



BOARD OF DIRECTORS MINUTES
September 29, 2014

The meeting was called to order at 10:15 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President, '15
Andy Alloway, President-Elect, '15
Monica Lang, Secretary/Treasurer, '15
Megan Bengtson, Director, '17
Nancy Bierman, Director, '16
Doug Dohse, Director, '17
Herb Freeman, Director, '15

Lindsey Krenk, Director, '16
Megan Owens, Governmental Affairs Chair
Mary Sindelar, Diversity Committee Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director
Joni Craighead-Hoback, GAD

Excused:

Bryan Fraser, Director, '15
Mark Leaders, Director, '15
Deda Myhre, (Past Pres.) Director, '15

John Bredemeyer, (MLS) Director, '15
Lori Bonnstetter (Affiliates) Director, '15

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

It was moved, seconded and carried to approve the meeting minutes for the August 25, 2014 meeting.

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

President Report

Current membership numbers and MLS statistics were reviewed.

It was moved, seconded and carried to approve the 2015 committees as presented.

GPRMLS Report

New rules and policies concerning coming soon and off-MLS listings were reviewed at the August 2014 meeting.



Governmental Affairs Committee

Wendy Boyer, Vice President, Greater Omaha Chamber of Commerce and Justin Wayne, President, Omaha Public School Board, discussed the \$421 million OPS bond issue that will be on the November 4 ballot.

It was moved, seconded and carried to approve the Omaha Area Board of REALTORS® publicly support the Omaha Public Schools bond issue on the November 4 ballot.

It was moved, seconded and carried to approve donating \$5000 in support of the organized effort to pass the Omaha Public Schools bond issue.

CEO Rotthaus reported the Omaha Mayor has appointed the Lank Bank Board of Directors. Randy Lenhoff was picked for the REALTOR® member but he is an Institute Affiliate. CEO Rotthaus will speak with Randy on becoming a member. If he decides not to join, a letter will be sent to the Mayor clarifying the term "REALTOR®".

RPAC

RPAC collections were reported as \$79,864.

It was moved, seconded and carried to approve offering Bill Swanson and Doug Dohse the 2015 RPAC Co-Chairs position and to send them both to the National Association of REALTORS® meetings in November 2014 and May 2015. This will be a Thank you for their continuing efforts on raising RPAC money from 2012 into 2015.

Education Forum

September KIP program was Agent Safety, upcoming KIP programs are Underwriters...The Good, The Bad and The Ugly on October 16, Speed Dating...Love Your Technology! on February 19; and National Speaker Terry Watson on January 22, 2015 at the DC Centre.

Social Events Forum

The Winter Coat & Clothing Drive will come to an end this Thursday, October 2. REALTOR® Ring Day is December 5 and the UNO Hockey game is January 30, 2015.



It was moved, seconded and carried to approve the applications for membership, waivers and key requests included in the agenda.

Diversity Committee

Two candidates were interviewed in September and the committee will be reviewing current candidates and their progress at the October meeting. In summary from 2014, the Diversity Committee received 20 applicants, interviewed 14, 8 are currently in classes and 4 have joined.

Young Professionals Network

YPN's event at Bushwackers on September 25 was a success. YPN will be hosting a reception at Tanner's on December 5, for REALTOR® Ring Day participants.

WCR

The next WCR Business Luncheon is scheduled for October 9 with a broker panel. A Success Forum with Mike Pierce is scheduled for November 13. WCR is participating in the Susan G. Koman walk on October 5.

NREC Update

Commissioners Herb Freeman and Andy Alloway updated Directors on the activities of the Commission.

CEO Update

CEO Doug Rotthaus gave an updated on activities in the past month.

Adjournment

There being no further business, the meeting adjourned.



BOARD OF DIRECTORS MINUTES
October 29, 2014

The meeting was called to order at 10:15 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President, '15
Andy Alloway, President-Elect, '15
Monica Lang, Secretary/Treasurer, '15
Megan Bengtson, Director, '17
Nancy Bierman, Director, '16
Doug Dohse, Director, '17
Bryan Fraser, Director, '15
Herb Freeman, Director, '15
Lindsey Krenk, Director, '16

Mark Leaders, Director, '15
Lori Bonnstetter (Affiliates) Director, '15
Deda Myhre, (Past Pres.) Director, '15
Susan Clark, Social Events Chair
Mary Sindelar, Diversity Committee Chair
Bill Swanson, RPAC Co-Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

John Bredemeyer, (MLS) Director, '15

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

It was moved, seconded and carried to approve the meeting minutes for the September 29, 2014 meeting.

