



MINUTES
Board of Directors
September 30, 2015

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Mark Leaders, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2016
Susan Clark, Director 2018
Doug Dohse, Director 2017
Herb Freeman, Director 2015

Lindsey Krenk, Director 2016
Bill Swanson, Director 2018
Crystal Archer, (WCR) Director 2016
Brent Rasmussen (Affiliates) Director 2016
Jessica Sawyer, 2015 WCR President
Trudy Meyer, Education Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Mark Wehner, (Past Pres.) Director 2016

Henry Kammandel, (MLS) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting and the Code of Conduct Policy.

It was moved, seconded and carried to approve the minutes of the August 26, 2015 meeting.

The monthly financial statements were reviewed and filed for audit.

President Report

President Alloway reviewed market activity and statistics.

Congressman Brad Ashford will speak to the membership on November 9, 2015.

David Brown, CEO of the Omaha Chamber of Commerce to review the efforts of the Economic Development Partnership on November 24, 2015.

President Alloway updated the Directors on the NREC-NRA Joint Task Force on the operation of teams within a brokerage.

CEO Update

Complaints by REALTOR® members filed against Affiliate members for membership issues will be directed to the regional professional standards process in the future.



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

The board was updated on the City of Omaha Abandoned and Vacant Property Ordinance that is scheduled for a City Council Public Hearing on October 6.

The board was reminded of a possible vacancy in the lower-level beginning in December.

GPRMLS Report

Rusty Hike was appointed to fill the MLS Category 3 Director vacancy created by the resignation of Mark Boyer. An update was given on the lockbox system and decisions moving forward with Lincoln and Council Bluffs.

RPAC Fundraising

Co-Chairs Dohse and Swanson gave a progress report on the 2015 drive and their fundraising efforts including the 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." An RPAC Calling Day is scheduled for October 13.

Education

Chairperson Meyer reported that the KIP Class titled Are 203k's Still Spooky will be October 15, and National speaker Chandra Hall will have a program in January. A letter will be sent notifying brokers of the New Member Orientation mandatory attendance requirement beginning in January.

Social Events

Chairperson Swanson reported that the Winter Coat and Clothing Drive was ending for 2015. Putt-Putt Golf, Fiesta Style was held on September 23, and Millionaires and Mansions Tour is October 8.

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

Diversity

The task force updated the financial requirements for scholarship candidates and is considering the possibility of students taking classes online. Three additional candidates will be interviewed in October.



Placemaking

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

Past Presidents Advisory

Trudy Meyer updated the Past Presidents on the changes to the new member orientation agenda.

YPN

Director Krenk updated the Board on the progress of the committee including upcoming Bushwackers event on October 20, and YPN organizing REBarCamp in 2016.

Affiliates

2016 Affiliate Council President Brent Rasmussen reported the Affiliates executive committee met and are working on goals for the council. Their next event is the Annual Turkey Bowl and the Toys for Tots drive scheduled for November 4, at The MARK.

WCR

2015 President Jessica Sawyer and 2016 President Crystal Archer reported the WCR Success Forum CE course will be offered on October 8, at Champions Club and the next business luncheon is on November 19.

NREC Update

Commissioners Alloway and Freeman reported on the Commission meeting held on September 17.

Adjournment

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

- Wednesday, October 28
- Wednesday, November 25
- No meeting in December

There being no further business, the meeting adjourned.



MINUTES

Board of Directors October 28, 2015

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Mark Leaders, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2016
Doug Dohse, Director 2017
Herb Freeman, Director 2015
Lindsey Krenk, Director 2016
Henry Kammandel, (MLS) Director 2016

Crystal Archer, (WCR) Director 2016
Jessica Sawyer, 2015 WCR President
Lori Bonnstetter, 2015 Affiliate Chair
Justin Lorimer, YPN Chair
Trudy Meyer, Education Chair
Mary Sindelar, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Susan Clark, Director 2018
Bill Swanson, Director 2018

Mark Wehner, (Past Pres.) Director 2016
Brent Rasmussen (Affiliates) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting and the Code of Conduct Policy.

There was a consensus of the OABR Board of Directors to approve the minutes of the September 30, 2015 meeting.

The monthly financial statements were reviewed and filed for audit.

President Report

President Alloway reviewed market activity, statistics and the calendar of events.

Congressman Brad Ashford will speak to the membership on November 9, 2015.

CEO Update

David Brown, CEO of the Omaha Chamber of Commerce to review the efforts of the Economic Development Partnership on November 24, 2015.



