



## **BOARD OF DIRECTORS MINUTES September 25, 2012**

The meeting was called to order at 10:15 a.m. by Henry Kammandel, Jr. Chair.

**Present:**

Henry Kammandel, Jr., Chair	Valerie Keeton, Director
Vince Leisey, Vice Chair	Herb Freeman, Director
John Bredemeyer, Secretary-Treasurer	David Matney, Ex-Officio
Mark Boyer, Director	Dave Faulkner, Guest
Andy Alloway, Director	Doug Rotthaus, CEO

**Absent:**

Lisa Ritter, Director (Excused)

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 August 28, 2012 meeting.

The financial reports for August 2012 were reviewed and filed for audit.

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

There were no terminations.

It was moved, seconded and carried to decline moving ahead with the proposal given by RatePlug at the August meeting.

An MLS Users Group update was given by Dave Faulkner, Chair.

It was moved, seconded, and carried to approve the addition of two allowable data fields for the IDX display on sold listings (Finished Below Grade and Walk-Out Basement).

It was reported that the OABR Lead-Based Paint Disclosure and Addendum to Purchase Agreement was referred to legal counsel for review.



# GREAT PLAINS REALTORS® MLS

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A timeline for the implementation of agent-direct automatic payments for MLS fees was discussed by the Board.

It was moved, seconded and carried to waive the December 2012 MLS fees.

There being no further business, the meeting was adjourned at 10:30 a.m.

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## **BOARD OF DIRECTORS MINUTES October 30, 2012**

The meeting was called to order at 10:20 a.m. by Henry Kammandel, Jr. Chair.

**Present:**

Henry Kammandel, Jr., Chair	Lisa Ritter, Director
Vince Leisey, Vice Chair	David Matney, Ex-Officio
John Bredemeyer, Secretary-Treasurer	Dave Faulkner, Guest
Andy Alloway, Director	Doug Rotthaus, CEO
Valerie Keeton, Director	Denise Sabadka, MLS Administrator
Herb Freeman, Director	

**Absent:**

Mark Boyer, Director (Excused)

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 September 25, 2012 meeting.

The financial reports for September 2012 were reviewed and filed for audit.

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

There were no terminations.

An MLS Users Group update was given by Dave Faulkner, Chair.

An update on the lockbox exchange was given.

An update on agent-direct billing was given.

A request for the addition of the CHPH (Certified High Performance Homes) designation in Paragon was discussed.

It was moved, seconded, and carried to approve the addition of an optional "HERS Rating" field and, if populated, to be coupled with a required "HERS Rating-Year" field. If populated MLS policy will also require that the HERS rating certificate for the property be uploaded as an associated document.



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An update was given regarding progress with the LPS contract renewal.

It was moved, seconded, and carried to request that LPS waive fees related to level-3 access by county assessor's offices as part of a new agreement, and if denied, give assessors the option of level-2 or -3 access for their offices, and pass-through any related costs.

It was reported that legal council had recently attended the NAR Legal Seminar and he considered it a great experience and was impressed with the professionalism of the program and also made additional contacts with other attorneys working as MLS staff.

Updates to the Lead-Based Paint disclosures and addendum were discussed. Further discussion was delayed, pending confirmation from an EPA representative through the Nebraska REALTORS® Association.

The need for MLS rules regarding the sharing of passwords and lockbox keys, the prompt payment of commissions, and listings featuring an opening bid list price. Discussion was delayed until a future meeting.

The MLS training equipment was discussed. It was moved, seconded, and carried to approve an expenditure of up to \$15,000 to upgrade and install the new equipment.

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

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## **BOARD OF DIRECTORS MINUTES November 27, 2012**

The meeting was called to order at 10:15 a.m. by Henry Kammandel, Jr. Chair.

**Present:**

Henry Kammandel, Jr., Chair	Lisa Ritter, Director
Vince Leisey, Vice Chair	David Matney, Ex-Officio
John Bredemeyer, Secretary-Treasurer	Dave Faulkner, Guest
Andy Alloway, Director	Doug Rotthaus, CEO
Valerie Keeton, Director	Denise Sabadka, MLS Administrator
Herb Freeman, Director	

**Absent:**

Mark Boyer, Director (Excused)

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 October 30, 2012 meeting.

Steve Rishel, CPA presented the 2012 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.

The financial reports for October 2012 were reviewed and filed for audit.

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

An MLS Users Group update was given by Dave Faulkner, Chair.

An update on electronic payments was given.

It was moved, seconded, and carried to approve an addition to the MLS Rules Section 7.1(c) and a corresponding MLS policy for a \$50 fine when in violation.

Section 7.1 (c) Failure to correct listing-input policy violations, status changes or inaccurate data within seven days of receiving notice may result in a fine to the listing agent in an amount established by the MLS Board. Repeat offenses within 6 months or further failure to pay the fine or correct or update the listing within 30 days from the original notice may result in additional fines, suspension or termination of MLS access as described above in Section 7.



