



**BOARD OF DIRECTORS MINUTES
September 29, 2015**

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

Present:

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

Absent:

John Bredemeyer (exc.)	Shawn Maloy (exc.)
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It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the action taken via email on August 25, 2015.

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

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

The directors appointed Rusty Hike to fill the Category 3 Director vacancy, created by the resignation of Mark Boyer.

An update on providing commercial data services on a regional basis with Midlands MLS (Lincoln) was given. Representatives from several commercial firms in Omaha and Lincoln are being invited to a future demonstration of the Catylist CIE system.

An update was given on the electronic lockbox system options.

The Affiliate lockbox key use task force progress was reviewed. A follow-up survey was conducted and results were reviewed. Of 50 surveys, there were 20 responses that included 15 MLS or REALTOR® associations operating an electronic keybox system. Of 15, only eight allowed affiliate access to the system; two allowed home inspectors only with professional membership or licensure required; four required proof of liability insurance; one had a formal background check.

An MLS Users Group update was given by Mark Bresley, MLS Users Group chair.



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

The November 18, Paragon changes were reviewed.

Adding the MLS input forms to dotloop and the OABR website was discussed. It was the consensus of the group to add the input forms in both places.

It was moved, seconded, and carried to enable the Paragon assume identity feature for brokers, managers, and administrative staff (Level 5 or higher).

Directors were reminded about a David Brown presentation scheduled for November 24 at 10:45 a.m.

The next meeting was scheduled for October 27, 2015 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:57 a.m.

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**BOARD OF DIRECTORS MINUTES
October 27, 2015**

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

Present:

Henry Kammandel Jr., Chair	Susan Clark, Director
Vince Leisey, Vice Chair	Shawn Maloy, Director
Andy Alloway, Secretary-Treasurer	Doug Rotthaus, CEO
Herb Freeman, Director	Denise Mecseji, MLS Manager

Absent:

John Bredemeyer, Director (exc.)	Rusty Hike, Director (exc.)
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It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the minutes from the September 29, 2015 meeting.

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

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

An update on the development of a regional CIE system with Midlands MLS (Lincoln) was given. Representatives from major commercial firms in Omaha and Lincoln are attending a demonstration of the Catylist CIE system on October 29.

MLS fee options and possible building improvements were discussed in regard to the 2016 budget.

An update on NAR-mandated data standards was given.

An update on the CMLS conference was given.

An MLS Users Group update was given by Mark Bresley, MLS Users Group chair.

MLS policy regarding active listings with contracts pending was discussed.



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It was moved, seconded, and carried, to amend the current MLS policy effective December 1, 2015, regarding active listings that are subject to a previously accepted contract, as follows:

If a seller is unable to immediately accept an offer, due to a previously accepted contract, then the words "Contract Pending" shall be added to the Public Remarks within 48 hours of the earlier contract acceptance.

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

Directors were reminded about a David Brown presentation scheduled for November 24 at 10:45 a.m.

The next meeting was scheduled for November 24, 2015 at 10:45 a.m. following the David Brown presentation.

There being no further business, the meeting was adjourned at 11:54 a.m.

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BOARD OF DIRECTORS MINUTES November 24, 2015

The meeting was called to order at 11:43 a.m. by Henry Kammandel, Chair.

Present:

Henry Kammandel Jr., Chair

Vince Leisey, Vice Chair

Andy Alloway, Secretary-Treasurer

Herb Freeman, Director

John Bredemeyer, Director

Shawn Maloy, Director

Rusty Hike, Director

Doug Rotthaus, CEO

Denise Mecseji, MLS Manager

Absent:

Susan Clark, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the minutes from the October 27, 2015 meeting.

Steve Rishel, CPA presented the 2015 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 2015 were reviewed and filed for audit.

There were no new company recommendations.

The Uniform Purchase Agreement was discussed.

It was moved, seconded, and carried, to remove "BROKER NREC LICENSE #" from the January 2016 update of the Uniform Purchase Agreement.

A request from the REALTORS® Association of Lincoln to include the OABR in a letter to the Nebraska Real Estate Commission regarding changing the use of license numbers as part of login credentials was discussed. No action was taken.



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A NAR Conference update was given by Henry Kammandel, Andy Alloway, and Doug Rotthaus.

An update on NAR-mandated data standards was given.

An MLS Users Group update was given by Mark Bresley, MLS Users Group chair.

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

The 'How Sold' field in Paragon was discussed. No action was taken.

The ability for agents to input partial listings was discussed. Further discussion was tabled until the next meeting.

A request from Homes.com to establish a direct MLS data feed was reviewed.

It was moved, seconded, and carried to authorize the direct feed to Homes.com.

The next meeting was scheduled for January 19, 2016 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:54 a.m.