GPRMLS Report

An update was given on providing commercial data services on a regional basis with Midlands MLS (Lincoln). Representatives from several commercial firms in Omaha and Lincoln are being invited to a demonstration of the Catylist CIE system on Thursday October 29.

A motion was passed to amend the current MLS policy effective December 1, 2015, regarding active listings that are subject to a previously accepted contract, the words "Contract Pending" shall be added to the Public Remarks within 48 hours of the earlier contract acceptance.

Governmental Affairs

Rick Russell from Millard Lumber Inc discussed development on the Old Western Electric location. Sarpy County Planning Commission approved a recommended corridor that runs from Harrison Street to Hwy 370.

RPAC Fundraising

Chair Dohse gave a progress report on the 2015 drive and their fundraising efforts including an RPAC CE Day which 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." An RPAC Calling Day was on October 13 with over \$2,600 raised. There are still \$1,500 outstanding pledges.

Education

Chairperson Meyer reported that National speaker Chandra Hall will speak on Negotiating: Key to the Deal January 21 at the DC Centre. The forum is looking into having a "Safety Fair" next year.

Social Events

Director Dohse reported that the Winter Coat and Clothing Drive ended September 31. Millionaires and Mansions Tour was on October 8 and REALTOR® Ring Day is December 4. Omaha Lancers Hockey is January 15 at Ralston Arena.

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

Diversity

The task force did not have a meeting in October instead interviewed four candidates and approved an additional candidate for initial fee and OABR dues.



Placemaking

Director Dohse reported the City of Omaha deadline for accepting bids for the Crosskey Villages Park project is today. The task force is looking at benches with a REALTOR® friendly theme with needing 8 to 10 total.

YPN

Chair Lorimer updated the Board on the progress of the committee including Bushwackers event on October 20 which raised \$585 for Project Wee Care, YPN organizing REBarCamp on April 22 and in March a Pay it Forward Scavenger Hunt.

Affiliates

2015 Affiliate Council Lori Bonnstetter reported the Affiliates next event is the Annual Turkey Bowl and the Toys for Tots drive scheduled for November 4, at The MARK. Blue Jean BBQ is scheduled for January 21 at the German American Society.

WCR

2016 President Crystal Archer reported the WCR Success Forum CE course on October 8 was a success and the next business luncheon is on November 19.

NREC Update

Commissioners Alloway and Freeman reported on the Commission meeting held on October 15-16.

Adjournment

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

- Wednesday, November 25
- No meeting in December
- Wednesday, January 20

There being no further business, the meeting adjourned.



MINUTES
Board of Directors
November 25, 2015

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Megan Bengtson, Director 2017
Nancy Bierman, Director 2016
Doug Dohse, Director 2017
Herb Freeman, Director 2015
Bill Swanson, Director 2018

Crystal Archer, (WCR) Director 2016
Brent Rasmussen (Affiliates) Director 2016
Justin Lorimer, YPN Chair
Trudy Meyer, Education Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Mark Leaders, Secretary/Treasurer
Susan Clark, Director 2018
Lindsey Krenk, Director 2016

Henry Kammandel, (MLS) Director 2016
Mark Wehner, (Past Pres.) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

There was a consensus of the OABR Board of Directors to approve the minutes of the October 25, 2015 meeting.

Officer Reports

Steve Rishel, CPA presented the 2015 year-end financial audit. It was moved, seconded and carried to accept the auditor's written report as presented.

The monthly financial statements were reviewed and filed for audit.

President Alloway reviewed market activity, statistics and the calendar of events.

The NAR REALTOR® Conference and Expo held in November 2015 was reviewed by those in attendance.

The Foundation determined there were three areas of interest for charitable giving in the Greater Omaha community: housing, people in need, and education. Building the Foundation's financial strength and effectiveness by utilizing excess reserves was also discussed.



It was moved, seconded and carried approved a donation of \$5,000 to Project Wee Care.

It was moved, seconded and carried approved a donation of \$5,000 to Rebuilding Together Omaha.

GPRMLS Report

A direct MLS data feed was approved for use by Homes.com.

Governmental Affairs

Dan England of Shamrock Development presented information at the committee meeting on the Capitol District development project

It was moved, seconded and carried to approve a motion by the committee to recommend that the Nebraska RPAC Trustees contribute \$2,000 to the campaign fund for Diane Battiatto.

