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**MINUTES**  
**BOARD OF DIRECTORS**  
**Tuesday, September 17, 2024**

The meeting was called to order at 9:30 a.m. by 2025 President Jessica Sawyer.

**Present:**

Jessica Sawyer, President  
Brad Fricke, President-Elect  
Jill Anderson, Secretary/Treasurer  
Charles Chadwick, Director 2027  
Darla Bengtson, Director 2025  
Sarina McNeel, Director, 2027  
Kyle Schulze, Director 2024  
Angel Starks, Director 2025  
Ervin Youmans, Director 2025

Denise Poppen, (Past Pres.) Director 2025  
Brent Rasmussen, (Affiliates) Director 2025  
Trac Burkhardt 2025 Women's Council President  
Nicole Riddle, Professional Development Chair  
Debbie Williams, Social Events Vice-Chair  
Kelly Andreasen, Social Events Member  
Doug Rotthaus, Chief Executive Officer  
Donna Shipley, Programs Director

**Excused:**

Mike McGlynn, Director 2025

Henry Kammandel, (GPRMLS Chair) Director 2025

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

**Officer Reports**

It was moved, seconded and carried to approve the meeting minutes dated August 23, 2024.

The year-end and monthly financial statements were reviewed and filed for audit.

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

The Board reviewed market activity and statistics.

OABR President Sawyer reported on the NAR Leadership meetings and a meeting with HUD's local field office.

**GPRMLS**

Secretary/Treasurer Anderson reported the GPRMLS LLC Directors will be meeting later today to discuss amending the Purchase Agreement to include terms of compensation.

**Professional Development**

OABR President-Elect Fricke reported the Professional Development Committee is offering an ABR Class October 23 and 29, 2024 at no cost to the membership. Dave Legaz has been obtained to speak on September 19 as a "Lunch and Learn" for REALTOR® Safety Month. The committee is planning a CE class and reception in April for Fair Housing Month.



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### **YPN Advisory Committee**

Director Schulze reported YPN is hosting a Tech Summit Event on October 11 at Bowlero. Monday Morning Grind was held on Monday September 16.

### **Women's Council Omaha Chapter**

President Burkhardt reported September 26 will be a Safety Event with hands on training on self-defense. October 24 will be the Membership Appreciation event at Spare Time and the Holiday Tea and Installation is scheduled for December 12, 2024.

### **CEO**

CEO Rotthaus welcomed new directors and guests to the meeting. He shared that OABR has received over 900 responses to the Member Survey sent out in August. Additionally, GPRMLS is in the process of updating the school data in the MLS System.

OABR has hired Jenny Coons to replace Monica Bayles.

### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, October 30, 2024
- Wednesday, November 27, 2024
- No December meetings

### **Adjournment**

There being no further business, the meeting adjourned



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## **MINUTES**

### **BOARD OF DIRECTORS**

#### **Wednesday, October 30, 2024**

The meeting was called to order at 9:30 a.m. by 2025 President Jessica Sawyer.

#### **Present:**

Jessica Sawyer, President	Henry Kammandel, (GPRMLS Chair) Director 2025
Brad Fricke, President-Elect	Trac Burkhardt 2025 Women's Council President
Jill Anderson, Secretary/Treasurer	Erin Trescott, Affiliate Vice-Chair
Charles Chadwick, Director 2027	Nicole Riddle, Professional Development Chair
Darla Bengtson, Director 2025	Justin Evers, Professional Development Safety Vice-Chair
Mike McGlynn, Director 2025	Debbie Williams, Social Events Vice-Chair
Sarina McNeel, Director, 2027	Brooke Ayoub, YPN Vice-Chair
Kyle Schulze, Director 2024	Doug Rotthaus, Chief Executive Officer
Angel Starks, Director 2025	Donna Shipley, Programs Director
Ervin Youmans, Director 2025	
Denise Poppen, (Past Pres.) Director 2025	

#### **Excused:**

Brent Rasmussen, (Affiliates) Director 2025

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

#### **Officer Reports**

It was moved, seconded and carried to approve the meeting minutes dated September 17, 2024.

The monthly financial statements were reviewed and filed for audit.

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

The Board reviewed market activity and statistics.

OABR President Sawyer reported on the NAR NXT Conference is scheduled for November 8-10, 2024.

