



GREAT PLAINS REALTORS® MLS

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BOARD OF DIRECTORS MINUTES September 27, 2016

The meeting was called to order at 10:50 a.m. by Vince Leisey, Chair.

Present:

Vince Leisey, Chair
Andy Alloway, Vice-Chair
Susan Clark, Secretary-Treasurer
Henry Kammandel Jr., Director
Herb Freeman, Director
John Cherica, MLS Users Group

Shawn Maloy, Director
Monica Lang, Director
Gregg Mitchell, Director
Doug Rotthaus, CEO
Denise Mecseji, MLS Manage

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 August 30, 2016 meeting.

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

There were no new company recommendations.

A MarketStats demo of FastStats and InfoSparks was given.

It was moved and seconded to approved MarketStats as a member benefit. Discussion on the motion was postponed until the next meeting pending more information.

An update on the Supra key/keybox exchange was given.

An update was given regarding the extension of the Paragon contract.

An update regarding the Midlands Regional CIE was given.

An update from the Council of MLS conference was given.



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An update from the MLS Users Group September meeting was given by John Cherica.

It was moved, seconded, and carried to add 'Trash Service' to 'Assessments Included' in the Residential property type.

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

A request from iAppraisal for a MLS data feed was reviewed. No action was taken.

The NAR policy regarding the IDX and VOW display of pending data was reviewed.

It was moved, seconded, and carried, to modify MLS Rule 14.24 and 15.15 to remove the word 'Pending' to be consistent with NAR policy.

The Realtor.com request to display Pending listings was discussed. No action was taken.

Further discussion was postponed until the next meeting on the following subjects:

- The practice of cancelling and relisting properties in terms of the currently inactive Cumulative Days on Market field.
- Electronic keys for personal assistants.
- Dissemination of 'No Show' listings through automated email notifications, IDX/VOW broker feeds, and syndication feeds.

The next directors meeting will be October 25, and will include a 10:00 a.m. coffee, followed by a Prosper Omaha presentation by David Brown from 10:15 a.m. The regular business meeting will be called to order at 10:45 a.m. or immediately following the presentation.

There being no further business, the meeting was adjourned at 12:27 p.m.

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BOARD OF DIRECTORS MINUTES October 25, 2016

Prior to the meeting a presentation was given by David Brown representing the Greater Omaha Economic Development Partnership.

The meeting was called to order at 10:55 a.m. by Vince Leisey, Chair.

Present:

Vince Leisey, Chair

Andy Alloway, Vice-Chair

Susan Clark, Secretary-Treasurer

Henry Kammandel Jr., Director

Herb Freeman, Director

Shawn Maloy, Director

Monica Lang, Director

Gregg Mitchell, Director

John Cherica, MLS Users Group

Doug Rotthaus, CEO

Denise Mecseji, MLS Manage

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 27, 2016 meeting.

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

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

An update on the Supra key/keybox exchange was given.

An update was given regarding the extension of the Paragon contract.

A regional MLS operation was discussed as part of the 2016-2017 Strategic Plan initiative to encourage mergers with adjoining MLS operations in an effort to reduce industry fragmentation.

It was moved, seconded, and carried to create a registered trade name, Great Plains Regional MLS, to better position the effort of a regional MLS operation.



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An update regarding the Midlands Regional CIE was given. The LLC has been formed with Great Plains REALTORS® MLS and Midlands MLS as joint-owners. The board discussed the need, at their next meeting, to appointment three members with commercial backgrounds willing to serve as directors on the new board.

An update from the MLS Users Group September meeting was given by John Cherica.

Paragon Client Connect 2 configurations were discussed.

It was moved, seconded, and carried to approve the recommendations for Client Connect 2 proposed by the MLS Users Group.

- Allow 'Open House' display
- Disable 'Recent Sales' display
- Disable the display of 'Days on Market'
- Use the 'Total Finished Square Feet' field for the 'SQ FT' field
- Disable display of 'Property History'
- Disable 'Social Media' display
- Allow 'Mortgage Calculator'
- Allow 'Interactive Graphs'
- Disable client 'Search' feature

There was no NREC meeting since the last meeting.