RPAC Fundraising

Chairperson Swanson gave a progress report on the 2015 drive with \$89,013 now collected. The 2016 RPAC campaign will kick-off with a \$31 FitBit Challenge in January with daily prizes.

It was moved, seconded, and carried to invest up to \$1,000 in additional funds to the RPAC drive, if needed to meet the \$90,000 RPAC goal by December 15, 2015.

Education

Chairperson Meyer reported that national speaker Chandra Hall will present Negotiating: Key to the Deal, on January 21, at the DC Centre. The forum is looking into having a Safety Fair in April or May.

Social Events

Chairperson Swanson reported on the upcoming REALTOR® Ring Day and the ringer reception at The Fox and Hound at the end of the day. The committee will again sponsor a family night hockey event with the Omaha Lancers on January 15, at the Ralston Arena.

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



Diversity

An update was given to the board on five candidates approved for partial or full scholarships this month.

Placemaking

It was moved, seconded and carried to approve \$24,000 additional funding for the Crosskey Villages Park project which now includes enhanced benches and tables to better brand the REALTOR®.

Nominating

It was moved, seconded and carried to recommend the Nebraska REALTORS® Association the following individuals:

- Herb Freeman for 2017 NRA President-Elect
- Deda Myhre for 2017 NRA Treasurer
- Susan Clark for a three-year term on the NRA Board of Directors beginning in 2017
- Monica Lang for a three-year term on the NRA Board of Directors beginning in 2017
- Jessica Sawyer for a three-year term on the NRA Board of Directors beginning in 2017
- Vince Leisey for the NRA 2016 REALTOR®-of-the-Year award

YPN

Chairperson Lorimer updated the board on the progress of the committee including the REALTOR® Ring Day reception at Fox and Hound.

Affiliates

2016 Affiliate Council President Brent Rasmussen reported the Blue Jean BBQ a January event at the German American Society.

Omaha WCR Chapter

2016 President Crystal Archer reminded the directors of the upcoming WCR Holiday Reception & Installation on December 8. The next WCR Business luncheon will be January 14, at Champions Run.

NREC Update

Commissioners Alloway and Freeman reported on the Commission meeting held November 19-20.



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New Business

It was moved, seconded and carried for the Omaha Area Board of REALTORS® to offer up to five, \$500 scholarships to OABR members applying to attend the Leadership Evolution Training offered by the Nebraska REALTORS® Association.

Adjournment

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

- Wednesday, January 20
- Wednesday, February 24

There being no further business, the meeting adjourned.



MINUTES
Board of Directors
January 20, 2016

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Mark Leaders, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2016
Doug Dohse, Director 2017
Herb Freeman, Director 2015
Lindsey Krenk, Director 2016
Bill Swanson, Director 2018

Henry Kammandel, (MLS) Director 2016
Crystal Archer, (WCR) Director 2016
Brent Rasmussen (Affiliates) Director 2016
Justin Lorimer, YPN Chair
Trudy Meyer, Education Chair
Mary Sindelar, Diversity Chair
Jessica Sawyer, 2015 WCR President
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Susan Clark, Director 2018

Mark Wehner, (Past Pres.) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

There was a consensus of the OABR Board of Directors to approve the minutes of the November 25, 2015 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Alloway reviewed market activity, statistics and the calendar of events.

The NRA Legislative Days will take place January 26-27 at the Holiday Inn Downtown in Lincoln, with a Legislative Bill Review Session on January 23 at the Nebraska REALTORS® Office.

The Omaha Area Board of REALTORS® received 19 applications for the Nebraska REALTORS® Leadership Evolution training program; however the OABR Board of Directors approved five, \$500 scholarships. Several Directors were interested in this training, the remaining Directors voted for the recipients. The winners were:

Crystal Archer, PJ Morgan Company
Megan Bengtson, Nebraska Realty
Doug Dohse, BHHS Ambassador
Jessica Sawyer, NP Dodge Company
Bill Swanson, CBSHOME Real Estate



The OABR Executive Committee to speak with Kristi Jerkovich, CEO of the Southwest Iowa Association of REALTORS®, on the possibility of SIAR transitioning from a separate local association to a local chapter of the Omaha Area Board of REALTORS®.

GPRMLS Report

Changes to the MLS Photo Policy was changed to the word “Simulated” may be placed on photos where the listing does not have an actual picture and the word “Model” may be placed on model homes available but not for sale.

Governmental Affairs

Curt Simon, Metro Transit Executive Director/Project Manager presented information the Omaha’s Bus Rapid Transit effective October 2018.