#### **GPRMLS**

No report

#### **Foundation**

OABR Foundation President Poppen reported the Foundation Board of Director donated \$10,000 to REALTORS® Relief Foundation and toured the Heartland Hope Mission Crisis Response Center on October 3, 2024.



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### **Governmental Affairs**

Director Bengtson reported Omaha City Councilman Brinker Harding updated the Governmental Affairs Committee on the Omaha City Council developments in downtown Omaha and the upcoming election.

It was moved, seconded and carried to recommend to the NRA RPAC Trustees to contribute \$10,000 each to Brinker Harding, Omaha City Council District 6, Aimee Melton, Omaha City Council District 7 and Don Rowe, Omaha City Council District 5.

### **RPAC**

Director Bengtson reported the local 2024 RPAC effort has raised \$149,932 towards a goal of \$187,195. In addition, there are approximately \$5,800 in unpaid pledged to be collected. OABR needs 65 new investors to hit their participation goal of 37%. The RPAC Thank-a-Thon is scheduled for December 10 from 11:00am-1:00pm.

### **Professional Development**

Professional Development Chair Riddle reported the Professional Development Committee offered an ABR Class October 23 and 29, 2024 at no cost to the membership. Dave Legaz spoke on September 19 as a "Lunch and Learn" for REALTOR® Safety Month. The committee is planning a CE class and reception in April for Fair Housing Month.

Director Starks reported for Fair Housing month, the Professional Development Committee will hold a "At Home With Diversity" on Friday April 25 with a pinning ceremony after and two classes on Wednesday May 14, At the Corner of Smart Growth and Sustainability and Bias Override: Overcoming Barriers to Fair Housing.

### **Social Events**

Social Events Member Nicole Riddle thanked all who attended the Chili Cook-Off on October 9 which raised over \$3,000 for the Food Bank for the Heartland. REALTOR® Ring Day is scheduled for December 6 and the committee is working on an event in February with Omaha Super Novas.

### **Diversity**

Director Youmans reported the Diversity Scholarship Committee interviewed 4 candidates and approved three Diversity Scholarship.

### **YPN Advisory Committee**

YPN Vice-Chair Ayoub reported YPN hosted a Tech Summit Event on October 11 at Bowlero. YPN held their Strategic Planning meeting in October and decided Monday Morning Grind will be held on a quarterly basis.

### **Affiliates**

Affiliate Vice-Chair Trescott reported Turkey Bowl is scheduled for Wednesday November 20 and the golf event is scheduled for May 12 at Oak Hills Country Club.

### **Women's Council Omaha Chapter**

President Burkhardt reported November 21 will be the Holiday Boutique and the Holiday Tea and Installation is scheduled for December 12, 2024.



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### **CEO**

CEO Rotthaus shared on October 3, 2024; the US Department of Justice issued a Civil Investigative Demand to Great Plains Regional MLS.

There was a consensus of the OABR Board of Directors to purchase a retirement gift for Greg Lemon, NREC Director in the amount of \$250.

It was moved, seconded and carried to approve the 2025 OABR Committees as presented.

### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, November 27, 2024
- No December meetings
- Wednesday January 22, 2025

### **Adjournment**

There being no further business, the meeting adjourned



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**MINUTES**  
**BOARD OF DIRECTORS**  
**Wednesday, November 27, 2024**

The meeting was called to order at 9:30 a.m. by 2025 President Jessica Sawyer.

**Present:**

Jessica Sawyer, President  
Brad Fricke, President-Elect  
Jill Anderson, Secretary/Treasurer  
Charles Chadwick, Director 2027  
Darla Bengtson, Director 2025  
Mike McGlynn, Director 2025  
Sarina McNeel, Director, 2027  
Kyle Schulze, Director 2024  
Angel Starks, Director 2025  
Ervin Youmans, Director 2025

Henry Kammandel, (GPRMLS Chair) Director 2025  
Trac Burkhardt 2025 Women's Council President  
Brent Rasmussen, (Affiliates) Director 2025  
Nicole Riddle, Professional Development Chair  
Mandi Lackas, Social Events Chair  
Debbie Williams, Social Events Vice-Chair  
Doug Rotthaus, Chief Executive Officer  
Donna Shipley, Programs Director

**Excused:**

Denise Poppen, (Past Pres.) Director 2025

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

**Officer Reports**

It was moved, seconded and carried to approve the meeting minutes dated October 30, 2024.