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

President Report

Current membership numbers and MLS statistics were reviewed.

GPRMLS Report

The MLS Directors approved the Uniform Purchase Agreement with implementation date November 19. New rules and policies concerning coming soon and off-MLS listings will also be implemented November 19.



RPAC

Co-Chairs Dohse and Swanson reported the task force will concentrate early on increasing contributors to increase their contribution amount to \$99 and higher. The next task force meeting is Monday November 3.

Education Forum

The Education Committee is working on their next event, National Speaker Terry Watson on January 22, 2015 at the DC Centre.

Social Events Forum

REALTOR® Ring Day is December 5 and the UNO Hockey game is January 30, 2015.

It was moved, seconded and carried to approve the applications for membership, waivers and key requests included in the agenda.

Diversity Committee

Four candidates were interviewed in September and the committee approved 2. The committee reviewed current candidates and their progress at the October meeting. In 2015, the committee plans to increase mentoring the candidates and helping them through the process.

Young Professionals Network

YPN will be hosting a reception at Tanner's on December 5, for REALTOR® Ring Day participants.

Affiliates

Toys for Tots Bowling event is Wednesday, November 5 at Sempeck's. This event is sold out. January 15 is the Blue Jeans BBQ at the German American Society. Watch for details.

WCR

A Success Forum with Mike Pierce is scheduled for November 13. All members are welcome to attend.



NREC Update

Commissioners Herb Freeman and Andy Alloway updated Directors on the activities of the Commission. The NREC has hired and an Education Director to replace Teresa Hoffman.

CEO Update

CEO Doug Rotthaus gave an updated on activities in the past month.

CEO Rotthaus reported the Omaha Mayor has appointed Randy Lenhoff as the “REALTOR® member of the Land Bank Board of Directors. Randy Lenhoff has been contacted to join and has not become a member. A letter was sent to the Mayor stating Mr. Lenhoff is an outstanding individual and well qualified however Randy is not a member of the National Association of REALTORS®, therefore not a REALTOR®.

It was moved, seconded and carried to move the Omaha Area Board of Directors meetings to 10:00 a.m.

Adjournment

There being no further business, the meeting adjourned.



BOARD OF DIRECTORS MINUTES
November 26, 2014

The meeting was called to order at 10:15 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President	Mark Leaders, Director 2015
Andy Alloway, President-Elect	Lori Bonnstetter (Affiliates) Director 2015
Monica Lang, Secretary/Treasurer	Jessica Sawyer (WCR) Director 2015
Megan Bengtson, Director 2017	Susan Clark, Social Events Chair
Nancy Bierman, Director 2016	Bill Swanson, RPAC Co-Chair
Doug Dohse, Director 2017	Steve Rischel CPA, Guest
Bryan Fraser, Director 2015	Doug Rotthaus, CEO
Herb Freeman, Director 2015	Donna Shipley, Programs Director

Excused:

Lindsey Krenk, Director 2016	Deda Myhre, (Past Pres.) Director 2015
John Bredemeyer, (MLS) Director 2015	

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

It was moved, seconded and carried to approve the minutes for the October 29, 2014 meeting.

Steve Rishel CPA, presented the 2014 year-end financial audit of the Omaha Area Board of REALTORS®. It was moved, seconded and carried to accept the auditor's written report as presented.

The financial statements for October 2014 were reviewed and filed for audit.

President Report

Current membership numbers and MLS statistics were reviewed.

The NAR REALTOR® Conference and Expo held in November 2014 was reviewed by those in attendance.

GPRMLS Report

It was reported that the MLS Directors approved a final version of the Uniform Purchase Agreement, and approved charitable donations of \$5,000 to the Stephen Center, and \$5,000 to Rebuilding Together Omaha.



Governmental Affairs

It was reported that Mary Ann Borgeson, Douglas County Commission attended the committee meeting and discussed the role and function of the county commission. The new State Law regarding the assessment of vacant lots was also reviewed at that meeting.

RPAC

Co-Chairs Dohse and Swanson gave a progress report on the 2015 RPAC drive and reported on RPAC-related activity occurring at the NAR Conference, including that Nebraska received the President's Cup and Triple Crown Awards.

Social Events Forum

An update was given on pending projects including REALTOR® Ring Day on December 5, UNO Hockey event January 30, and the Chili Cook-Off February 17.