RPAC Fundraising

Co-Chairs Swanson and Dohse reported OABR made their \$90,000 goal on the 2015 RPAC drive. The 2016 RPAC campaign kicked-off with a \$31 FitBit Challenge in January with daily prizes. 2016 RPAC Goal is \$100,000 with a 50% Participation. Upcoming events are WCR RPAC Appreciation lunch on February 11, FunnyBone Comedy Club on February 18. Call For Actions will be a focus this year with a 25% participation goal.

Education

Chairperson Meyer reported that national speaker Chandra Hall will present Negotiating: Key to the Deal, on January 21, at the DC Centre. The Education Forum voted to charge \$25 for the Quadrennial Code of Ethic training offered on the Fridays after orientation. The \$25 will go towards RPAC.

Social Events

Chairperson Swanson reported family night hockey event with the Omaha Lancers on January 15 was a success. The next upcoming event is the Chili Cook-Off on February 17 from 11:00am-1:00pm at the OABR Office.

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



Diversity

An update was given to the board on the current candidates who have joined the OABR and in the process of obtaining their license on the Diversity scholarship.

Placemaking

Chair Dohse reported the Omaha City Council approved the project on December 8 with ground breaking starting up to 207 days from approval, subject to weather conditions. Still working with SiteScape on design for benches with a "Housing" theme.

YPN

Chairperson Lorimer updated the board on the progress of the committee including Bingo Night at Fox and Hound and rescheduling Scavenger Hunt to benefit RPAC.

Affiliates

2016 Affiliate Council President Brent Rasmussen reported the Blue Jean BBQ is January 21 at the German American Society.

Omaha WCR Chapter

2016 President Crystal Archer updated the directors on the upcoming WCR Business luncheon on February 11, at Champions Run and "Eat, Drink & Lip Sync" night on March 10 at the Scott Conference Center.

NREC Update

Commissioners Alloway and Freeman reported on the Commission meeting will be held on January 21 and 22.

Adjournment

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

- Wednesday, February 24
- Wednesday, March 30
- Wednesday, April 27

There being no further business, the meeting adjourned.



MINUTES

Board of Directors February 24, 2016

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

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

Mark Wehner, (Past Pres.) Director 2016
Crystal Archer, (WCR) Director 2016
Brent Rasmussen (Affiliates) Director 2016
Justin Lorimer, YPN Chair
Trudy Meyer, Education Chair
Jessica Sawyer, 2015 WCR President
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Susan Clark, Director 2018
Bill Swanson, Director 2018

Henry Kammandel, (MLS) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

There was a consensus of the OABR Board of Directors to approve the minutes of the January 20, 2016 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Alloway reviewed market activity, statistics and the calendar of events.

There was a consensus of the OABR Board of Directors to move their next meeting to March 23 at 10:00 a.m.

GPRMLS Report

The practice of placing listings on Zillow after submitting a waiver for the use of MLS was discussed.

An update on MLS listing policy and fines was given.

An update was given on providing commercial data services on a regional basis with Midlands MLS (Lincoln).



CEO Report

The REALTORS® Association of Lincoln Executive Vice President, Nicole Jensen's last day was February 23. Brice Middleton, who was their Governmental Affairs Director has been hired to replace her.

The Omaha Area Board of REALTORS® has eleven members who have been accepted for the Nebraska REALTORS® Leadership Evolution training program. Five are OABR full scholarship recipients and six are NRA partial scholarship recipients.

Governmental Affairs

Pete Festersen, Omaha City Council President gave the committee an update on current events.

RPAC Fundraising

Co-Chair Dohse reported the WCR RPAC Appreciation lunch in February raised over \$10,000. A Funny Bone Comedy Club event was held on February 18; RPAC Photo Day is scheduled for April 19-20. Grillin' & Chillin' at the Beach is scheduled for July 21. To date, \$66,309 has been raised towards OABR's \$100,000 2016 RPAC Goal.

Education

Chairperson Meyer reported on the February KIP session about area city planning. In March Gregg Mitchell will present State of the Real Estate Market and a Safety Fair will be held in May.

Social Events

Director Dohse reported on Chili Cook-Off in February. An event at Horseman's Park is scheduled in April.

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

Diversity

There was no Diversity Committee meeting instead they interviewed and approved one Minority Outreach Scholarship candidate.



Placemaking

Chair Dohse updated the board on the progress of the improvements approved for Crosskey Park.