The monthly financial statements were reviewed and filed for audit.

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

The Board reviewed market activity and statistics.

OABR President Sawyer reported on the staff changes at the Nebraska REALTORS® Association office.

**GPRMLS**

GPRMLS Inc Chair Kammandel reported the GPRMLS Inc approved to donate \$25,000 to the Welcome Home Coalition. Henry Kammandel was reappointed as a Category 2 Director and Tammy Moss was appointed as a Category 3 Director on the GPRMLS LLC Board and Regi Powell was appointed as a MRCIE Director.



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### **Governmental Affairs**

Director Bengtson reported Austin Rowers, Omaha Public Works Assistant Director/City Engineer spoke to the Governmental Affairs on the current and upcoming projects for the city of Omaha.

NRA's Political Action Days is scheduled for Tuesday and Wednesday January 27-29, 2025 with Leadership Training Monday January 27 at the Innovation Campus in Lincoln with guest speaker Bob Harris. The NRA Governmental Affairs Committee/Bill Review is scheduled for Saturday January 25, 2025.

### **RPAC**

Director Bengtson reported the local 2024 RPAC effort has raised \$162,585,932 towards a goal of \$187,195. In addition, there is \$20,000 CAP money and there is approximately \$1,600 in unpaid pledges to be collected. OABR needs approximately \$3,020 to hit goal. The RPAC Thank-a-Thon is scheduled for December 10 from 11:00am-1:00pm. Tuesday February 27 will be the Women's Council RPAC breakfast.

### **Professional Development**

Professional Development Chair Riddle reported the Professional Development Committee is offering the Pricing Strategies: Mastering the CMA (PSA) on March 12 and is looking to hold a Seniors Real Estate Specialist (SRES) class.

Director Starks reported for Fair Housing month, the Professional Development Committee will hold a "At Home With Diversity" on Friday April 25 with a pinning ceremony after and two classes on Wednesday May 14, At the Corner of Smart Growth and Sustainability and Bias Override: Overcoming Barriers to Fair Housing.

### **Social Events**

Social Events Chair Lackas thanked all who attended the Chili Cook-Off on October 9 which raised over \$3,000 for the Food Bank for the Heartland. REALTOR® Ring Day is scheduled for December 6 and the committee is working on an event in February with Omaha Super Novas.

### **Diversity**

Director Youmans reported the Diversity Scholarship Committee interviewed 4 candidates and approved 3 Diversity Scholarship.

### **YPN Advisory Committee**

YPN Chair Circo reported YPN is looking at changing the Monday Morning Grind to Empower Hours and to be held on a quarterly basis with a networking speaker. The event could be held in the morning or the afternoon. YPN would also like to team up with the other OABR Committees and Women's Council to do a Committee Fair for the membership to help bring awareness and understanding of what each committee does.

### **Affiliates**

Affiliate Chair Rasmussen reported Turkey Bowl was scheduled on Wednesday November 20 and was a success and the golf event is scheduled for May 12 at Oak Hills Country Club.

### **Women's Council Omaha Chapter**

President Burkhardt reported December 4 is the Past President's lunch, December 12 is the Installation at Champions Run and January 16 is the Membership Mixer at Social West.



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### **NREC**

Director Chadwick gave an update on the NREC Commission meetings which was also Greg Lemon's last meeting as NREC Director. Director Lemon's retirement party was held later that evening.

### **CEO**

CEO Rotthaus shared that Joe Gehrki has been hired to be the next Nebraska Real Estate Commission Director.

CEO Rotthaus shared an updated on the Department of Justice final settlement with NAR and the Civil Investigative Demand to Great Plains Regional MLS.

There is a potential candidate to lease half of the basement space of the OABR building.

It was moved, seconded and carried to approve to donate \$1000 to NRA RPAC Silent Auction which will be held at the Nebraska REALTORS® Association Annual Convention April 7-9, 2025. Kyle Schulze and Angel Starks abstained.

OABR Directors and Chairs reported on the NAR NXT Meetings held November 6-11, 2024.

### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- No December meetings
- Wednesday January 22, 2025
- Friday, February 21, 2025
- Wednesday, March 26, 2025

### **Adjournment**

There being no further business, the meeting adjourned





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## **MINUTES**

### **BOARD OF DIRECTORS**

#### **Wednesday, January 22, 2025**

The meeting was called to order at 9:30 a.m. by 2025 President Jessica Sawyer.

