



# GREAT PLAINS REALTORS® MLS

11830 Nicholas Street | Omaha, Nebraska 68154 | Telephone 402-619-5555 | Fax 402-619-5559 | [www.GPRMLS.com](http://www.GPRMLS.com)

**A1**

## BOARD OF DIRECTORS MINUTES September 30, 2014

The meeting was called to order at 10:52 a.m. by John Bredemeyer, Chair.

**Present:**

John Bredemeyer, Chair	Susan Clark, Director
Henry Kammandel Jr., Vice Chair	Dave Faulkner, Guest
Andy Alloway, Director	Doug Rotthaus, CEO
Lisa Ritter, Director	Denise Mecseji, MLS Administrator
Herb Freeman, Director	

**Absent:**

Vince Leisey, Secretary-Treasurer (exc.)	Mark Wehner, Ex-Officio
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 August 26, 2014 meeting.

The financial reports for August 2014 were reviewed and filed for audit.

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

A Uniform Purchase Agreement update was given.

It was moved, seconded, and carried to divide page 8 into four sections; Purchasers Info, Names For Deed, Agent Info, and Receipt.

It was moved, seconded, and carried to remove page 11, to add "seller's counter" to the first line of page 12 between "foregoing" and "offer", and to add page 12 to the bottom of page 10.

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

It was moved, seconded, and carried to expand the Syndication Remarks to 600 characters, to add them to all property types, and to auto-populate the field with agent name, phone #, email address, and website followed by Public Remarks which can be edited after input.



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Adding required 'Bedrooms Above Grade' and 'Bathrooms Above Grade' fields was discussed. No action was taken.

It was moved, seconded, and carried to add 'Wine Fridge' to the 'Appliances Included' under 'Features' in the MLS.

Disclosing Active 'Under Contract' listings in the Public Remarks in the MLS was discussed. No action was taken.

The acquisition of MOVE, Inc. by News Corp was discussed.

A communication to appraisers regarding additional information relating to the contract and the listing was discussed. The Chair agreed to contact Gregg Mitchell to discuss the issue and report back at the next meeting.

"Coming soon", other off-MLS listing types, and Active listings not available to show were discussed.

It was moved, seconded, and carried to adopt the proposed MLS policy effective November 19, 2014 regarding the timely processing of listings, along with the updated rules and input policies that go along with it.

An 'Affiliate Secondary' membership type was discussed. It was the consensus of the Directors to move forward with the new type and policy.

The 'Assistant' membership type was discussed. It was the consensus of the Directors to move forward with the new type and policy.

An NREC update was given by Herb Freeman and Andy Alloway.

The next meeting was scheduled for October 28, 2014 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:28 p.m.



## BOARD OF DIRECTORS MINUTES October 28, 2014

The meeting was called to order at 10:48 a.m. by John Bredemeyer, Chair.

**Present:**

John Bredemeyer, Chair	Susan Clark, Director
Henry Kammandel Jr., Vice Chair	Dave Faulkner, Guest
Andy Alloway, Director	Doug Rotthaus, CEO
Vince Leisey, Secretary-Treasurer	Denise Mecseji, MLS Administrator
Herb Freeman, Director	

**Absent:**

Lisa Ritter, Director (exc.)	Mark Wehner, Ex-Officio
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 September 30, 2014 meeting.

The financial reports for September 2014 were reviewed and filed for audit.

There were no new company recommendations.

A Uniform Purchase Agreement update was given.

It was moved, seconded, and carried to approve the Purchase Agreement with the changes discussed at the meeting, effective November 19, 2014.

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

An update on the proposed language for appraisers was given by John Bredemeyer, Chair.

The Clarity SSO dashboard was discussed. No action was taken.

An update on the new MLS policy effective November 19, 2014 was given.

An NREC update was given by Herb Freeman and Andy Alloway.



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Affiliate access to the Supra key system was discussed. Further discussion was tabled until the next meeting.

The next meeting was scheduled for November 25, 2014 at 10:45 a.m.