It was moved, seconded and carried to approve the applications for membership, waivers and key requests included in the agenda.

Diversity Committee

A report was given on the Diversity Committee meeting and their progress with the scholarship program.

Nominating Committee

It was moved, seconded and carried to support the nomination of Gene Brake as 2016 Nebraska REALTORS® Association President-Elect.

It was moved, seconded and carried to support the nomination of Herb Freeman as 2016 Nebraska REALTORS® Association Treasurer. Freeman abstained from voting.

It was moved, seconded and carried to reappoint Megan Bengtson for a three-year term on the Nebraska REALTORS® Association Board of Directors beginning in 2016. Bengtson abstained from voting.



It was moved, seconded and carried to reappoint Mark Leaders for a three-year term on the Nebraska REALTORS® Association Board of Directors beginning in 2016. Leaders abstained from voting.

It was moved, seconded and carried to support the reappointment of Mike Riedmann as a National Director for a three-year term beginning December 1, 2015.

It was moved, seconded and carried to support Vince Leisey as the Nebraska REALTORS® Association 2015 REALTOR® of the Year.

Young Professionals Network

A report was given on YPN activities including a reception at Tanner's for REALTOR® Ring Day participants on December 5, and a planned scavenger hunt in May benefiting RPAC.

Affiliates

An update was given by Lori Bonnstetter on pending projects including the Blue Jeans BBQ on January 15, and the Virtual Food Drive underway now through February 17.

WCR

An update on WCR Activities was given by Jessica Sawyer including a reminder for the WCR Holiday Installation on December 11.

NREC Update

Commissioners Herb Freeman and Andy Alloway provided an update on the actions of the NREC.

CEO Update

A director update was provided.

Adjournment

There being no further business, the meeting adjourned.



BOARD OF DIRECTORS MINUTES January 21, 2015

The meeting was called to order at 10:00 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President
Andy Alloway, President-Elect
Monica Lang, Secretary/Treasurer
Megan Bengtson, Director 2017
Doug Dohse, Director 2017
Bryan Fraser, Director 2015
Herb Freeman, Director 2015
Lindsey Krenk, Director 2016

Mark Leaders, Director 2015
Deda Myhre, (Past Pres.) Director 2015
Lori Bonnstetter (Affiliates) Director 2015
Jessica Sawyer (WCR) Director 2015
Trudy Meyer, Education Chair
Bill Swanson, RPAC Co-Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Nancy Bierman, Director 2016

John Bredemeyer, (MLS) Director 2015

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

It was moved, seconded and carried to approve the minutes for the November 26, 2014 meeting.

The financial statements for December 2014 were reviewed and filed for audit.

President Report

Current membership numbers and MLS statistics were reviewed.

GPRMLS Report

Board members reported that minor changes were made to the Uniform Purchase Agreement, and the “pull date” for monthly statistics will be moved to the 15th day of each month, allowing an extra week for the previous month’s sales to be recorded in the system. The board is also moving forward to change its definition of “List Date” which will be changed to reflect when a property is first marketed as opposed to the start of the listing agreement.

Governmental Affairs

David Black, Mayor of Papillion was the guest speaker, reviewing the growth and economic development occurring in Papillion and Sarpy County.

RPAC

Co-Chairs Dohse and Swanson gave a progress report on the 2015 RPAC drive and reported on the RPAC Kick-Off event at the FunnyBone on February 19. The airboat event is scheduled for July 23.



Education

An update was given on pending projects including Terry Watson on January 22, and Speed Dating... Love Your Technology! on February 19.

Social Events Forum

An update was given on pending projects including, UNO Hockey event January 30, and the Chili Cook-Off February 17.

It was moved, seconded and carried to approve the applications for membership, waivers and key requests included in the agenda.

Young Professionals Network

A report was given on YPN activities including co-sponsoring "Speed Dating...Love Your Technology", Bingo on March 19 and a planned scavenger hunt in May benefiting RPAC.

Affiliates

An update was given by Lori Bonnstetter on pending projects including the Virtual Food Drive underway now through February 17.

WCR

An update on WCR Activities was given by Jessica Sawyer including the general membership luncheon on February 12 featuring Bill Swanson and Doug Dohse speaking on RPAC.

NREC Update

Commissioners Herb Freeman and Andy Alloway provided an update on the upcoming meeting of the NREC.

CEO Update

An employee update was provided.