YPN

Chairperson Lorimer updated the board on two upcoming events: Bingo Night at Fox and Hound on February 25, and ReBarCamp on April 22 at Champions Run.

Affiliates

2016 Affiliate Council President Brent Rasmussen reported the Blue Jean BBQ was held in January, and \$5,000 was raised for the Food Bank of the Heartland in conjunction with annual Chili Cook-Off in February. The Affiliate Golf Outing is scheduled for August 29 at Oak Hills Country Club.

Omaha WCR Chapter

2016 President Crystal Archer updated the directors on the upcoming Eat, Drink & Lip Sync night on March 10, at the Scott Conference Center and upcoming Business Luncheons: April 14, with Jacy Riedmann speaking and May 5, with a Dale Carnegie training event.

NREC Update

Commissioners Alloway and Freeman reported on Real Estate Commission current events.

Adjournment

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

- Wednesday, March 23
- Wednesday, April 27
- Wednesday, May 25

There being no further business, the meeting adjourned.



MINUTES
Board of Directors
March 23, 2016

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Mark Leaders, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2016
Susan Clark, Director 2018
Doug Dohse, Director 2017
Herb Freeman, Director 2015
Lindsey Krenk, Director 2016
Bill Swanson, Director 2018

Mark Wehner, (Past Pres.) Director 2016
Henry Kammandel, (MLS) Director 2016
Crystal Archer, (WCR) Director 2016
Brent Rasmussen (Affiliates) Director 2016
Justin Lorimer, YPN Chair
Trudy Meyer, Education Chair
Mary Sindelar, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

It was moved, seconded and carried to approve the minutes of the February 24, 2016 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Alloway reviewed market activity, statistics and the calendar of events.

President Alloway and CEO Rotthaus reviewed 2016 Strategic Plan and additional objectives that were previously discussed by the Executive Committee. A task force will be formed to review and bring recommendations forward to the board for approval.

GPRMLS Report

No report. The MLS Directors will meet next week on March 26.





Governmental Affairs

The last meeting featured Mike Sotak, from the “Get the Job Done” campaign who gave a presentation on the Pappio-Missouri River Natural Resources District flood plain project.

It was moved and seconded to approve a \$1,000 RPAC contribution to the campaign of Deb Carlson for Sarpy County Commissioner, District 6. Motion amended to \$2,000. Amended motion carried.

It was moved, seconded and carried to contribute \$5,000 to “Get The Job Done” campaign.

RPAC Fundraising

Co-Chair Dohse reported that \$70,882 had been raised in 2016 toward their \$100,000 RPAC Goal. Presentations are being made at office meetings. RPAC Photo Day is scheduled for April 19 and 20. Grillin’ & Chillin’ at the Beach is scheduled for July 21.

Education

Chairperson Meyer reported that Gregg Mitchell will present State of the Real Estate Market for tomorrow’s KIP program. A Safety Fair will be held in May.

Social Events

Directors Swanson and Dohse reported on an upcoming event at Horseman’s Park on April 14. Other events include Courts 4 Kids, Rebuilding Together Omaha and a Storm Chasers game.

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

Diversity

Mary Sindelar reported that the Diversity Committee will have four Minority Outreach Scholarship candidates to interview next month.

Placemaking

Chair Dohse updated the board on the progress of the improvements approved for Crosskey Park.

Past Presidents

Past President Wehner reported on their most recent meeting.





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YPN

Chairperson Lorimer updated the board on the upcoming REBarCamp on April 22 at Champions Run.

Affiliates

2016 Affiliate Council President Brent Rasmussen reported the Affiliate Golf Outing is scheduled for August 29 at Oak Hills Country Club.

Omaha WCR Chapter

2016 President Archer updated the directors on the Eat, Drink & Lip Sync event held on March 10, and upcoming Business Luncheons.

NREC Update

Commissioner Freeman reported on Real Estate Commission current events.

Adjournment

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

- Wednesday, April 27
- Wednesday, May 25
- Wednesday, June 29

There being no further business, the meeting adjourned.





MINUTES
Board of Directors
April 27, 2016

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Mark Leaders, Secretary/Treasurer
Susan Clark, Director 2018
Doug Dohse, Director 2017
Herb Freeman, Director 2015
Lindsey Krenk, Director 2016
Bill Swanson, Director 2018

Henry Kammandel, (MLS) Director 2016
Brent Rasmussen (Affiliates) Director 2016
Justin Lorimer, YPN Chair
Trudy Meyer, Education Chair
Mary Sindelar, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Megan Bengtson, Director 2017
Nancy Bierman, Director 2016

Crystal Archer, (WCR) Director 2016
Mark Wehner, (Past Pres.) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

It was moved, seconded and carried to approve the minutes of the March 25, 2016 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Alloway reviewed market activity, statistics and the calendar of events.