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

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## **BOARD OF DIRECTORS MINUTES November 25, 2014**

The meeting was called to order at 10:46 a.m. by John Bredemeyer, Chair.

**Present:**

John Bredemeyer, Chair	Mark Boyer, Director
Henry Kammandel Jr., Vice Chair	Susan Clark, Director
Andy Alloway, Director	Dave Faulkner, Guest
Vince Leisey, Secretary-Treasurer	Doug Rotthaus, CEO
Herb Freeman, Director	Denise Mecseji, MLS Administrator
Lisa Ritter, Director	

**Absent:**

Mark Wehner, Ex-Officio

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 28, 2014 meeting.

Steve Rishel, CPA presented the 2014 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 2014 were reviewed and filed for audit.

The Directors were reminded of the MLS monthly fee waiver scheduled for January.

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

A Uniform Purchase Agreement update was given.

It was moved, seconded, and carried to approve the Purchase Agreement as presented, effective December 1, 2014.

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

The updated MLS rule section 1.3 following NAR recommendations was discussed.



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It was moved, seconded, and carried to approve the updated changes to Section 1.3 of the MLS Rules and Regulations.

It was moved, seconded, and carried to approve the proposed updated language in Section 14.8 and Section 14.24 of the MLS Rules to accommodate changes approved at the November NAR meetings.

Charitable contributions were discussed.

It was moved, seconded, and carried to donate \$5,000 to the Stephen Center, and \$5,000 to Rebuilding Together Omaha.

Syndication Remarks in the MLS were discussed.

It was moved, seconded, and carried to continue to have Syndication Remarks auto-populate and then update whenever changes are made to Public Remarks.

An NREC update was given by Andy Alloway.

A change to State Law regarding the assessment of vacant lots was discussed.

The next meeting was scheduled for January 20, 2015 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:52 p.m.



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## BOARD OF DIRECTORS MINUTES January 20, 2015

The meeting was called to order at 10:48 a.m. by John Bredemeyer, Chair.

**Present:**

John Bredemeyer, Chair	Lisa Ritter, Director
Henry Kammandel Jr., Vice Chair	Dave Faulkner, Guest
Andy Alloway, Director	Doug Rotthaus, CEO
Vince Leisey, Secretary-Treasurer	Denise Mecseji, MLS Administrator
Herb Freeman, Director	

**Absent:**

Mark Boyer, Director	Mark Wehner, Ex-Officio
Susan Clark, Director	

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

A presentation of the Zillow Partnership Program was given by Steve Allen of Zillow.

It was moved, seconded, and carried to approve the minutes from the November 25, 2014 meeting.

The financial reports for December 2014 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.

Monthly stats were discussed.

It was moved, seconded, and carried to move the 'pull date' for monthly stats to the 15<sup>th</sup> of each month beginning with the January statistics.

A Uniform Purchase Agreement update was given.

It was moved, seconded, and carried leave #10A as it is currently and to create a related addendum for member use.



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There was a consensus to change “the Property Inspection Resolution Addendum” to “a property inspection resolution addendum” in #24 of the Purchase Agreement.

There was a consensus to make the necessary clerical changes to #31 and #32 of the Purchase Agreement.

It was moved, seconded, and carried to eliminate “consisting of \_\_\_ pages” on page 8 of the Purchase Agreement.

It was moved, seconded, and carried to annually review proposed changes to the Uniform Purchase Agreement in November for implementation in January, unless urgency necessitates a more frequent update.

It was moved, second, and carried to not include listings in the ‘No Show’ status in auto email notifications in Paragon.

The ‘Days on Market’ field and cancelling and relisting properties in the MLS were discussed. Further discussion was tabled.

MLS ‘List Date’ policy was discussed.

It was moved, second, and carried to move forward with a new policy regarding ‘List Date’ and to update the Seller Acknowledgement form to reflect that change.

The next meeting was scheduled for February 24, 2015 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:13 p.m.