It was moved and seconded to approve MarketStats as a member benefit for \$1.05 per member, per month. Motion failed.

Assistant access to the electronic lockbox system was discussed. Further discussion was postponed.

The next meeting will be November 29 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:25 p.m.



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BOARD OF DIRECTORS MINUTES November 29, 2016

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

Present:

Vince Leisey, Chair

Andy Alloway, Vice-Chair

Susan Clark, Secretary-Treasurer

Henry Kammandel Jr., Director

Herb Freeman, Director

Shawn Maloy, Director

Monica Lang, Director

Gregg Mitchell, Director

John Cherica, MLS Users Group

Doug Rotthaus, CEO

Denise Mecseji, MLS Manage

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 25, 2016 meeting.

Steve Rishel, CPA presented the 2016 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 Board reviewed the retained earnings account, noting fluctuations in membership numbers due to economic volatility, the joint venture with Midlands MLS to form a regional CIE operation, and the possible expansion of MLS into a regional or statewide operation, all as sound reasons for the level of retained earnings which currently equal approximately 24 months of operating expenses.

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

There were no new company recommendations.

An update was given regarding the extension of the Paragon contract.

The appointment of three MRCIE Directors was discussed. It was moved, seconded, and carried to appoint Derick Lewin, Shawn Ilg, and Michael Blackmon to the MRCIE Board of Directors.

It was moved, seconded, and carried to appoint Michael Blackmon for the three-year term, Derick Lewin for the two-year term, and Shawn Ilg for the one-year term.



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

A regional MLS operation was discussed as part of the 2016-2017 Strategic Plan initiative to encourage mergers with adjoining MLS operations in an effort to reduce industry fragmentation.

It was the consensus of the Directors to schedule a separate meeting to discuss the vision and possible path to a regional MLS operation.

An update from the MLS Users Group November meeting was given by John Cherica.

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

Updates for 2017 to the OABR Uniform Purchase Agreement were discussed.

It was moved, seconded, and carried to approve the OABR Uniform Purchase Agreement reflecting minor formatting changes discussed at the meeting.

Updates to the Property Inspection Resolution Response Addendum as well as a new Addendum to Uniform Purchase Agreement were discussed.

It was moved, seconded, and carried to approve the updated Property Inspection Resolution Response Addendum and the new Addendum to Uniform Purchase Agreement.

Discussion on agent-assistant access to the electronic lockbox system was delayed until the next meeting.

It was moved, seconded, and carried to amend the MLS Policy requiring that "Contract Pending" be added to the public remarks when active listings are being marketed with a sale-contingency, to now require that "Contract Pending" or "Subject to First Right of Refusal" be added to the Public Remarks.

The next meeting will be January 24 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:22 p.m.



BOARD OF DIRECTORS MINUTES
January 24, 2017

The meeting was called to order at 10:45 a.m. by Andy Alloway, Vice-Chair.

Present:

- | | |
|----------------------------------|-------------------------------|
| Andy Alloway, Vice-Chair | Monica Lang, Director |
| Susan Clark, Secretary-Treasurer | John Cherica, MLS Users Group |
| Henry Kammandel Jr., Director | Doug Rotthaus, CEO |
| Herb Freeman, Director | Denise Mecseji, MLS Manager |
| Shawn Maloy, Director | |

Absent:

- | | |
|----------------------------|---------------------------------|
| Vince Leisey, Chair (Exc.) | Gregg Mitchell, 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 29, 2016 meeting.

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

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

An update was given regarding the extension of the Black Knight Paragon contract including the possible addition of CRS Data for tax information, the addition of the Homesnap mobile application, as well as other regional MLS considerations.

An update regarding the Midlands Regional CIE was given.

An update from the MLS Users Group January meeting was given by John Cherica.

It was moved, seconded, and carried to make 'Directions to Property' a required field in the Residential property type in Paragon.

It was moved, seconded, and carried to remove the 'Existing Mortgage Type' field from the Residential property type in Paragon.



