

Prepared by 
MLS Administrator Denise Sabadka



BOARD OF DIRECTORS MINUTES March 29, 2011

The meeting was called to order at 10:15 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair
Andy Alloway, Vice Chair
Valerie Keeton, Secretary-Treasurer
Mark Boyer, Director
Herb Freeman, Director
Henry Kammandel, Jr., Director

Vince Leisey, Director
Gina Ogle, Guest
Tim Ogle, Guest
Doug Rotthaus, CEO
Denise Sabadka, MLS Administrator

It was moved, seconded and carried to approve the agenda for the meeting, moving the election of a Category 3 Director to the top of the agenda.

David Matney was nominated to fill the vacant Category 3 Director position. No other names were placed in nomination. It was moved, seconded, and carried to elect David Matney to fill the vacant Category 3 Director position.

The Bylaws of the GPRMLS were reviewed regarding the voting procedures of the MLS Board of Directors. An opinion from Richard Myers, GPRMLS Legal Counsel, was reviewed and is attached to these minutes. The annual certification from May, 2010 was also reviewed.

The financial reports for February 2011 were reviewed and filed for audit.

It was moved, seconded, and carried to approve the minutes from the February 22, 2011 and the March 8 2011 meetings.

It was moved, seconded, and carried to approve the three new Participant applications.

There were no terminations.

Gina Ogle reported on the activities of the MLS Users Group. It was moved, seconded and carried to approve the recommended additions to the Residential Property type which will be implemented on or around June 1, 2011.



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It was moved, seconded, and carried to approve the use of an MLS Data Use Agreement with vendors providing technology services for brokers that utilize MLS Data within GPRMLS Rules.

It was moved, seconded, and carried to approve a monthly fee of \$30.00 for each vendor account.

An update on the progress with the RPR contract was given.

It was moved, seconded, and carried to move ahead with the 2011 marketing plan with the radio, television, and online material provided by Lovgren Marketing.

It was the consensus of the Board to leave to REALTOR® R logo off of the print and online advertising material for the advertising campaign developed by Lovgren Marketing.

The discussion on the issue of branded versus unbranded virtual tours was postponed until the next meeting. It was requested that this topic be added to the next MLS Users Group meeting for discussion.

Payment of a buyer broker fee by a seller was discussed. No action was taken.

Payment of commissions and bonuses was discussed. Directors were provided Section 5 of the MLS Rules and Regulations pertaining to the payment of commissions. No action was taken.

The next meeting is scheduled for April 26, 2011.

There being no further business, the meeting was adjourned at 11:40 a.m.

Prepared by 
MLS Administrator Denise Sabadka

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From: Richard Myers [mailto:rdm@mgwl.com]
Sent: Monday, March 14, 2011 2:16 PM
To: 'DougR@OABR.com'
Subject: RE: MLS Board Meeting -- Voting Opinion

Doug:

As we discussed on the telephone, I do not believe any motion, or "interpretation" by the board of directors of MLS can contradict a bylaw. To change the plain language of the bylaw, or to change the effect of such language, I believe the bylaw must be amended in the required fashion and thereafter approved by the OABR Board of Directors.

Over the years, different groups of directors have had differing ideas on how the large companies and small entities should be represented in voting on the MLS Board. One of the protections all members have is that if certain requirements are built into the bylaws they cannot be changed by board motion from time to time.

I think the bylaws in this instance are pretty clear on how many votes are available for each class of directors and in the absence of any vagueness, interpretation isn't necessary or effective to change the plain language.

Let me know if you have questions

Richard D. Myers
McGill, Gotsdiner, Workman & Lepp, P.C., L.L.O.
11404 W. Dodge Road, Suite 500
Omaha, NE 68154
P (402) 492-9200
F (402) 492-9222
www.mgwl.com



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A1

BOARD OF DIRECTORS MINUTES April 26, 2011

The meeting was called to order at 10:19 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair
Andy Alloway, Vice Chair
Valerie Keeton, Secretary-Treasurer
Herb Freeman, Director
Henry Kammandel, Jr., Director

Vince Leisey, Director
David Matney, Director
Gina Ogle, Guest
Doug Rotthaus, CEO
Denise Sabadka, MLS Administrator

Absent:

Mark Boyer, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the minutes from the March 29, 2011 meeting.