Adjournment

There being no further business, the meeting adjourned.



BOARD OF DIRECTORS MINUTES February 25, 2015

The meeting was called to order at 10:00 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President	Mark Leaders, Director 2015
Andy Alloway, President-Elect	Deda Myhre, (Past Pres.) Director 2015
Monica Lang, Secretary/Treasurer	Lori Bonnstetter (Affiliates) Director 2015
Megan Bengtson, Director 2017	Jessica Sawyer (WCR) Director 2015
Nancy Bierman, Director 2016	Mary Sindelar, Diversity Chair
Doug Dohse, Director 2017	Bill Swanson, RPAC Co-Chair
Bryan Fraser, Director 2015	Susan Clark, Social Events Chair
Herb Freeman, Director 2015	Doug Rotthaus, CEO
Lindsey Krenk, Director 2016	Donna Shipley, Programs Director

Excused:

John Bredemeyer, (MLS) Director 2015

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

It was moved, seconded and carried to approve the minutes for the January 21, 2015 meeting.

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

Placemaking Task Force Report

The Placemaking Task Force (Susan Clark, Bill Swanson, Lori Bonnstetter, and Doug Dohse) presented a proposal in partnership with the City of Omaha to improve Crosskeys Village Park as a 2015 Placemaking Project for OABR. The plan estimates \$75,100 in total improvements; \$54,100 provided by OABR, with the improvements being branded as a donation by OABR. The task force will also submit a grant proposal for \$2,500 from the National Association of REALTORS®.

It was moved, seconded and carried to approve the proposed Placemaking project at a cost of \$54,100.

It was moved, seconded and carried to approve the formation of the Placemaking Task Force as an ongoing committee to continue efforts related to placemaking on behalf of OABR.

President Report

Current membership numbers and MLS statistics were reviewed.

GPRMLS Report

MLS board members reported on Zillow and Trulia participation options once data feeds are no longer available through ListHub. The MLS board is utilizing a data use agreement with the assistance of REDPLAN, a non-profit organization established through the MLS community for the



protection of listing information. An amended Seller Acknowledgement Form is scheduled to be available after April 1.

Governmental Affairs

The state convention is March 23-25 at Embassy Suites in LaVista.

RPAC

The RPAC chairs gave a progress report on the 2015 drive and reported that the WCR Business Meeting Lunch and the RPAC Kick-Off event at the FunnyBone in February netted over \$5,000. The Barbeque at the Beach airboat event will be July 23.

Education

Pending KIP events include State of the Real Estate Market with Gregg Mitchell on March 19, and Win, Lose or Draw...The Home Inspection Game on April 16.

Social Events

Pending events include Millionaires and Mansions on April 30, and Zoo Day on June 5.

It was moved, seconded and carried to approve the applications for membership, waivers and key requests included in the agenda.

Diversity

An update was given on the Ethnic Minority Outreach Scholarship project.

Past Presidents Advisory

An update given; Susan Clark, Social Events Chair, was the featured speaker.

Young Professionals Network

Upcoming YPN activities include Bingo on March 19, and a scavenger hunt for RPAC on May 7.

Affiliates

Pending projects include the Virtual Food Drive (ongoing), and the Affiliate Golf event on August 25, at Oak Hills Country Club.

WCR

Future WCR Activities include Trivia Night on March 5, and a monthly Business Meeting April 9.

NREC Update

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



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CEO Update

An update was given on the new website and staff email changes. The Fair Housing Center “Toast to Fair Housing” is Friday April 24 at the Livestock Ballroom.

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

The Board meeting resumed.

Adjournment

There being no further business, the meeting adjourned.



BOARD OF DIRECTORS MINUTES April 1, 2015

The meeting was called to order at 10:00 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President	Mark Leaders, Director 2015
Andy Alloway, President-Elect	Deda Myhre, (Past Pres.) Director 2015
Monica Lang, Secretary/Treasurer	Lori Bonnstetter (Affiliates) Director 2015
Nancy Bierman, Director 2016	Trudy Meyer, Education Chair
Doug Dohse, Director 2017	Doug Rotthaus, CEO
Herb Freeman, Director 2015	Donna Shipley, Programs Director
Lindsey Krenk, Director 2016	

Excused:

Megan Bengtson, Director 2017	Jessica Sawyer (WCR) Director 2015
Bryan Fraser, Director 2015	John Bredemeyer, (MLS) Director 2015

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

It was moved, seconded and carried to approve the minutes for the February 25, 2015 meeting.