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RESO charter membership was discussed. No action was taken.

It was moved, seconded and carried to donate \$5,000 to the Food Bank of the Heartland, through the OABR Foundation if acceptable and within the legal purpose of the Foundation, or alternatively directly from the Great Plains REALTORS® MLS.

An update was given regarding progress with the LPS contract renewal.

An updated from the NAR convention was given.

There being no further business, the meeting was adjourned at 11:45 a.m.

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**A1**

## BOARD OF DIRECTORS MINUTES January 22, 2013

The meeting was called to order at 10:15 a.m. by Henry Kammandel, Jr. Chair.

### Present:

Henry Kammandel, Jr., Chair	Lisa Ritter, Director
John Bredemeyer, Secretary-Treasurer	David Matney, Ex-Officio
Andy Alloway, Director	Dave Faulkner, Guest
Valerie Keeton, Director	Doug Rotthaus, CEO
Herb Freeman, Director	Denise Sabadka, MLS Administrator

### Absent:

Vince Leisey, Vice Chair (Excused)	Mark Boyer, Director (Excused)
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It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the No Meeting Notice dated December 19, 2012.

The financial reports for December 2012 were reviewed and filed for audit.

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

An MLS Users Group update was given by Dave Faulkner, Chair.

An update on electronic payments and other open MLS issues was given.

Updated forms related to lead were presented.

N-Play (The Real Estate Agent Directory) on facebook was discussed. It was the consensus of the board that The Real Estate Agent Directory on facebook did not fall within the guidelines for an IDX display.

An update on the OABR Foundation was given.

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



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**A1**

## **BOARD OF DIRECTORS MINUTES March 26, 2013**

The meeting was called to order at 10:15 a.m. by Henry Kammandel, Jr. Chair.

**Present:**

Henry Kammandel, Jr., Chair  
Vince Leisey, Vice Chair  
Mark Boyer, Director  
Andy Alloway, Director  
Valerie Keeton, Director  
Herb Freeman, Director

Lisa Ritter, Director  
David Matney, Ex-Officio  
Dave Faulkner, Guest  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

John Bredemeyer, Secretary-Treasurer (Excused)

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 22, 2013 meeting.

The financial reports for February 2013 were reviewed and filed for audit.

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

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

An MLS Users Group update was given by Dave Faulkner, Chair.

It was moved, seconded, and carried to add 'Builder' and 'Model Name' fields to the MLS.

Addition of a required '# of Bedrooms Above Grade' field was discussed. No action was taken.

The listing of non-conforming bedrooms in the MLS was discussed. The topic was referred to legal counsel.

NAR approval of MLS rules was discussed.

It was moved, seconded, and carried to approve the proposed changes to Section d.3.3.3 of the MLS Rules and Regulations.



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Section 5.0.2 addressing offering of selling/leasing bonuses in the MLS was discussed.

It was moved, seconded, and carried to delete Section 5.0.2 from the MLS Rules and Regulations.

Further discussion of rules regarding payment of commissions and bonuses was tabled until the next meeting.

“Coming Soon” listings were discussed. No action was taken.

An update on electronic payments was given.

MLS rules addressing the proper use of the Supra key system and MLS passwords was discussed.

An update on broker ‘watermarks’ on MLS photos was given.

It was moved, seconded, and carried to grant Cox Cable’s vendor, Creative Edge, access to RETS.

N-Play (The Real Estate Agent Directory) on facebook was discussed. It was again the consensus of the board that The Real Estate Agent Directory on facebook does not fall within the guidelines for an IDX display.

Adding a ‘walkout’ field for lot listings was discussed. No action was taken.

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

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**A1**

## **BOARD OF DIRECTORS MINUTES April 23, 2013**

The meeting was called to order at 10:16 a.m. by Henry Kammandel, Jr. Chair.

**Present:**

Henry Kammandel, Jr., Chair	Herb Freeman, Director
Vince Leisey, Vice Chair	David Matney, Ex-Officio
John Bredemeyer, Secretary-Treasurer	Dave Faulkner, Guest
Mark Boyer, Director	Doug Rotthaus, CEO
Andy Alloway, Director	Denise Sabadka, MLS Administrator

**Absent:**

Valerie Keeton, Director (Excused)	Lisa Ritter, Director (Excused)
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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 26, 2013 meeting.

The financial reports for March 2013 were reviewed and filed for audit.

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

An MLS Users Group update was given by Dave Faulkner, Chair.

It was moved, seconded and carried to approve changes to Section 5 of the MLS Rules and Regulations, adding sections 5.0.2 - Offering Selling/Leasing Bonuses, and 5.4 - Compensation Payout (as amended).