**BOARD OF DIRECTORS MINUTES  
February 24, 2015**

The meeting was called to order at 10:49 a.m. by Henry Kammandel Jr., Vice Chair.

**Present:**

Henry Kammandel Jr., Vice Chair  
Andy Alloway, Director  
Herb Freeman, Director  
Lisa Ritter, Director  
Mark Boyer, Director

Susan Clark, Director  
Mark Wehner, Ex-Officio  
Dave Faulkner, Guest  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Administrator

**Absent:**

John Bredemeyer, Chair (exc.)

Vince Leisey, Secretary-Treasurer

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 20, 2015 meeting.

The financial reports for January 2015 were reviewed and filed for audit.

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

There was no MLS Users Group meeting in February.

The Board moved into an Executive Session to review possible key system violations.

Following the Executive Session, it was moved, seconded, and carried to create an Affiliate membership task force including Lisa Ritter and Henry Kammandel, Jr. to review the Affiliate membership process with regards to an affiliate member's access to the electronic keybox system.

The Board reviewed and discussed options for Participants to send listings to Zillow and Trulia once they are no longer available through ListHub.

It was moved, seconded, and carried to move forward with a data use agreement for Zillow and Trulia, utilizing the REDPLAN recommended contract, subject to review by GPRMLS legal counsel and the Board of Directors at their next meeting.



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A revised policy on MLS List Date and a revised Seller Acknowledgement (Form 185) were discussed.

It was moved, second, and carried to adopt the updated list date policy and the Seller Acknowledgement Form as amended, effective April 1, 2015.

An NREC update was given by commissioners Herb Freeman and Andy Alloway.

The next meeting was scheduled for March 31, 2015 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:13 p.m.

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## **BOARD OF DIRECTORS MINUTES March 31, 2015**

The meeting was called to order at 10:45 a.m. by John Bredemeyer, Chair.

**Present:**

John Bredemeyer, Chair	Susan Clark, Director
Henry Kammandel Jr., Vice Chair	Dave Faulkner, Guest
Vince Leisey, Secretary-Treasurer	Mark LaPuzza, Guest
Andy Alloway, Director	Doug Rotthaus, CEO
Herb Freeman, Director	Denise Mecseji, MLS Administrator
Lisa Ritter, Director	

**Absent:**

Mark Boyer, Director	Mark Wehner, Ex-Officio (exc.)
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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 February 24, 2015 meeting.

The financial reports for February 2015 were reviewed and filed for audit.

An update on the content license agreement for the Zillow Group was given by Mark LaPuzza. The terms of the agreement were discussed and amended by the Board.

It was moved, seconded, and carried to approve the content license agreement as amended.

Entering properties into the MLS system utilizing a compensation agreement signed by buyers and sellers, rather than a standard listing agreement was discussed. Further discussion was delayed pending more research on the matter.

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

It was moved, seconded, and carried to change the Uniform Purchase Agreement, amending "48 hours" in the inspection section to "3 business days or \_\_\_\_\_" and to change "days" to "business days" where applicable.



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

It was moved, seconded, and carried to add a required field "Bedrooms Above Grade" to the Residential property type in the MLS database.

It was moved, seconded, and carried to turn on the optional arrow indicators for price changes in the Paragon MLS system.

An update was given on the Affiliate Member key use issue. A task force meeting will be scheduled.

Updates on other industry issues including the new Broker Portal and Upstream projects, as well as opportunities with the REDPLAN and RESO organizations were delayed until a future meeting due to the shortage of time.

An NREC update was tabled until the next meeting.

The meeting day and time for future MLS Board of Directors meetings was discussed.

The next meeting was scheduled for April 28, 2015 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:21 p.m.

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The complaint process and qualifications for Affiliate access to the key system were discussed.

It was moved, seconded, and carried to send a letter and a \$250 fine to Wayne Orstad for misuse of the key system.

It was the consensus of the group to put forth a recommendation to the OABR Board of Directors to issue a cease and desist letter drawn up by legal counsel to Vincent Muniz.