BOARD OF DIRECTORS MINUTES January 19, 2016

The meeting was called to order at 11:43 a.m. by Henry Kammandel, Chair.

Present:

Henry Kammandel Jr., Chair
Andy Alloway, Secretary-Treasurer
John Bredemeyer, Director
Susan Clark, Director

Shawn Maloy, Director
Rusty Hike, Director
Doug Rotthaus, CEO
Denise Mecseji, MLS Manager

Absent:

Vince Leisey, Vice Chair (exc.)

Herb Freeman, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the minutes from the November 24, 2015 meeting.

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

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

An update on data standards compliance was given.

Consolidation with other Associations/MLSs was discussed.

An MLS Users update was given.

An NREC update was given by Andy Alloway.

The ability for agents to input partial listings was discussed. Further discussion was postponed until the next meeting.

An exception to the MLS photo policy was discussed.

It was moved, seconded, and carried to approve the updated policy as amended.



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An update on the Homes.com direct MLS data feed was given.

The next meeting was scheduled for February 23, 2016 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:21 a.m.

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A1

BOARD OF DIRECTORS MINUTES February 23, 2016

The meeting was called to order at 10:59 a.m. by Henry Kammandel, Chair.

Present:

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

Shawn Maloy, Director
Rusty Hike, Director
Doug Rotthaus, CEO
Denise Mecseji, MLS Manager

Absent:

Vince Leisey, Vice Chair (exc.)

Susan Clark, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the minutes from the January 19, 2016 meeting.

The financial reports for January 2016 were reviewed and filed for audit.

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

An update on MLS listing policy and fines was given.

There was no MLS Users Group meeting in February.

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

The current ability for agents to input subject properties which can be converted to full listing by administrative staff and brokers was discussed. It was consensus of the directors to provide those instructions to brokers upon request.

Listings input on Zillow by agents after submitting a waiver of MLS benefits withholding the listing from the MLS were discussed. Further discussion was postponed until the next meeting.

The next meeting was scheduled for March 29, 2016 at 10:45 a.m.



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There being no further business, the meeting was adjourned at 11:47 a.m.

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A1

BOARD OF DIRECTORS MINUTES March 29, 2016

The meeting was called to order at 10:51 a.m. by Henry Kammandel, Chair.

Present:

Henry Kammandel Jr., Chair	John Bredemeyer, Director
Vince Leisey, Vice Chair	Shawn Maloy, Director
Andy Alloway, Secretary-Treasurer	Rusty Hike, Director
Herb Freeman, Director	Doug Rotthaus, CEO
Susan Clark, Director	Denise Mecseji, MLS Manager

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the minutes from the February 23, 2016 meeting.

The financial reports for February 2016 were reviewed and filed for audit.

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

An update was given on progress toward a joint CIE for commercial practitioners. It was moved, seconded, and carried to move forward with a joint CIE venture with Midlands MLS (REALTORS® Association of Lincoln) with an initial investment up to \$10,000.

Information regarding the Clarity MLS Workshop and recent AEI conference was shared by staff.

After review of the NAR Corporate Ally Program, it was moved, seconded, and carried to donate at the threshold level of \$1.00 per member through the NAR Corporate Ally Program.

An update on the electronic key/keybox system was given.

An update from MLS Users Group meeting in March was given.

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



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After discussion it was moved, seconded, and carried to set up a RETS vendor account for dotloop.

An update on the use of personal assistant accounts was given to the board.

Updates to MLS Rules and Policy were reviewed along with the procedures being used with regard to the imposition and collection of fines related to violations of MLS rules and policy. It was moved, seconded, and carried to approve the changes as proposed to MLS Rules and Policy.

The next meeting was scheduled for April 26, 2016 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:09 p.m.

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A1

BOARD OF DIRECTORS MINUTES April 26, 2016

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

Present:

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

Absent:

Shawn Maloy, Director (Exc.)	Rusty Hike, Director (Exc.)
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It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the minutes from the March, 2016 meeting.

The financial reports for March 2016 were reviewed and filed for audit.

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

An update was given on progress toward a joint CIE for commercial practitioners.

An update on the Paragon password change process was given.

Information regarding the recent RESO conference was shared by Denise.

An update from the April MLS Users Group meeting was given by Mark Bresley, MLS Users Group Chair.

The board considered a recommendation from the Users Group to require that the Seller Property Condition Disclosure statement and the Lead-Based Paint Disclosure be required at the time the listing is input into the MLS system. No action was taken.



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It was moved, second, and carried to add the label 'Finished' to each of the square footage fields in Paragon.

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

After discussion it was moved, seconded, and carried to set up a RETS vendor account for Data Master.

Recent proposals from forms vendors were reviewed. No action was taken.

The next meeting was scheduled for May 24, 2016 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:38 a.m.