The financial reports for March 2011 were reviewed and filed for audit.

It was moved, seconded, and carried to approve the five new Participant applications.

There were no terminations.

Gina Ogle reported on the activities of the MLS Users Group.

It was moved, seconded and carried to table voting on branded versus unbranded tours in the MLS until the next MLS Directors meeting.

Discussion of mandatory NAR, housekeeping, and IDX rule changes to the MLS rules and regulations was tabled until the next meeting.

An update on the 2011 marketing plan was given.



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A2

Category 2 membership was discussed.

Payment of a buyer broker fee by a seller was discussed.

E&O insurance was discussed in reference to adherence to NAR mandatory MLS rule changes.

The next meeting is scheduled for May 24, 2011.

There being no further business, the meeting was adjourned at 11:15 a.m.

Prepared by 
MLS Administrator Denise Sabadka

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A1

BOARD OF DIRECTORS MINUTES May 24, 2011

The meeting was called to order at 10:25 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair
Andy Alloway, Vice Chair
Valerie Keeton, Secretary-Treasurer
Herb Freeman, Director
Henry Kammandel, Jr., Director

David Matney, Director
Gina Ogle, Guest
Doug Rotthaus, CEO
Denise Sabadka, MLS Administrator

Absent:

Mark Boyer, Director (exc.)

Vince Leisey, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the minutes from the April 26, 2011 meeting.

The financial reports for April 2011 were reviewed and filed for audit.

It was moved, seconded, and carried to approve the one new Participant application.

There were no terminations.

It was moved, seconded, and carried to approve the MLS Annual Certification.

Discussion of changing the bylaws to count Participants as Subscribers for voting was tabled for the next meeting.

An update on MLS nominating was given.

Gina Ogle reported on the activities of the MLS Users Group.

It was moved and seconded to allow branded virtual tours in the MLS. The motion failed.



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A2

It was moved, seconded, and carried allow only unbranded virtual tours in the MLS.

It was moved, seconded, and carried to make the unbranded virtual tour rule effective November 1, 2011.

The 2012 budget was reviewed.

It was moved, second, and carried to approve the 2012 budget.

An update of the NAR midyear meetings was given.

It was moved, seconded, and carried to approve the expenditure of \$9.06 per member to participate in the NAR CIVIX licensing.

The next meeting is scheduled for June 28, 2011.

There being no further business, the meeting was adjourned at 11:25 a.m.

Prepared by 
MLS Administrator Denise Sabadka

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A1

BOARD OF DIRECTORS MINUTES June 28, 2011

The meeting was called to order at 10:15 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair	Henry Kammandel, Jr., Director
Andy Alloway, Vice Chair	David Matney, Director
Valerie Keeton, Secretary-Treasurer	Gina Ogle, Guest
Mark Boyer, Director	Doug Rotthaus, CEO
Herb Freeman, Director	Denise Sabadka, MLS Administrator

Absent:

Vince Leisey, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the minutes from the May 24, 2011 meeting.

The financial reports for May 2011 were reviewed and filed for audit.

It was moved, seconded, and carried to approve three new Participant applications.

It was moved, seconded, and carried to approve the following amendment to Article VII, Section 5(a) of the Bylaws, subject to approval by the MLS Participants and the OABR Board of Directors:

- a. Quorum and Voting at Meetings of the Board of Directors. Between May 1 and May 15 of each year, the Board of Directors shall prepare a list of Participants certifying the number of subscribers affiliated with each Participant. This list shall be known as the Annual Certification and shall be used to define each Participants Category and shall remain valid until the next annual certification. For purposes of certification and voting, Participants shall be included and counted as subscribers; if a Participant's company has multiple offices, those participants and subscribers shall be grouped together.
2/97 6/11



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A2

Gina Ogle reported on the activities of the MLS Users Group.