It was moved, seconded, and carried to approve changes to Section 14.13 - IDX Display Fields, as presented.

It was moved, seconded, and carried to add the MLS field "Financing Terms Accepted" to the Client Detail reports.

It was moved, seconded, and carried to approve MLS forms updated by legal counsel, namely - OABR Listing Contract, OABR Commercial Listing Contract For Sale, OABR Purchase Agreement, and OABR Commercial Purchase Agreement (with minor alterations concerning the social security number).



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It was moved, seconded, and carried to approve updated MLS Input Policy as presented with the addition of clarified fine schedule for violations.

A response from legal counsel on the counting and disclosure of “non-conforming” bedrooms in the MLS bedroom-count field was reviewed. It was moved, seconded, and carried that the number of bedrooms be defined as conforming bedrooms in the MLS.

An update on fixed images on custom reports and broker watermarks on MLS photos in Paragon was provided.

A progress report on the LPS contract renewal was provided. The continuation or replacement of DocCentral service was discussed. No action was taken.

An update on disciplinary action regarding membership violations by Russ Nelsen of Nelsen Appraisals was given. It was moved and seconded to fine Russ Nelsen \$1,500 and suspend his MLS service until such time all membership requirements are met. Motion failed.

It was moved and seconded and carried to fine Russ Nelsen \$2,500 and suspend his MLS service until such time all membership requirements are met.

There being no further business, the meeting was adjourned at 12:06 p.m.

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**A1**

## **BOARD OF DIRECTORS MINUTES May 28, 2013**

The meeting was called to order at 10:16 a.m. by Henry Kammandel, Jr. Chair.

**Present:**

Henry Kammandel, Jr., Chair	Herb Freeman, Director
Vince Leisey, Vice Chair	Lisa Ritter, Director
John Bredemeyer, Secretary-Treasurer	David Matney, Ex-Officio
Mark Boyer, Director	Dave Faulkner, Guest
Andy Alloway, Director	Doug Rotthaus, CEO
Valerie Keeton, Director	Denise Sabadka, MLS Administrator

**Absent:**

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

It was moved, seconded, and carried to approve the minutes of the April 23, 2013 meeting.

The financial reports for April 2013 were reviewed and filed for audit.

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

The MLS Annual Certification was presented to the Board.

It was moved, seconded and carried to contribute \$50,000 per year to the Prosper Omaha campaign for the next five years beginning in 2014, subject to annual Board approval, and to pledge an additional \$25,000 for the Greater Omaha Chamber of Commerce's 2013 efforts.

It was moved, seconded, and carried to waive the MLS Fees for August, 2013.

It was moved, seconded, and carried to approve the nominees for the 2014 MLS Directors for Category 2 and Category 3 participants nominated by the MLS Nominating Committee.

It was moved, seconded and carried to approve the 2014 Budget.

It was moved, seconded, and carried to approve a capital expenditure for the purchase of new office furnishings not to exceed \$60,000.



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An MLS Users Group update was given by Denise Mecseji, Staff Liaison.

It was moved, seconded, and carried to extend the LPS contract for an additional three years as proposed with the removal of the DocCentral service.

Other reports:

- Previous MLS Rules revisions were submitted to NAR for approval.
- NAR Midyear Meetings update
- Update on disciplinary action taken in April
- REDPLAN concept for data protection
- Progress of the MLS Domains Association
- Conforming bedrooms grandfather rule

It was moved, seconded, and carried to offer only a bank-account ACH payment option for MLS fees for members starting MLS service.

It was a consensus to have no Board of Directors meeting in July.

The next meeting was scheduled for June 25, 2013.

There being no further business, the meeting was adjourned at 11:45 p.m.

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## **BOARD OF DIRECTORS MINUTES June 25, 2013**

The meeting was called to order at 10:15 a.m. by Henry Kammandel, Jr. Chair.

**Present:**

Henry Kammandel, Jr., Chair	Herb Freeman, Director
Vince Leisey, Vice Chair	Lisa Ritter, Director
John Bredemeyer, Secretary-Treasurer	David Matney, Ex-Officio
Mark Boyer, Director	Doug Rotthaus, CEO
Andy Alloway, Director	Denise Sabadka, MLS Administrator
Valerie Keeton, Director	

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

It was moved, seconded, and carried to approve the minutes of the May 28, 2013 meeting.

The financial reports for May 2013 were reviewed and filed for audit.

There were no new company recommendations or terminations.

An MLS Users Group update was given by Denise Mecseji, Staff Liaison.

An update on the renewal of the LPS contract was given.

Document storage and forms were discussed.

It was moved, seconded, and carried to approve access to MLS forms by dotloop for member use.

An update on the LPS Customer Training Conference was given.