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

President Report

Current membership numbers and MLS statistics were reviewed.

GPRMLS Report

MLS board members Andy Alloway and Herb Freeman reported that after April 6, MLS data will no longer be available to Zillow and Trulia utilizing the ListHub service. The MLS board is negotiating an opt-in, direct-feed agreement which will enable MLS Participants to add their company's listing information to the data feed to be utilized by Zillow.com and Trulia.com.

The MLS board changed the Uniform Purchase Agreement amending the inspection section to state "3 business days or _____," and to change "days" to "business days" where applicable.

Governmental Affairs

Monica Lang and Mark Leaders updated the Board on the March meeting where Dr. Blane McCann, Superintendent of Westside Community Schools provided detailed information on the \$79.9 million school bond to be voted on by mail-in ballots.



It was moved, seconded and carried to approve the recommendation of the Governmental Affairs Committee to support the Westside/District 66 school bond issue with a \$4,000 contribution to the "Vote YES For Westside Kids" citizen's support organization.

RPAC

Doug Dohse gave a progress report on the 2015 RPAC drive which totals \$55,862, not including contributions from the Nebraska REALTORS® Association Convention in March.

YPN is sponsoring a Scavenger Hunt on May 7, with all proceeds benefiting RPAC. The BBQ at the Beach event with airboat rides will be July 23.

Education

Trudy Meyer gave an update pending events including, Win, Lose or Draw...The Home Inspection Game on April 16, and Flood Insurance Updates 2015 on April 23.

Social Events

Doug Dohse updated the directors on pending events including ReBuilding Together Omaha on April 25, Millionaires and Mansions on April 30, and Zoo Day on June 5.

It was moved, seconded and carried to approve the applications for membership, waivers and key requests as noted in the agenda.

Placemaking

Placemaking Task Force members Lori Bonnstetter and Doug Dohse gave an update following a meeting with City of Omaha park planners on the planned improvements and proposed timeline for the project at Crosskey Villages Park.

Young Professionals Network

Lindsey Krenk gave an update on upcoming YPN activities including their participation in a scheduled Pre-BarCamp reception on April 10 and the Scavenger Hunt RPAC benefit on May 7.

Affiliates

Lori Bonnstetter updated directors on Pending projects including the OABR Picnic, and the Affiliate Golf event on August 25, at Oak Hills Country Club.

NREC Update

An update was given by Commissioner Andy Alloway.

CEO Update

An update was given on the proposed City of Omaha ordinance on licensing and regulations of Boarding Room Houses which is now before the City Council.



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The board discussed a possible policy to formally adopt a two-tiered price structure for all OABR events and services open to non-members

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:15 a.m.) on:

- Wednesday, April 29, 2015
- Wednesday, May 27, 2015
- Wednesday, June 24, 2015

There being no further business, the meeting adjourned.



Board of Directors
April 29, 2015

The meeting was called to order at 10:00 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President
Andy Alloway, President-Elect
Monica Lang, Secretary/Treasurer
Megan Bengtson, Director 2017
Doug Dohse, Director 2017
Bryan Fraser, Director 2015
Lindsey Krenk, Director 2016
Mark Leaders, Director 2015

Lori Bonnstetter (Affiliates) Director 2015
Jessica Sawyer (WCR) Director 2015
Mark LaPuzza, OABR Attorney
Trudy Meyer, Education Chair
Bill Swanson, RPAC Co-Chair
Mary Sindelar, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Nancy Bierman, Director 2016
Herb Freeman, Director 2015

Deda Myhre, (Past Pres.) Director 2015
John Bredemeyer, (MLS) Director 2015

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

The Board moved into an Executive Session.

The Board meeting resumed.

It was moved, seconded and carried to approve the minutes for the April 1, 2015 meeting.

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

President Report

Current membership numbers and MLS statistics were reviewed. Wehner reported that an annual review of the CEO's job performance was completed by the Executive Committee during the month.

CEO Update

CEO Doug Rotthaus gave an updated on activities in the past month.

It was moved, seconded and carried to adopt a two-tiered price structure for all OABR events and services open to non-members.



GPRMLS Report

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

An update to the MLS Policy regarding the “Active, No Show” status was discussed.

MLS Policy was changed from “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.

Governmental Affairs

Monica Lang and Mark Leaders updated the Board on the April meeting where Greg Youell, Executive Director of Metropolitan Area Planning Agency provided information on their Heartland 2050 Vision plan.