It was moved, seconded and carried to approve the updated 2016-2017 Strategic Plan as proposed by the Strategic Planning Update Task Force.

An update on the Supra Lock Box System on the renewal dates to be in conjunction with the REALTORS® Association of Lincoln and Southwest Iowa Association of REALTORS®.

President Alloway discussed the programs, services and events that OABR offers requesting the directors to score each in five different categories and return to the OABR office.



CEO Report

It was moved, seconded and carried to contribute \$2,500 to the Omaha Chamber of Commerce PAC.

GPRMLS Report

An update was given on progress towards a joint CIE for commercial practitioners. A new RETS vendor account for Data Master was approved and the label 'Finished' was added the square footage fields in Paragon.

Governmental Affairs

Aimee Melton, Omaha City Council Member, District 7 updated the committee at their April meeting.

Director Swanson reported on new HUD rules in reaction to a Supreme Court decision over the disparate impact of landlords who deny housing based on a criminal record when the standard is vague or not applied equally. NAR has developed advice for members that is available on REALTOR®.org.

RPAC Fundraising

Co-Chairs Swanson and Dohse reported that \$78,300 had been raised to date toward their \$100,000 RPAC Goal for 2016. OABR participation is currently at 45 percent. Grillin' & Chillin' at the Beach is scheduled for July 21.

Education

Chairperson Meyer reported that REALTOR® Safety Safari program will be presented on May 19, with Around the Water Cooler with the Commish offered on June 23.

Social Events

Directors Swanson and Dohse reported on past events at Horseman's Park and Rebuilding Together Omaha in April. Upcoming events include Courts 4 Kids and a Storm Chasers game.

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

Diversity

Mary Sindelar reported that the committee interviewed four Minority Outreach Scholarship candidates and will be making final decisions at the May meeting.

Placemaking

Chair Dohse updated the board on the progress of the improvements approved for Crosskey Park.



YPN

Chairperson Lorimer updated the board on the April REBarCamp and the upcoming Soaring Wings Vineyard on July 27.

Affiliates

2016 Council President Rasmussen reported on the upcoming Affiliate Golf Outing scheduled for August 29, at Oak Hills Country Club.

Omaha WCR Chapter

The WCR Golf Outing is scheduled for July 7 at Pacific Springs.

NREC

Commissioners Freeman and Alloway reported on current events.

Adjournment

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

- Wednesday, May 25
- Wednesday, June 29
- Wednesday, August 31

There being no further business, the meeting adjourned.



MINUTES
Board of Directors
May 25, 2016

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Mark Leaders, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2016
Susan Clark, Director 2018
Doug Dohse, Director 2017
Herb Freeman, Director 2015
Lindsey Krenk, Director 2016

Bill Swanson, Director 2018
Mark Wehner, (Past Pres.) Director 2016
Henry Kammandel, (MLS) Director 2016
Crystal Archer, (WCR) Director 2016
Justin Lorimer, YPN Chair
Trudy Meyer, Education Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Brent Rasmussen (Affiliates) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

It was moved, seconded and carried to approve the minutes of the April 27, 2016 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Alloway reviewed market activity, statistics and the calendar of events.

The National Association of REALTORS® Legislative Meetings were reviewed by those officers and directors in attendance.

CEO Report

It was moved, seconded and carried to approve the proposed OABR 2017 Budget and a proposed capital expenditure not to exceed \$115,000 for updating the building bathrooms, hallways, entry lobby and offices.

GPRMLS Report

GPRMLS Chairperson Kammandel reported that the board approved a fee to be charged to all new MLS-only subscribers of \$150 to compensate for administrative and processing expenses. July MLS Fees will again be waived. Gregg Mitchell and Monica Lang were nominated as candidates for new terms as Category 2 and 3 directors.



Governmental Affairs

Vice Chairperson Swanson reported that the committee received a presentation by Gene Graves on the new Springfield Pines development.

RPAC Fundraising

Chairperson Dohse reported that \$80,888 had been raised to date toward their \$100,000 goal for 2016 and the participation rate is currently 47 percent. The Grillin' & Chillin' at the Beach event is scheduled for July 21 and the committee will be sponsoring a hole at some company golf outings.