#### **Present:**

Jessica Sawyer, President  
Brad Fricke, President-Elect  
Jill Anderson, Secretary/Treasurer  
Darla Bengtson, Director 2025  
Mike McGlynn, Director 2025  
Sarina McNeel, Director, 2027  
Kyle Schulze, Director 2024  
Angel Starks, Director 2025  
Denise Poppen, (Past Pres.) Director 2025

Henry Kammandel, (GPRMLS Chair) Director 2025  
Nicole Riddle, Professional Development Chair  
Mandi Lackas, Social Events Chair  
Erin Trescott, Affiliates Vice-Chair  
Brooke Ayoub, YPN Vice-Chair  
Milt Schneider, Diversity Vice-Chair  
Doug Rotthaus, Chief Executive Officer  
Donna Shipley, Programs Director

#### **Excused:**

Charles Chadwick, Director 2027  
Ervin Youmans, Director 2025  
Trac Burkhardt 2025 Women's Council President

Brent Rasmussen, (Affiliates) Director 2025

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

#### **Officer Reports**

It was moved, seconded, and carried to approve the meeting minutes dated November 27, 2024.

The monthly financial statements were reviewed and filed for audit.

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

The Board reviewed market activity and statistics.

It was moved, seconded and carried to approve the NAR Mandatory Bylaw changes as drafted.

It was moved, seconded and carried to rescind the Board of Directors action taken on 10/26/22 pertaining to the policy on REALTOR® Members completing three hours of Fair Housing instruction every three years.



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### **GPRMLS**

GPRMLS Inc Chair Kammandel reported the GPRMLS LLC Board of Directors elected Dan Minarik as Chair and Susan Clark as Vice Chair for 2025.

### **Foundation**

Foundation President Poppen reported \$10,000 was donated to the Heartland Hope Mission Crisis Response Center and \$20,000 was donated to Builders of Future Foundation. Mark Leaders will fill the remaining Director term of Joe Gehrki ending August 2025.

### **Governmental Affairs**

President Sawyer reported Douglas County Sheriff Aaron Hanson spoke to the committee about property crimes, cyber scams and shared stats from 2023 to 2024 on crimes and burglaries.

### **RPAC**

Director Bengtson reported the local 2024 RPAC effort had raised \$187,725, which exceeded the goal of \$187,195. The 2025 RPAC goal is \$186,550. Thursday, February 27, is the annual Women's Council of REALTORS® RPAC breakfast.

Director McNeel spoke on OABR Committee Chairs hosting a quarterly Happy Hour designed to boost committee engagement. The first Happy Hour is scheduled for March 25 at DJ's Dugout.

### **Professional Development**

Professional Development Chair Riddle reported that the Committee is offering Pricing Strategies: Mastering the CMA (PSA) on March 12 and the Seniors Real Estate Specialist (SRES), a two-day class on June 19 and 24.

The Professional Development Committee is also hosting an At Home With Diversity class on Friday, April 25, with a pinning ceremony afterward and two classes on Wednesday, May 14, At the Corner of Smart Growth and Sustainability and Bias Override: Overcoming Barriers to Fair Housing.

### **Social Events**

Social Events Chair Lackas reported REALTOR® Ring Day raised over \$10,000 in December. A family event is scheduled for a Supernovas match on February 27.

### **Diversity**

Diversity Vice-Chair Schneider reported that the Diversity Scholarship Committee interviewed and approved three candidates for a Diversity Scholarship.

### **YPN Advisory Committee**

YPN Vice-Chair Ayoub reported that YPN renamed Monday Morning Grind to Empower Hour, to be held quarterly with networking and a local speaker. The first Empower Hour was held in the OABR Education Center on January 17, with encouraging attendance.



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### **Affiliates**

Affiliate Vice-Chair Trescott reported that the Turkey Bowl event raised over \$34,000 in November. The annual golf event is scheduled for May 12 at Oak Hills Country Club, and the 2025 Turkey Bowl is scheduled for November 19 at Maplewood Lanes.

### **Women's Council Omaha Chapter**

Director McNeel reported January 16 was the Membership Mixer at Social West and February 27 is the RPAC breakfast. The spring event will be in April with a Music Trivia/Name That Tune Vibe.