It was moved, seconded and carried to approve the recommendation of the Governmental Affairs Committee to support the Westside/District 66 school bond issue with a \$4,000 contribution to the “Vote YES For Westside Kids” citizen’s support organization.

RPAC

Doug Dohse and Bill Swanson gave a progress report on the 2015 RPAC drive which totals \$60,040.

REALTOR® Photo Day is May 19-20. The BBQ at the Beach event with airboat rides will be July 23.

Education

Trudy Meyer gave an update pending events including, If You Grow It, They Will Come...What’s Happening in Omaha’s Commercial Real Estate Market on May 21 and Are You Kidding Me...We Are Not Closing (CFPB Changes) on June 18.

Social Events

Bill Swanson updated the directors on pending events including Millionaires and Mansions on April 30, and Zoo Day on June 5.

It was moved, seconded and carried to approve the applications for membership, waivers and key requests as noted in the agenda.

Placemaking

Doug Dohse reported the survey work has been completed at the park and the City of Omaha is working on the drawing and the task force will meet in May to approve.



Young Professionals Network

Lindsey Krenk gave an update on upcoming YPN activities including their participation in the Pre-BarCamp reception on April 10 and the Scavenger Hunt that was canceled.

Affiliates

Lori Bonnstetter updated directors on Pending projects including the OABR Picnic, and the Affiliate Golf event on August 24, at Oak Hills Country Club.

WCR

Jessica Sawyer updated the directors on pending projects including membership meeting speaker is the Omaha Home For Boys on June 11 and golf outing on July 9 at Pacific Springs.

NREC Update

An update was given by Commissioner Andy Alloway.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:15 a.m.) on:

- Wednesday, May 27, 2015
- Wednesday, June 24, 2015
- Wednesday, July 29, 2015

There being no further business, the meeting adjourned.



**Board of Directors
May 27, 2015**

The meeting was called to order at 10:00 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President
Andy Alloway, President-Elect
Monica Lang, Secretary/Treasurer
Nancy Bierman, Director 2016
Doug Dohse, Director 2017
Herb Freeman, Director 2015

Lindsey Krenk, Director 2016
Jessica Sawyer (WCR) Director 2015
Susan Clark, Social Events Chair
Bill Swanson, RPAC Co-Chair
Doug Rotthaus, CEO

Excused:

Megan Bengtson, Director 2017
Bryan Fraser, Director 2015
Mark Leaders, Director 2015

Deda Myhre, (Past Pres.) Director 2015
Lori Bonnstetter (Affiliates) Director 2015
John Bredemeyer, (MLS) Director 2015

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 29, 2015 meeting.

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

President Report

President Wehner reviewed market activity and statistics, and reported on the NAR Legislative Meetings held earlier this month.

CEO Update

CEO proposed a 2016 budget that was reviewed by the Board. It was moved, seconded and carried to amend the proposed budget line-item for Social Events, increasing the budget from \$16,000 to \$25,000. It was moved, seconded and carried to approve the 2016 budget as amended.

GPRMLS Report

Directors Alloway, Clark and Freeman reported on the activities of the Board including revisions being made to the Uniform Purchase Agreement, the finalization of the fair display agreement with Zillow Group for a direct MLS data feed, and the development of a checklist for use with “coming soon” listings.



Governmental Affairs

Directors in attendance updated the Board on the May meeting where John Winkler, General Manager of the Papio-Missouri River NRD presented information on Prairie Queen Recreational area in Sarpy County.

RPAC Fundraising

Co-chairs Doug Dohse and Bill Swanson gave a progress report on the 2015 RPAC drive and related fundraising efforts. REALTOR® Photo Day had over 50 participants increasing the overall participation rate, plus adding over \$1,000 in new contributions.

Social Events

Chairperson Susan Clark updated the Board on the progress of the Forum and the recent success of the Millionaires and Mansions tours held on April 30, and the upcoming OABR Zoo Day on June 5.

It was moved, seconded and carried to approve applications for REALTOR® and Affiliate membership.

Placemaking

Chairperson Doug Dohse detailed the progress of the task force, reporting the committee's conference call reviewing the plans for the park improvements. The city will begin a process of procuring bids and gaining City Council approval over the next two months, before construction begins later this summer.

Nominating

President-Elect Andy Alloway reported that the following slate of candidates were approved by the Committee: Monica Lang, 2016 President-Elect; Mark Leaders 2016 Secretary/Treasurer; Susan Clark, Herb Freeman, and Bill Swanson as Directors (2016-2018 term).