Education

Chairperson Meyer reported that REALTOR® Safety Safari was presented on May 19, and Around the Water Cooler with the Commish is offered on June 23. The committee is discussing offering Designation classes.

Social Events

Chairperson Swanson reported on upcoming events that include Courts 4 Kids and a Storm Chasers game. Other new events include Bubble Soccer and an event with the Boys and Girls Club of the Midlands.

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

Diversity

The committee approved three Minority Outreach Scholarship candidates and two successful recipients have joined the association this past month.

Placemaking

Chairperson Dohse updated the board on the progress of the improvements approved for Crosskey Park.

Nominating

Chairperson Lang reported that the following slate of candidates were approved by the Committee: Mark Leaders, 2017 President-Elect; Doug Dohse, 2017 Secretary/Treasurer; Nancy Bierman and Lindsey Krenk as Directors (2017-2019 term).

YPN

Chairperson Lorimer updated the board on the Soaring Wings Vineyard event on September 7, and the Pay It Forward Scavenger Hunt on October 6.



Omaha WCR Chapter

President Archer reported on the annual WCR Golf Outing scheduled for July 7, at Pacific Springs. Upcoming Business luncheons are scheduled for June 9, with Chariots of Hope as speaker; August 11, with Omaha Mayor Jean Stothert; and September 15, with David Brown from the Omaha Chamber of Commerce.

NREC

Commissioners Freeman and Alloway reported on current events.

Adjournment

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

- Wednesday, June 29
- Wednesday, August 31

There will be no meeting in July.

There being no further business, the meeting adjourned.



MINUTES
Board of Directors
June 29, 2016

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Mark Leaders, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2016
Susan Clark, Director 2018
Doug Dohse, Director 2017
Herb Freeman, Director 2015

Lindsey Krenk, Director 2016
Bill Swanson, Director 2018
Henry Kammandel, (MLS) Director 2016
Crystal Archer, (WCR) Director 2016
Justin Lorimer, YPN Chair
Trudy Meyer, Education Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Mark Wehner, (Past Pres.) Director 2016

Brent Rasmussen (Affiliates) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

It was moved, seconded and carried to approve the minutes of the May 25, 2016 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Alloway reviewed market activity, statistics and the calendar of events.

CEO Report

It was moved, seconded and carried to approve for a vote of the membership a proposed bylaw change to Article XI, Section 5 regarding the composition of the Nominating Task Force increasing it from seven to eleven members and to require replacements be appointed for those with a conflict of interest.

GPRMLS Report

GPRMLS Chair Kammandel reported on the activities of the MLS Board.

Governmental Affairs

Vice Chairperson Swanson reported that the committee spoke with Omaha City Councilman Garry Gernandt on the ordinance proposed by Councilman Chris Jerram that would require a mandatory review of older structures before an owner would be allowed to clear the lot.



It was moved, seconded and carried to approved the proposed Public Policy Statement concerning private property rights, and to oppose, as written, the proposed ordinance related to the demolition of privately-owned older structures.

RPAC Fundraising

Chairperson Dohse reported that \$86,323 had been raised to date toward their \$100,000 goal for 2016. The participation rate is currently 49.4 percent. The Grillin' & Chillin' at the Beach event is scheduled for July 21, YPN Scavenger Hunt is October 6, and the RPAC CE Day is scheduled for October 27, 2016.

Education

Director Bierman reported on the KIP Session Around the Water Cooler with the Commish on June 23. Chair Meyer reported the next KIP, When Agents Communicate Across Generations is July 21 and the committee is discussing offering Designation classes in place of free CE classes in January.

Social Events

Chairperson Swanson reported on upcoming events that include Storm Chasers game on July 15, OABR Picnic on August 10 and The Outside-In Clothing Drive beginning August 10. Other new events include Bubble Soccer, Courts 4 Kids and an event with the Boys and Girls Club of the Midlands.

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

Diversity

Staff liaison Shipley reported the committee interviewed one candidate for the Minority Outreach Scholarship that was approved and one current recipient will join the association next month.

Placemaking

Chairperson Dohse updated the board on the progress of the improvements approved for Crosskey Villages Park. Concrete is poured for the saucer swing and the estimated completion date for the gazebo is 10 to 14 days.

YPN

Chairperson Lorimer updated the board on the Soaring Wings Vineyard event on September 7, and the Pay It Forward Scavenger Hunt on October 6. YPN is currently working on their committee's strategic plan along with their vision and goals.