### **CEO**

CEO Rotthaus reminded the directors of the NRA Political Action Days scheduled for Tuesday and Wednesday, January 28-29, 2025, with Leadership Training on Monday, January 27, before the meetings at the Innovation Campus in Lincoln with guest speaker Bob Harris. The NRA Governmental Affairs Committee, Legislative Bill Review will be on Saturday, January 25, 2025 either in person or via Zoom.

The south half of the OABR's basement has been leased to REALTORS Property Resource®, subject to their Board of Directors approval in March. Other potential tenants are also looking at the remaining space.

Lisa Ritter was appointed Senator Pete Ricketts's Federal Political Coordinator, filling the vacancy left by Joe Gehrki, who previously held the position.

It was moved, seconded, and carried to approve a \$3,000 expenditure to support REBarCamp Nebraska on May 2, 2025. Kyle Schulze abstained.

### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Friday, February 21, 2025
- Wednesday, March 26, 2025
- Wednesday, April 30, 2025

The OABR Board of Directors went into executive session at 10:55 am, to discuss candidates to fill a vacancy on the Nebraska RPAC Board of Trustees (Omaha Region).

It was moved, seconded, and carried to recommend the Andy Alloway to fill the vacancy on the Nebraska RPAC Board of Trustees for the Omaha Region through the end of the year.

The OABR Board of Directors ended the executive session at 11:05 am.

### **Adjournment**

There being no further business, the meeting was adjourned.



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## **MINUTES**

### **BOARD OF DIRECTORS**

#### **Friday, February 21, 2025**

The meeting was called to order at 9:30 a.m. by 2025 President Jessica Sawyer.

#### **Present:**

Jessica Sawyer, President  
Brad Fricke, President-Elect  
Charles Chadwick, Director 2027  
Sarina McNeel, Director, 2027  
Angel Starks, Director 2025

Ervin Youmans, Director 2025  
Trac Burkhardt 2025 Women's Council President  
Doug Rotthaus, Chief Executive Officer  
Donna Shipley, Programs Director

#### **Excused:**

Jill Anderson, Secretary/Treasurer  
Darla Bengtson, Director 2025  
Mike McGlynn, Director 2025  
Kyle Schulze, Director 2024

Denise Poppen, (Past Pres.) Director 2025  
Henry Kammandel, (GPRMLS Chair) Director 2025  
Brent Rasmussen, (Affiliates) Director 2025

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

#### **Officer Reports**

It was moved, seconded, and carried to approve the January 22, 2025 meeting minutes.

The monthly financial statements were reviewed and filed for audit.

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

The Board reviewed market activity and statistics.

#### **Foundation**

President-Elect Fricke reported that the OABR Foundation approved matching up to \$10,000 in contributions made by OABR members to the National Association of REALTORS® REALTOR® Relief Foundation, through the final day of the Nebraska REALTORS® Association Convention on April 9, 2025.

#### **Governmental Affairs**

Director Chadwick reported that Michael Goodwillie will fill the remaining term of Douglas County Assessor and Register of Deeds Walt Pfeffer (an OABR Member), who passed away in January.

It was moved, seconded, and carried to financially support the following Omaha City Council Candidates in the upcoming City Elections with RPAC Contributions to their campaigns: Pete Festersen (District 1) \$2,500; Danny Begley (District 3) \$1,000; and Ron Hug (District 4) \$1000.



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It was moved, seconded, and carried to financially support Jim Cavanaugh (Douglas County Commission, District 2) with an RPAC Contribution of \$1,000.

### **2025 RPAC Fundraising**

Director McNeel reported that the local 2025 RPAC effort had raised \$66,575 towards a goal of \$186,550. The Women's Council of REALTORS® - Omaha Network will host their annual RPAC Breakfast on Thursday, February 27 at Champion's Run. A Spring RPAC event is also planned at the Prehistoric Putt mini golf facility.

### **Professional Development**

Director Starks reported that the Committee is offering Pricing Strategies: Mastering the CMA (PSA) on March 12 and the Seniors Real Estate Specialist (SRES), a two-day class on June 19 and 24.

The Professional Development Committee is also hosting an At Home With Diversity class on Friday, April 25, with a pinning ceremony in June, plus two classes on Wednesday, May 14: At the Corner of Smart Growth and Sustainability and Bias Override: Overcoming Barriers to Fair Housing.

### **Social Events**

The Supernovas REALTOR® event is on Thursday, February 27, and over 200 tickets have been purchased.