It was moved, seconded, and carried to ask the listing agent if they want the Board to pursue their complaint and if so request a response in writing from Dan Slusky giving his version of events.



## **BOARD OF DIRECTORS MINUTES April 28, 2015**

The meeting was called to order at 10:45 a.m. by Henry Kammandel Jr., Vice Chair.

**Present:**

Henry Kammandel Jr., Vice Chair  
Vince Leisey, Secretary-Treasurer  
Andy Alloway, Director  
Lisa Ritter, Director

Mark Boyer, Director  
Susan Clark, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Director

**Absent:**

John Bredemeyer, Chair (exc.)  
Herb Freeman, Director (exc.)

Mark Wehner, Ex-Officio (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 31, 2015 meeting.

MLS monthly fees were discussed. No action was taken.

The financial reports for March 2015 were reviewed and filed for audit.

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

An MLS Users Group was given by Denise Mecseji.

An update on the content license agreement for the Zillow Group was given. The terms of the agreement were discussed and amended by the Board.

It was the consensus of the Board to move forward with the content license agreement as amended.

An update to the MLS policy regarding the "Active, No Show" status was discussed.

It was moved, seconded, and carried to change "48 hours" to "7 days" regarding the amount of time a listing is unavailable for showing before it's required to reflect the 'No Show' status in the MLS.

MLS rules and policy regarding the status of under contract listings were discussed.



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It was moved, seconded, and carried to approve the MLS rule and policy updates as amended.

Changes to the inspection section of the Uniform Purchase Agreement were discussed regarding the use of the term 'void' versus 'voidable'. Further discussion was tabled pending input from legal counsel.

An update was given on the Affiliate Membership task force.

Entering properties into the MLS system utilizing a compensation agreement signed by buyers and sellers, rather than a standard listing agreement was discussed. Further discussion was delayed pending more research on the matter.

Updates on other industry issues including the Broker Portal and Upstream projects, as well as opportunities with the REDPLAN and RESO organizations were discussed.

It was the consensus of the group that membership and involvement in the above organizations and projects was at the discretion of the CEO.

An NREC update was given by Andy Alloway.

The next meeting was scheduled for May 26, 2015 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:50 a.m.



**BOARD OF DIRECTORS MINUTES  
May 26, 2015**

The meeting was called to order at 10:45 a.m. by Henry Kammandel Jr., Vice Chair.

**Present:**

Henry Kammandel Jr., Vice Chair  
Vince Leisey, Secretary-Treasurer  
Andy Alloway, Director  
Herb Freeman, Director  
Lisa Ritter, Director

Mark Boyer, Director  
Susan Clark, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Director  
Mark LaPuzza, Guest

**Absent:**

John Bredemeyer, Chair (exc.)

Mark Wehner, Ex-Officio (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 28, 2015 meeting.

The financial reports for April 2015 were reviewed and filed for audit.

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

The MLS Annual Certification for Director voting was presented to the Board.

Updates to the uniform Purchase Agreement were discussed.

It was moved, seconded, and carried to make the proposed changes section 14 and 24 of the Purchase Agreement.

An update on the content license agreement for the Zillow Group was given.

Following review, it was moved, seconded and carried to approve the 2016 budget.

The coming soon checklist was reviewed.

It was moved, seconded, and carried to approve the checklist.

An MLS Users Group was given by Dave Faulkner.



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The MLS Nominating Committee selected Shawn Maloy as a Category 3 candidate for the slate of Directors to be approved by the Participants for a three-year term beginning September 1, 2015.

The Directors were reminded of the MLS monthly fee waiver in July.

An update was given on the Affiliate Membership task force.

An update on the NAR REALTOR® Party Convention & Trade Expo was given by those in attendance.

An NREC update was given by Herb Freeman and Andy Alloway.

The next meeting was scheduled for June 23, 2015 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:04 p.m.

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## **BOARD OF DIRECTORS MINUTES June 23, 2015**

The meeting was called to order at 10:49 a.m. by Henry Kammandel Jr., Vice Chair.