It was moved, seconded, and carried to adopt the policy that MLS Rule 14.15 includes alteration to MLS photos and that watermarks on photos must be clearly visible on all IDX displays.

The next meeting was scheduled for August 27, 2013.

There being no further business, the meeting was adjourned at 10:22 p.m.

**From:** Denise Mecseji [mailto:denisem@oabr.com]

**Sent:** Monday, July 15, 2013 9:11 AM

**To:** Andy Alloway (andy@godeeb.com); Chelsey Rawley (chelsey.rawley@prudentialambassador.com); David Matney (matney@cox.net); Deda Myhre (deda.myhre@cbshome.com); Denise Mecseji (DeniseM@OABR.com); Donna Shipley (dshipley@oabr.com); Doug Rotthaus (dougr@oabr.com); Henry Kammandel Jr. (Henry.KammandelJr@cbshome.com); Herb Freeman (hfreeman@npdodge.com); John Bredemeyer (jbredemeyer@realcorpinc.net); Lisa Ritter; Mark Boyer (mboyer@boyoung.com); Valerie Keeton (valeriekeeton@hotmail.com); Vince Leisey (vince.leisey@prudentialambassador.com)

**Cc:** 'Dave Faulkner - NP Dodge Real Estate'

**Subject:** MLS Director Meeting July 2013 - No Meeting Notice

There will be no meeting of the GPRMLS Directors on July 23, 2013. Instead the limited number of items to be addressed will be done by e-mail. **Please reply "yes" or "no" to Denise Mecseji, [DeniseM@OABR.com](mailto:DeniseM@OABR.com) at the Omaha Area Board of REALTORS® office by July 22, 2013 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 July 15, 2013 and July 22, 2013 for the purpose of addressing the issues set forth below:

1. If you have corrections to the Directors Meeting Minutes of June 25, 2013 (copy attached), please call Denise Mecseji at the OABR Office, 402-619-5554 by July 22, 2013 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 June, 2013 (copy attached), please call Doug Rotthaus at the OABR Office, 402-619-5550 by July 22, 2013 at 2:00 p.m. The June, 2013 Financial Statement will be referred to the OABR Auditor for inclusion in the Annual Audit.
3. Approve the new company recommendations, (recommendations attached).

Regards,

**Denise Mecseji**

MLS Administrator

**402.619.5554**

DeniseM@OABR.com

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## **BOARD OF DIRECTORS MINUTES August 29, 2013**

The meeting was called to order at 10:27 a.m. by Henry Kammandel, Jr. Chair.

**Present:**

Henry Kammandel, Jr., Chair	Herb Freeman, Director
Vince Leisey, Vice Chair	Lisa Ritter, Director
John Bredemeyer, Secretary-Treasurer	David Matney, Ex-Officio
Andy Alloway, Director	Doug Rotthaus, CEO
Valerie Keeton, Director	Denise Mecseji, 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 No Meeting Notice dated July 15, 2013.

The financial reports for July 2013 were reviewed and filed for audit.

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

An MLS Users Group update was given by Dave Faulkner, MLS Users Group Chair.

- The addition of 'Egress Window' to 'Room Description Codes' in the MLS was discussed. No action was taken.
- It was moved, seconded, and carried to add two additional 'Other Room' fields to Paragon.
- A 'Special Circumstances' field was discussed. No action was taken.

CEO Rotthaus reported that the LPS contract has been extended for 36 months with some minor adjustments that included a \$1.00 per user per month decrease, the elimination of charges assessed for unlicensed administrative office assistants, and increased frequency of updates for tax data.



# GREAT PLAINS REALTORS® MLS

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It was the consensus of the Board that NAR provide additional clarity for their request to delete the proposed MLS Rule 5.4, and the rule's impact on E & O insurance coverage. It was suggested that a conference call be initiated with NAR legal counsel for discussion.

The impact of MLS Fee waivers was discussed for those individuals with six-month prepay accounts. The policy of no refunds was confirmed for those individuals dropping MLS service, however it was decided that individuals continuing to make six-month prepayments would receive appropriate credit upon timely payment of the next six-month period, or an immediate refund if converted to a monthly electronic payment.

An update was given on the NAR RETHink process and a copy of the latest summary of ideas was distributed.

It was the consensus of the Board to delay action on data-embedded photos until a contract is reviewed.

A request to have the Board review the policy of prohibiting visible text on photos entered in the MLS system was discussed. The existing policy was confirmed and no action was taken to amend the policy.

There was a consensus to move forward with work to produce mutually acceptable standard forms that would be utilized by a greater number of members.

The Board approved the following officers for 2014:

- Vince Leisey, Chair
- John Bredemeyer, Vice Chair
- Henry Kammandel Jr., Secretary/Treasurer

The next meeting was scheduled for September 24, 2013 at 10:15 a.m.

There being no further business, the meeting was adjourned at 11:28 a.m.