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It was moved, seconded, and carried to make 'Master Bedroom Level' a required field in the Residential property type in Paragon.

It was moved, seconded, and carried to make 'Cooling', 'Exterior Features', 'Fence', 'Garage Type', and 'Showing Instructions' required fields under 'Features' in the Residential property type in Paragon.

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

Agent-assistant access to the electronic lockbox system was discussed.

It was moved and seconded to approve a Multiple Listing Service/Lockbox Key ASSISTANT Application as amended. The motion failed.

The next meeting will be February 21 at 10:45 a.m.

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



**BOARD OF DIRECTORS MINUTES
Special Meeting
March 15, 2017**

The meeting was called to order at 11:00 a.m. by Susan Clark, Secretary-Treasurer.

Present:

Susan Clark, Secretary-Treasurer
Henry Kammandel Jr., Director
Herb Freeman, Director
Shawn Maloy, Director

Monica Lang, Director
Doug Rotthaus, CEO
Denise Mecseji, MLS Manager

Absent:

Vince Leisey, Chair (Exc.)
Andy Alloway, Vice-Chair

Gregg Mitchell, Director (Exc.)

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

An update was given regarding the extension of the Black Knight Paragon contract including the possible addition of CRS Data for public records information, the addition of the Homesnap mobile application, as well as other considerations for a regional MLS.

An online demo of CRS was provided demonstrating its primary features and integration with Paragon.

CRS pricing and options regarding the counties to be included were discussed.

The Homesnap mobile app and the Broker Public Portal project was discussed.

Action was deferred until the next meeting scheduled for March 28, 2017 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:20 p.m.



**BOARD OF DIRECTORS MINUTES
March 28, 2017**

The meeting was called to order at 10:45 a.m. by Andy Alloway, Vice-Chair.

Present:

- | | |
|----------------------------------|-----------------------------|
| Andy Alloway, Vice-Chair | Monica Lang, Director |
| Susan Clark, Secretary-Treasurer | Gregg Mitchell, Director |
| Henry Kammandel Jr., Director | Doug Rotthaus, CEO |
| Herb Freeman, Director | |
| Shawn Maloy, Director | Denise Mecseji, MLS Manager |

Absent:

- | | |
|----------------------------|--------------------------------------|
| Vince Leisey, Chair (Exc.) | John Cherica, MLS Users Group (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 24, 2017 meeting.

It was moved, seconded, and carried to approve the minutes from the March 15, 2017 special meeting.

The financial reports for February 2017 were reviewed and filed for audit.

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

An update was given regarding the extension of the Black Knight Paragon contract including the possible addition of CRS Data for tax information, the addition of the Homesnap mobile application, as well as other regional MLS considerations.

It was moved, seconded, and carried to approve the Paragon contract extension including adding CRS data with an additional nine counties, as well as the Paragon Homesnap Pro mobile application for use by members.

Inclusion of MLS listings for Homesnap/BPP for an additional monthly fee was discussed. No action was taken.



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An update regarding the Midlands Regional CIE was given.

Possible incentives for initial MRCIE subscribers were discussed. There was a consensus to request the MRCIE directors consider participation incentives for commercial practitioners in the region.

An update regarding data distribution products and initiatives was given.

An update from the MLS Users Group February meeting was postponed until the next meeting.

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

Additional items were brought forward for the agenda for the next meeting.

The next meeting will be April 25 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:16 p.m.



BOARD OF DIRECTORS MINUTES
April 25, 2017

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

Present:

- | | |
|----------------------------------|-------------------------------|
| Vince Leisey, Chair | Shawn Maloy, Director |
| Andy Alloway, Vice-Chair | Gregg Mitchell, Director |
| Susan Clark, Secretary-Treasurer | John Cherica, MLS Users Group |
| Henry Kammandel Jr., Director | Doug Rotthaus, CEO |
| Monica Lang, Director | Porscha Smith, MLS Staff |

Absent:

- 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 March 28, 2017 meeting.

The financial reports for March 2017 were reviewed and filed for audit.