### **YPN Advisory Committee**

The next Empower Hours is scheduled for Thursday, March 13, to tour the Joslyn Art Museum, and Monday, April 21, for a "Lunch and Learn" event. REALTOR® Games, formally REALTOR® Olympics, is tentatively scheduled for Wednesday, September 3 at Crosskey Villages Park.

### **WCR Omaha Network**

WCR Omaha Network President Burkhardt reported that Thursday, February 27 is the RPAC breakfast and Tuesday, April 22 is Music Trivia.

It was moved, seconded, and carried to provide \$1,000 to sponsor the Grand Prize for the WCR Omaha Network Spring Extravaganza.

### **CEO**

CEO Rotthaus presented information on the REALTOR® Organization's three-way agreement between the local, state, and national levels. The MLS requirement for REALTOR® membership, the NAR Clear Cooperation Policy, and the conversations surrounding those issues.

### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, March 26, 2025
- Wednesday, April 30, 2025
- Wednesday, May 28, 2025

### **Adjournment**

There being no further business, the meeting adjourned.



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## **MINUTES**

### **BOARD OF DIRECTORS**

### **Wednesday, March 26, 2025**

The meeting was called to order at 9:30 a.m. by 2025 President Jessica Sawyer.

**Present:**

Jessica Sawyer, President  
Brad Fricke, President-Elect  
Jill Anderson, Secretary-Treasurer  
Darla Bengtson, Director 2025  
Charles Chadwick, Director 2027  
Mike McGlynn, Director 2025  
Sarina McNeel, Director, 2027  
Kyle Schulze, Director 2027  
Ervin Youmans, Director 2025  
Denise Poppen, (Past Pres.) Director 2025  
Henry Kammandel (GPRMLS) Director 2025

Brent Rasmussen (Affiliates) Director 2025  
Trac Burkhardt (WCR) Director 2025  
Nicole Riddle, Professional Development Chair  
Mandi Lackas, Social Events Chair  
Karen Jennings, Governmental Affairs Vice Chair  
Brook Ayoub, Young Professionals Network Vice Chair  
Debbie Williams, Social Events Vice Chair  
Erin Trescott, Affiliate Vice Chair  
Doug Rotthaus, Chief Executive Officer  
Donna Shipley, Programs Director  
Jordan Forbes, Communication and Events Director

**Excused:**

Angel Starks, Director 2025

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

It was moved, seconded, and carried to approve the February 21, 2025 meeting minutes.

It was moved, seconded, and carried to postpone approval of the 2024 OABR Audit Report until the Directors have had an opportunity to review the report and confirm via email their support or opposition to the approval.

The monthly financial statements were reviewed and filed for audit.

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

The Board reviewed GPRMLS statistics.

### **RPAC**

Director Bengtson reported the local 2025 RPAC effort had raised \$89,007 towards a goal of \$186,550. The Women's Council of REALTORS® Omaha Network breakfast on February 27, raised \$37,465 for RPAC. A Spring Event will be held on May 20 at the Prehistoric Putt-Putt facility. The Nebraska REALTORS® Association is hosting an online Silent Auction beginning April 1.



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### **Professional Development**

Chair Riddle reported that the Committee offered Pricing Strategies: Mastering the CMA (PSA) on March 12 and will offer the Seniors Real Estate Specialist (SRES) a two-day class on June 19 and 24.

The Professional Development Committee is hosting an At Home With Diversity class on April 25 and a pinning ceremony in June. Two courses are scheduled for May 14: At the Corner of Smart Growth and Sustainability and Bias Override: Overcoming Barriers to Fair Housing.

### **Social Events**

Social Events to host a "Bowls of Hope" Breakfast Food Drive to benefit the Heartland Hope Mission from May 2025 through June 2025.

### **Diversity**

Director Youmans reported that the Diversity Scholarship Committee interviewed two candidates and approved one for the Minority Outreach Scholarship.

### **YPN Advisory Committee**

The next Empower Hours is scheduled for April 21 as a Lunch and Learn session.

### **Affiliate**

Director Rassmussen reported the OABR Golf Outing will be May 12 at Oak Hills Golf Course.

### **Women's Council of REALTORS® Omaha Network**

Network President Burkhardt reminded everyone that tomorrow, March 27, they are featuring a Builders Panel, and on April 22 will be their Spring Extravaganza.