Omaha WCR Chapter

President Archer reported on the annual WCR Golf Outing scheduled for July 7, at Pacific Springs. Upcoming Business luncheons are scheduled for August 11, with Omaha Mayor Jean Stothert; and September 15, with David Brown from the Omaha Chamber of Commerce.

NREC

Commissioners Freeman and Alloway reported on current events.

Adjournment

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

- No meeting in July
- Wednesday, August 31
- Wednesday, September 28

There will be no meeting in July.

There being no further business, the meeting adjourned.



MINUTES
Board of Directors
August 31, 2016

The meeting was called to order at 10:00 a.m. by 2016 President Andy Alloway.

Present:

Andy Alloway, President
Monica Lang, President-Elect
Mark Leaders, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2016
Susan Clark, Director 2018
Doug Dohse, Director 2017
Herb Freeman, Director 2015

Lindsey Krenk, Director 2016
Henry Kammandel, (MLS) Director 2016
Crystal Archer, (WCR) Director 2016
Trudy Meyer, Education Chair
Mary Sindelar, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Bill Swanson, Director 2018
Mark Wehner, (Past Pres.) Director 2016

Brent Rasmussen (Affiliates) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

It was moved, seconded and carried to approve the minutes of the June 29, 2016 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Alloway reviewed market activity, statistics and the calendar of events.

It was moved, seconded and carried to decline a request of the Nebraska REALTORS® Association for their upcoming Centennial celebration, "REALTORS® Building Communities." Director Freeman abstained.

It was moved, seconded and carried to approve a \$1,500 donation to the Nebraska Statehood Celebration, acknowledging 150 years of statehood.

It was moved, seconded, and carried to appoint Doug Dohse to the Nebraska REALTORS® Association Board of Directors, as an additional Omaha Region Director due to the growth in membership.



CEO Report

An amendment to Article XI, Section 5 of the OABR Bylaws was approved on August 10, 2016, increasing the size of the Nominating Task Force.

GPRMLS Report

GPRMLS Chair Kammandel reported on the activities of the MLS Board including the Supra LockBox Exchange on September 26-28, at the DC Centre.

An update was also given on Midlands Regional CIE.

It was moved, seconded and carried to approve the election of Gregg Mitchell, MLS Category 2 Director and Monica Lang, MLS Category 3 Director.

Governmental Affairs

Director Dohse reported that Jennifer Creager, Director of Public Policy for the Greater Omaha Chamber of Commerce spoke on the goals of the Chamber, and other current political issues.

Also Governmental Affairs Director Perre Neilan updated the committee on the successful effort to defeat the proposed demolition ordinance by the Omaha City Council.

RPAC Fundraising

Co-Chair Dohse reported that \$99,240 had been raised to date toward a \$100,000 goal for 2016. The participation rate is currently 52.4 percent. 2017 dues billing has already raised \$52,646 with 1025 members investing for next year.

Education

Chairperson Meyer reported the Education Forum has decided to offer REBAC or ABR Courses at the OABR office. \$2,500 is paid annually as a provider fee to provide these classes. This would be done in place of a national speaker in January.

Social Events

Chairperson Dohse reported on past events that included a Storm Chasers game on July 15, and the OABR Picnic on August 10. The Outside-In Clothing Drive is going on until September 23. Other new events include Bubble Soccer and an event with the Boys and Girls Club of the Midlands.

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



Diversity

Chairperson Sindelar reported as of January this year, eight scholarship applicants have joined as members and another 13 potential applicants are still in the process of obtaining their license.

Placemaking

Chairperson Dohse updated the board on the progress of the improvements approved for Crosskey Villages Park. A thank you card was also received from a homeowner who frequents the park and is appreciative of the improvements made.

Young Professionals Network

Director Krenk updated the board on the Pay It Forward Scavenger Hunt on October 6, at The Hive. For 2017, Brian Kays is the Chairperson, Kyle Schulze is Vice-Chair; Secretary/Treasurer is Kaylane Wickert. YPN is currently working on finalizing a strategic plan for the network.

Omaha WCR Chapter

President Archer reported on the Business luncheon scheduled for September 15, with David Brown from the Omaha Chamber of Commerce and the Business Success Forum is October 13 at Champions Run.

NREC

Commissioners Freeman and Alloway reported on the issues and events of the commission.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, September 28
- Wednesday, October 26,
- Wednesday, November 30

There being no further business, the meeting adjourned.