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

An update was given regarding the launch of Midlands Regional CIE, including the costs associated with the promotion of membership. It was moved, seconded and carried to approve up to \$10,000 in additional funding for cash flow and initial promotion, if matched by Midlands MLS.

It was the consensus of the Board that MRCIE should consider a point person for subscriber promotion.

It was moved, seconded, and carried to approve a recommendation by the MLS Users Group to remove "1st Mortgage Payment," "1st Mortgage % Rate," "1st Mortgage Balance," and "1st Mortgage Holder" with the next set of MLS Changes.

It was moved, seconded, and carried to approve a recommendation by the MLS Users Group to make "Builder Committed" a required field in the Land Property Type.



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It was moved, seconded, and carried approve a recommendation by the MLS Users Group to turn on the configuration for Client Connect 2 to allow clients to modify or create saved searches.

John Cherica, MLS Users Group Chair reported that the workgroup would continue its review of an option to turn on a “not equal to” search function.

An NREC update was given by Andy Alloway, NREC Commission Member.

The next meeting was scheduled for May 23, 2017 at 10:45 a.m.

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



**BOARD OF DIRECTORS MINUTES
May 23, 2017**

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

Present:

- | | |
|----------------------------------|-------------------------------|
| Vince Leisey, Chair | Shawn Maloy, Director |
| Andy Alloway, Vice-Chair | Gregg Mitchell, Director |
| Susan Clark, Secretary-Treasurer | John Cherica, MLS Users Group |
| Herb Freeman, Director | Doug Rotthaus, CEO |
| Henry Kammandel Jr., Director | Denise Mecseji, MLS Manager |
| Monica Lang, Director | |

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 minutes from the April 25, 2017 meeting.

The financial reports for April 2017 were reviewed and filed for audit.

There were no new company recommendations.

The 2018 MLS proposed budget was reviewed.

It was moved, seconded, and carried to approve the 2018 budget as presented.

MLS regionalization was discussed. It was the consensus of the group to have a separate, two-hour meeting to discuss moving forward with MLS regionalization.

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

An update was given regarding the launch of Midlands Regional CIE.

The removal of the commercial property types in the MLS system was discussed. No action was taken.



The launch of Homesnap Pro was discussed. It was the consensus of the group to disable the availability of listings to the public unless the app has been provided to a customer from an MLS subscriber.

An update regarding the launch of CRS Data was given.

A 'Buyer-Agent Comp' status was discussed that would enable buyer-side only sales to be entered into the MLS. Discussion regarding proper permission to enter property information into MLS in differing situations was discussed. Further discussion was postponed pending legal counsel review.

An update from NAR REALTORS® Legislative Meetings including a change in IDX policy to allow for audio delivery, and an additional \$9 million NAR investment in the Upstream project.

It was moved, seconded, and carried to approve a recommendation by the MLS Users Group to add 'Cooktop' to 'Appliances Included' and to add '(incl. oven)' to 'Range'.

It was moved, seconded, and carried to approve a recommendation by the MLS Users Group to add date and include/exclude field operators to the MLS system.

The need for a wire fraud clause or addendum to the Purchase Agreement was discussed. Further discussion was postponed pending legal counsel review.

The MLS Nominating Committee reported that they had selected Susan Clark as a Category 3 Director for a three-year term, on the slate of Directors to be presented to the Participants for their approval.

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

The next meeting was scheduled for June 27, 2017 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:15 p.m.



BOARD OF DIRECTORS MINUTES
June 27, 2017

The meeting was called to order at 10:45 a.m. by Andy Alloway, Vice-Chair.

Present:

- | | |
|----------------------------------|-------------------------------|
| Andy Alloway, Vice-Chair | Gregg Mitchell, Director |
| Susan Clark, Secretary-Treasurer | John Cherica, MLS Users Group |
| Herb Freeman, Director | Doug Rotthaus, CEO |
| Henry Kammandel Jr., Director | Denise Mecseji, MLS Manager |
| Monica Lang, Director | Mark LaPuzza, Legal Counsel |
| Shawn Maloy, Director | |

Absent:

- Vince Leisey, Chair (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 May 23, 2017 meeting.