Young Professionals Network

Chairperson Lindsey Krenk gave an update on YPN activities.

WCR

2015 WCR Omaha Chapter President Jessica Sawyer updated the directors on WCR activities. The next membership meeting is June 11, with a golf event on July 9.

NREC Update

Commissioners Andy Alloway and Herb Freeman reported on the commission meeting held on May 21, that included discussion on a property management designation, the use of teams, and coming soon listing advertising.



Other Business

It was moved, seconded and carried to contribute \$5,000 to the memorial funds established to benefit the family of Officer Kerrie Orozco; the President and CEO will direct the selection of a fund or funds for the contribution.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:15 a.m.) on:

- Wednesday, June 24, 2015
- Wednesday, July 29, 2015
- Wednesday, August 26, 2015

There being no further business, the meeting adjourned.



MINUTES
Board of Directors
June 24, 2015

The meeting was called to order at 10:00 a.m. by 2015 President Mark Wehner.

Present:

Mark Wehner, President
Andy Alloway, President-Elect
Monica Lang, Secretary/Treasurer
Nancy Bierman, Director 2016
Doug Dohse, Director 2017
Bryan Fraser, Director 2015
Herb Freeman, Director 2015

Lindsey Krenk, Director 2016
Mark Leaders, Director 2015
Deda Myhre, (Past Pres.) Director 2015
Lori Bonnstetter (Affiliates) Director 2015
Trudy Meyer, Diversity Chair
Bill Swanson, RPAC Co-Chair
Doug Rotthaus, CEO

Excused:

Megan Bengtson, Director 2017
Jessica Sawyer (WCR) Director 2015

John Bredemeyer, (MLS) Director 2015

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 27, 2015 meeting.

The monthly financial statements were reviewed and filed for audit.

President Report

President Wehner reviewed market activity and statistics.

CEO Update

CEO reported the OABR is in compliance with NAR's Core Standards. The dues statements will be mailed to the members after the State Association sets its dues on Monday, June 29.

GPRMLS Report

Director Freeman reported on the activities of the Board including revisions being made to the Uniform Purchase Agreement. There will be no charge for MLS in July. NAR's data dictionary requirements were discussed along with project Upstream.

Governmental Affairs

Director Lang updated the Board on the June meeting where James Thiel, Omaha City Planning Director explained the development summary for the Millard Lumberyard District.



RPAC Fundraising

Co-chairs Dohse and Swanson gave a progress report on the 2015 RPAC drive and related fundraising efforts. BBQ on the Beach on July 23, and Step Up With RPAC, a “Fitbit” physical activity challenge.

Education

Chairperson Meyer updated the Board on the progress of the Forum and the recent KIP class, “Are you Kidding Me? My Closing is Postponed? – What to Expect After 8/1/15; CFPB Changes” and the upcoming speaker, Chandra Hall in January 2016.

There was a consensus of the Board of Directors to employ Chandra Hall as a speaker for Continuing Education credit and to offer a morning session and an afternoon session.

Social Events

Director Dohse updated the Board on the progress of the Forum including the Zoo Day on June 5 and the upcoming Picnic on August 12.

It was moved, seconded and carried to approve applications for REALTOR® and Affiliate membership.

Placemaking

Chairperson Dohse reported the City of Omaha has pushed back the Crosskey Villages Park project until fall due to competing city projects and inclement weather.

Nominating

It was moved, seconded and carried to forward to the Nebraska REALTORS® Association the name of Henry Kammandel as N-RPAC Trustee, (Omaha Region, 1/1/2016 through 12/31/2018).

Young Professionals Network

Chairperson Krenk gave an update on YPN activities and the upcoming Bushwackers and Scavenger Hunt for September/October.

Affiliates

Affiliate President Bonnstetter updated the Board on the upcoming golf event on August 24 at Oak Hills Golf Course.

WCR

The local WCR golf event will be on July 9 at Pacific Springs Golf Course.

NREC Update

Commissioners Alloway and Freeman reported on the Commission meeting held on June 18-19,



which included discussion on specific property management requirements, and the use of teams within a broker's office.

Other Business

It was moved, seconded and carried to forego the OABR Board of Directors Meeting scheduled for July 29, 2015.