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A1

BOARD OF DIRECTORS MINUTES May 24, 2016

The meeting was called to order at 10:47 a.m. by Henry Kammandel, Chair.

Present:

Henry Kammandel Jr., Chair	Shawn Maloy, Director
Andy Alloway, Secretary-Treasurer	Rusty Hike, Director
Herb Freeman, Director	Doug Rotthaus, CEO
Susan Clark, Director	Denise Mecseji, MLS Manager

Absent:

Vince Leisey, Vice Chair (Exc.)	John Bredemeyer, Director (Exc.)
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It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the minutes from the April 26, 2016 meeting.

The financial reports for April 2016 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.

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

Following review, it was moved, seconded and carried to approve the 2017 budget.

An update was given on progress toward a joint CIE for commercial practitioners.

An initial fee for 'MLS Only' subscribers was discussed.

It was moved, seconded, and carried to charge and initial fee for 'MLS Only' subscribers of \$150.00.

MLS monthly payments were discussed. Further discussion was postponed until the next meeting.



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

An update from the May MLS Users Group meeting was given.

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

Updates to the uniform Purchase Agreement were discussed.

It was moved, seconded, and carried to approve the MLS Nominating Committee selection of Monica Lang as a Category 3 candidate and Gregg Mitchell as a Category 2 candidate for the slate of Directors to be approved by the Participants for a three-year term beginning September 1, 2016.

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

The next meeting was scheduled for June 28, 2016 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:54 a.m.

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A1

BOARD OF DIRECTORS MINUTES **June 28, 2016**

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

Present:

Henry Kammandel Jr., Chair	John Bredemeyer, Director
Andy Alloway, Secretary-Treasurer	Mark Bresley, MLS Users Group
Herb Freeman, Director	Doug Rotthaus, CEO
Susan Clark, Director	Denise Mecseji, MLS Manager
Rusty Hike, Director	

Absent:

Vince Leisey, Vice Chair (Exc.)	Shawn Maloy, Director (Exc.)
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It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the minutes from the May 24, 2016 meeting.

The financial reports for May 2016 were reviewed and filed for audit.

There were no new company recommendations.

A timeline to transition from credit and debit card payments to checking and savings accounts (ACH) payments for recurring MLS fees were reviewed. It was moved, seconded, and carried to approve the transition proposal including the waiver of fees in October 2016, and January 2017, only for subscribers utilizing ACH payments.

An update from Black Knight's annual Paragon Customer Training Conference was given.

Paragon contract renewal was reviewed. It was the consensus of the directors to continue with the Paragon MLS system.

The Supra electronic keybox system decision was reviewed. It was moved, seconded, and carried to move forward with the upgraded Supra keyboxes to facilitate the elimination of iPhone fobs.



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An update regarding the Midlands Regional CIE was given. An agreement was reached to form an LLC corporation dividing the ownership 50/50 with Midlands MLS. The managing Board will consist of eight directors, three with three-year terms appointed by each MLS organization, plus the current MLS Board Chair or an appointee from the Board for a one-year term.

An update from the June MLS Users Group meeting was given by Mark Bresley.

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

The next meeting was scheduled.

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

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A1

BOARD OF DIRECTORS MINUTES August 30, 2016

The meeting was called to order at 10:47 a.m. by Henry Kammandel, Chair.

Present:

Henry Kammandel Jr., Chair	John Bredemeyer, Director
Vince Leisey, Vice-Chair	Mark Bresley, MLS Users Group
Andy Alloway, Secretary-Treasurer	Shawn Maloy, Director
Herb Freeman, Director	Gregg Mitchell, Guest
Susan Clark, Director	Doug Rotthaus, CEO
Rusty Hike, Director	Denise Mecseji, MLS Manager

Absent:

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded, and carried to approve the action taken via email on July 25, 2016.

The financial reports for July 2016 were reviewed and filed for audit.

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

Details concerning the Supra keybox exchange and pricing were discussed. It was the consensus of the Board to move forward without the use of call before showing codes.

An update regarding the Midlands Regional CIE was given.

The 10K MarketStats proposal was reviewed. It was the consensus of the directors to schedule a short demo for the next meeting.

A summary of the issues concerning the Paragon contract renewal were reviewed.

The Inman Select subscription offer was reviewed. No action was taken.



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It was the consensus of the Board to schedule a presentation by David Brown on the efforts of Prosper Omaha at the October meeting, if possible.

An update on the transition from credit and debit card payments to checking and savings accounts (ACH) payments for recurring MLS fees was given.

An update from the MLS Users Group August meeting was given by Mark Bresley.

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

The Realtor.com request to display Pending listings was discussed, but no action was taken until the issue can be reviewed with regards to other syndicators and IDX displays.

The next meeting was scheduled for September 27, 2016.

There being no further business, the meeting was adjourned at 12:00 p.m.

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