The financial reports for May 2017 were reviewed and filed for audit.

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

The need for a wire fraud clause or addendum to the Purchase Agreement was discussed. Following discussion with legal counsel it was the consensus of the Directors to draft the disclosure as a separate form, and update the Uniform Purchase agreement accordingly.

A 'Buyer-Agent Comp' status was discussed that will enable properties sold, but not listed, to be entered into the MLS. Following discussion with legal counsel it was the consensus of the board to create an authorization form and a policy regarding entry in the MLS.

MLS regionalization was discussed and a related update to the OABR Strategic plan was discussed. It was moved, seconded, and carried to recommend updated language to the Omaha Area Board of REALTORS® Board of Directors as amended.

Andy Alloway left the meeting at 11:55 a.m. due to prior commitment.



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An update on Homesnap Pro was given. It was moved, seconded, and carried to activate the Broker Public Portal (Homesnap.com) feature of the application, subject to confirmation via email (due to lack of quorum).

An update regarding the August 1, launch of the CRS Data integration, and the implementation of new field operators, and the client-search feature in the Collaboration Center of Paragon MLS.

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

It was moved, seconded, and carried to approve a recommendation by the MLS Users Group to make 'Master Bath Type' in 'Features' required in the Residential property type in the MLS, subject to confirmation via email (due to lack of quorum).

The next meeting was scheduled for August 22, 2017 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:20 p.m.



**BOARD OF DIRECTORS MINUTES
August 22, 2017**

The meeting was called to order at 10:45 a.m. by Andy Alloway, Vice-Chair.

Present:

Andy Alloway, Vice-Chair
Susan Clark, Secretary-Treasurer
Herb Freeman, Director
Henry Kammandel Jr., Director
Monica Lang, Director

Shawn Maloy, Director
Kelly Jourdan, MLS Users Group
Doug Rotthaus, CEO
Denise Mecseji, MLS Manager

Absent:

Vince Leisey, Chair (exc.)

Gregg Mitchell, 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 action taken via email on July 24, 2017

The financial reports for July 2017 were reviewed and filed for audit.

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

An update to the Regional MLS meeting held on July 31 was given. It was the consensus of the MLS Directors to continue regionalization discussions with SWIAR.

The nomination of the 2018 GPRMLS representative on the MRCIE Board of Directors was discussed. It was the consensus of the Directors to postpone nominations until the next meeting.

Changes to the Uniform Purchase Agreement were discussed. It was the consensus of the group to have a Task Force meeting before making changes.

It was moved, seconded, and carried to approve the proposed Wire Fraud Notice Addendum to the Uniform Purchase Agreement.

An update regarding a 'Comp Only' status was discussed that will enable properties sold, but not listed, to be entered in the MLS. Further discussion was postponed.



The current listing policy exempting 'New Construction' listings from MLS input was discussed.

It was moved, seconded, and carried to require that listed new construction properties must be input in the MLS unless a waiver and listing agreement is submitted to the MLS; and to update the listing policy that exempts new construction listings from being input in the MLS.

An update regarding RESO Web API certification was given.

An update regarding the August 1 launch of the CRS Data integration and Homesnap was given.

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

The NAR Corporate Ally Program was discussed.

It was moved, seconded, and carried to contribute \$1 per member to the NAR Corporate Ally Program.

An update on the OABR Foundation was given.

It was moved, seconded, and carried to contribute \$10,000 to the OABR Foundation including matching up to \$25,000 in member donations.

An update from the MLS Users Group was given by Kelly Jourdan, Vice Chair.

It was moved to add 'FHA 203K' and 'Conventional Rehab' to Financing Terms Accepted, however, motion failed for lack of a second.

It was moved, seconded, and carried to approve a recommendation by the MLS Users Group to change 'FmHA' to 'USDA' under 'Financing Terms Accepted'.

A recommendation by the MLS Users Group to make the primary photo required at input was discussed. No action was taken.

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

The next meeting was scheduled for September 26, 2017 at 10:45 a.m.



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There being no further business, the meeting was adjourned at 12:15 p.m.