Adjournment

Future meetings of the Board of Directors will be held at 10:00 a.m. (Exec. Committee at 9:15am):

- Wednesday, August 26, 2015
- Wednesday, September 23, 2015
- Wednesday, October 28, 2015
- Wednesday, November 25, 2015

There being no further business, the meeting adjourned.



MINUTES
Board of Directors
August 26, 2015

The meeting was called to order at 10:00 a.m. by 2015 President Mark Wehner.

Present:

- | | |
|---------------------------------------------|------------------------------------------------|
| Mark Wehner, President | Jessica Sawyer (WCR) Director 2015 |
| Andy Alloway, President-Elect | Trudy Meyer, Education Chair |
| Monica Lang, Secretary/Treasurer | Mary Sindelar, Diversity Chair |
| Megan Bengtson, Director 2017 | Bill Swanson, RPAC Co-Chair |
| Doug Dohse, Director 2017 | Susan Clark, Social Events Chair |
| Herb Freeman, Director 2015 | Crystal Archer, WCR President-Elect |
| Lindsey Krenk, Director 2016 | Brent Rasmussen, Affiliate Council Pres.-Elect |
| Mark Leaders, Director 2015 | Doug Rotthaus, CEO |
| Deda Myhre, (Past Pres.) Director 2015 | Donna Shipley, Programs Director |
| Lori Bonnstetter (Affiliates) Director 2015 | |

Excused:

- | | |
|------------------------------|--------------------------------------|
| Nancy Bierman, Director 2016 | John Bredemeyer, (MLS) Director 2015 |
| Bryan Fraser, Director 2015 | |

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 June 24, 2015 meeting.

The monthly financial statements were reviewed and filed for audit.

President Report

President Wehner reviewed market activity and statistics.

CEO Update

There was a consensus to approve the use of text messaging to members on safety issues.

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

It was moved, seconded and carried to contribute up to \$500 to the REALTORS® Relief Foundation Silent Auction.

The board was informed about a possible vacancy in the building's lower-level beginning in December.



GPRMLS Report

Director Freeman reported that MLS Director Mark Boyer resigned citing business reasons and that a replacement for the remainder of his term will be named by the directors at their next meeting. Data Dictionary standards compliance measures were reviewed. Clarifications to the model home MLS Policy were also adopted.

Governmental Affairs

Amanda McGill, District Director for Congressman Ashford reviewed assorted issues and current affairs related to real estate and the Congressman's committee service.

RPAC Fundraising

Co-Chairs Dohse and Swanson gave a progress report on the 2015 drive and their fundraising efforts including the BBQ on the Beach held July 23, and the RPAC FitBit Challenge during the month of September. An RPAC CE Day will be held on November 6, with national speaker, Trista Curzydlo teaching two, three-hour continuing education classes including "Get Your Geek On" and an R-course "Go Forth and Sin No More."

Education

It was moved, seconded and carried to approve a revised orientation outline which will include a mandatory attendance requirement for the entire 2.5-day course beginning in January.

Chairperson Meyer reported that "Are 203k's Still Spooky" is the title of the October 15, KIP Class, and national speaker, Chandra Hall will have a program in January.

Social Events

Chairperson Clark reported that the Winter Coat and Clothing Drive kicked off on August 12, and that Putt Putt Golf, Fiesta Style will be on September 23, at Pacific Springs.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.

Diversity

Chairperson Sindelar reported on the progress of the task force updating the board on the Minority Outreach Scholarship program.



Placemaking

Director Dohse reported the City of Omaha will start accepting bids for the Crosskey Villages Park project, after a lengthy delay due to the heightened construction activity in the metro area.

Affiliates

2016 Affiliate Council President Lori Bonnstetter updated the board on the golf event held August 24 at Oak Hills Country Club. The annual Turkey Bowling and the Toys for Tots drive will be held on November 4, at The MARK.

YPN

Director Krenk updated the Board on the progress of the committee including upcoming Buschwackers on October 20 and YPN organizing ReBar Camp in 2016.

WCR

2016 Omaha WCR President Jessica Sawyer reported that David Brown, President and CEO of the Greater Omaha Chamber of Commerce would be the guest speaker at the WCR Business Luncheon on September 10, and a CE course will be offered on October 8, at Champions Club.

NREC Update

Commissioners Alloway and Freeman reported on the Commission meeting held on August 20-21.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:15 a.m.) on:

- Wednesday, September 30, 2015
- Wednesday, October 28, 2015
- Wednesday, November 25, 2015

There being no further business, the meeting adjourned.