**Present:**

Henry Kammandel Jr., Vice Chair  
Vince Leisey, Secretary-Treasurer  
Herb Freeman, Director  
Lisa Ritter, Director

Susan Clark, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Director

**Absent:**

John Bredemeyer, Chair (exc.)  
Mark Boyer, Director (exc.)

Andy Alloway, Director  
Mark Wehner, Ex-Officio (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 26, 2015 meeting.

The financial reports for May 2015 were reviewed and filed for audit.

There were no new company recommendations.

NAR's 2016 Data Dictionary and API requirements were discussed.

Black Knight's Data Dictionary compliance proposed solution was discussed.

An update on RPR's AMP and Upstream was given.

An update on the Zillow Group direct feed was given.

An MLS User Group update was given.

It was moved, seconded, and carried to make 'Block Number' no longer a required field in the MLS.

A realtor.com request to use Sold data for Agent Profiles was discussed. Further discussion was tabled pending further information from realtor.com.

Updates to the uniform Purchase Agreement were discussed.



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It was moved, seconded, and carried to make the proposed changes to page 10 of the Uniform Purchase Agreement.

There was a consensus to add language to the SID paragraph of the Uniform Purchase Agreement, and to remove the notary section to reflect changes in the laws that are effective September 1, 2015.

An NREC update was given by Herb Freeman.

The next meeting was scheduled.

There being no further business, the meeting was adjourned at 12:14 p.m.

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**BOARD OF DIRECTORS MINUTES  
August 25, 2015**

The meeting was called to order at 10:45 a.m. by John Bredemeyer, Chair.

**Present:**

John Bredemeyer, Chair	Lisa Ritter, Director
Henry Kammandel Jr., Vice Chair	Susan Clark, Director
Vince Leisey, Secretary-Treasurer	Doug Rotthaus, CEO
Herb Freeman, Director	Denise Mecseji, MLS Director
Andy Alloway, Director	

**Absent:**

Mark Wehner, Ex-Officio (exc.)

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

It was moved, seconded, and carried to approve the action taken via email on July 24, 2015.

The financial reports for July 2015 were reviewed and filed for audit.

Chairman Bredemeyer recognized Director Ritter for her service to the Board of Directors, with this being the last meeting of her term.

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

The MLS Category 3 Director vacancy for the term ending in 2016 was discussed. It was the consensus of the Directors to send an email to Category 3 Participants requesting the names of interested individuals for the vacant position.

The NAR-mandated data standards solution and timeline was reviewed. A summary was previously emailed to all directors, along with associated costs. The transition by vendors and software suppliers to the new standards will begin in 2016.

Electronic lockbox system options were briefly discussed.

It was moved, seconded, and carried to approve a \$2,500 contribution to the 2015 RPAC drive.



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Commercial real estate services and MLS regionalization was discussed. It was a consensus to continue exploring options for the Board to consider.

It was a consensus of the Directors to have David Brown review the efforts of the Economic Development Partnership at a future meeting while inviting the OABR Directors to attend.

Based on a recommendation from the MLS User Group, it was moved, seconded, and carried to make 'Cats Allowed', 'Dogs Allowed', 'Lease Terms', 'Professionally Managed', 'Section 8 Accepted', 'For Sale', 'Application Fee', 'Deposit Amount', and 'Date Available' required fields for the Residential Rental property type.

It was moved, seconded, and carried to make 'Appliances Included', 'Cooling', 'Fence', 'Showing Instructions', and 'Landlord Pays' in the Features section required fields for the Residential Rental property type, adding 'None' to 'Landlord Pays'.

Current model home policies were discussed. It was moved, seconded, and carried to approve numerous clarifications to the policies which will be published and distributed to Participants.

An NREC update was given by Herb Freeman.

An updated regarding Zillow and dotloop was given.

Directors were reminded about the NRA fall meetings in September.

The next meeting was scheduled for September 29, 2015 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:36 a.m.