It was moved, seconded, and carried to approve September 20, 2011 as the last day for members to access Paragon 4.

It was reported that Denise Sabadka attended the LPS Paragon Administrator training session during June and that LPS announced that Paragon 5 would soon feature photo captions.

It was moved, second, and carried to approve the purchase of advertising for the 2011 Street of Dreams program at a cost of \$800.

The next meeting was scheduled for July 26, 2011.

There being no further business, the meeting was adjourned at 11:40 a.m.

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A1

BOARD OF DIRECTORS MINUTES July 26, 2011

The meeting was called to order at 10:20 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair	Henry Kammandel, Jr., Director
Andy Alloway, Vice Chair	Vince Leisey, Director
Valerie Keeton, Secretary-Treasurer	Gina Ogle, Guest
Mark Boyer, Director	Doug Rotthaus, CEO
Herb Freeman, Director	Denise Sabadka, MLS Administrator

Absent:

David Matney, Director

It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the minutes from the June 28, 2011 meeting.

The financial reports for June 2011 were reviewed and filed for audit.

There were no new company recommendations or terminations.

Gina Ogle reported on the activities of the MLS Users Group.

An update on the MLS Bylaws proposed change was given.

An update from the meeting with SWIAR was given.

An update on the ad campaign was given.

It was moved, seconded, and carried to approve the proposed mandatory NAR changes, other MLS rule issues, and IDX rule issues to the MLS Rules and Regulations.

An update on RPR was given.

E&O insurance and adherence to NAR mandatory MLS policies was discussed.



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A2

The schedule for the 2011 Nebraska REALTORS® Association fall meetings was handed out.

The next meeting was scheduled for August 30, 2011.

There being no further business, the meeting was adjourned at 10:50 a.m.

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**BOARD OF DIRECTORS MINUTES
August 30, 2011**

The meeting was called to order at 10:20 a.m. by John Bredemeyer, Chair.

Present:

John Bredemeyer, Chair	Henry Kammandel, Jr., Director
Andy Alloway, Vice Chair	David Matney, Director
Valerie Keeton, Secretary-Treasurer	Gina Ogle, Guest
Mark Boyer, Director	Doug Rotthaus, CEO
Herb Freeman, Director	Denise Sabadka, MLS Administrator

Absent:

Vince Leisey, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the minutes from the July 26, 2011 meeting.

The financial reports for July 2011 were reviewed and filed for audit.

It was moved, seconded, and carried to approve the two new company recommendations.

An update regarding E&O insurance was given.

It was moved, seconded, and approved to add, "It is recommended that home buyers verify availability for school attendance areas and any other items of particular importance" to the disclaimer in the MLS.

It was moved, seconded, and carried to add labels limited to 25 characters and descriptions limited to 255 characters to photos in the MLS.

It was moved seconded and carried to allow labels and descriptions on photos with photo specific information excluding any and all agent and vendor promotion.

It was moved, seconded, and carried to add the label and description field to the approved fields for IDX display (Exhibit A).



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Gina Ogle reported on the activities of the MLS Users Group and presented the final recommendations for October 5, 2011 MLS changes.

It was moved, seconded, and carried to approve the final recommendations of the MLS Users Group for October 5, 2011 changes with amended verbiage to the recommended text on photos rule.

It was requested that the MLS Users Group put together a task force to work on rule 2.9 which would address a separate policy including a measuring guide as well as MLS policies.

It was moved, second, and carried to update the MLS photo policy to, "Any property picture is to promote the property for sale and its amenities and may include the listing firm's for sale sign, but is to contain no other text, graphics, or other messages, except identifying watermarks (limited to Participants logo and/or name, not to exceed 10% of the total area of the photo)."

It was moved, seconded, and carried to elect the following officers for 2012: Andy Alloway, Chair; Henry Kammandel, Vice chair; David Matney, Secretary/Treasurer.

The next meeting was scheduled for September 27, 2011.

There being no further business, the meeting was adjourned at 11:20 a.m.

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