### **CEO**

CEO Rotthaus reported that Julie Joeckel was hired as the Nebraska REALTORS® Association CEO effective April 1, and discussed the National Association of REALTORS® adoption of a revised Clear Cooperation Policy that will now include Multiple Listing Options for Sellers.

The National Association of REALTORS Legislative Meetings will be May 31-June 5, 2025.

### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, April 30, 2025
- Wednesday, May 28, 2025
- Wednesday, June 25, 2025

### **Adjournment**

There being no further business, the meeting adjourned.



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## MINUTES

### BOARD OF DIRECTORS

#### Wednesday, April 30, 2025

The meeting was called to order at 9:30 a.m. by 2025 President Jessica Sawyer.

#### Present:

Jessica Sawyer, President	Trac Burkhardt 2025 Women's Council President
Brad Fricke, President-Elect	Mandi Lackas, Social Events Chair
Darla Bengtson, Director 2025	Brandon Johnson, Governmental Affairs Member
Charles Chadwick, Director 2027	Matt Circo, Youn Professionals Network Chair
Mike McGlynn, Director 2025	Brook Ayoub, Young Professionals Network Vice Chair
Sarina McNeel, Director, 2027	Debbie Williams, Social Events Vice Chair
Kyle Schulze, Director 2024	Doug Rotthaus, Chief Executive Officer
Ervin Youmans, Director 2025	Donna Shipley, Programs Director
Denise Poppen, (Past Pres.) Director 2025	Jordan Forbes, Marketing & Events
Brent Rasmussen, (Affiliates) Director 2025	Julio Abdiel, guest

#### Excused:

Jill Anderson, Secretary/Treasurer	Henry Kammandel, (GPRMLS Chair) Director 2025
Angel Starks, Director 2025	

Total meeting attendance = 20 (11 Directors, 3 Staff, 6 Guests)

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

#### Officer Reports

It was moved, seconded and carried to approve the meeting minutes dated March 26, 2025.

The monthly financial statements were reviewed and filed for audit.

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

The Board reviewed market activity and statistics.

#### Foundation

Foundation President Poppen reported the board approved matching contributions up to \$10,000 for all Omaha members who donated to the REALTOR® Relief Drive between March 1 and April 9. Member donations totaled \$3,105. In addition, the Foundation contributed \$5,000 to NRA's Home Buyers Assistance Foundation.

#### Building Safety

President-Elect Fricke updated the directors on the items that have been completed since the last inspection and the improvements to preserve the property's value.





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It was moved, seconded and carried to approve to authorize the OABR to spend up to \$6,000 for parking lot crack sealing, sealcoating, and striping. One abstained.

#### **Governmental Affairs**

It was moved, seconded and carried to approve a \$5,000 RPAC check contribution to Brinker Harding, Omaha City Council District, District 6.

NAR's Midyear Meetings are scheduled for May 31 through June 5 with Nebraska Hill Visits on Wednesday June 4 from 1:00pm – 3:00pm.

#### **RPAC**

Director Bengtson reported the local 2025 RPAC efforts has raised \$104,522 and \$22,055 in pledges towards a goal of \$186,550. RPAC to hold a summer event on July 24 at the Prehistoric Putt-Putt on 120<sup>th</sup> & Center.

It was moved, seconded and carried for the OABR Board of Directors to contribute \$10,000 to the NAR Corporate Ally Program.

#### **Diversity**

Director Youmans reported that the Diversity Scholarship Committee is meeting in person now and interviewed and approved 2 candidates for the Minority Outreach Scholarship.

#### **YPN Advisory Committee**

YPN Chair Circo reported the last Empower Hours was scheduled for April 21 as a "Lunch and Learn" and the next one will be scheduled in August/September 2025. September 3 is REALTOR® games and Tech Summit will be held in October with assistance from the Professional Development Committee.

#### **Affiliate**

Director Rassmussen reported the OABR Golf Outing is scheduled for May 12 at Oak Hills Golf Course.

#### **Women's Council Omaha Network**

Women's Council President Burkhardt reported April 22 was the Spring Extravaganza, the next business meetings are May 22 and June 26, Building Your Business series and August 21 will be Coach Cook.

#### **CEO**

CEO Rotthaus reported that the tenants are moving into the basement tomorrow.

Social Events Chair Lackas reported "Bowls of Hope", a breakfast food drive for Heartland Hope Mission Crisis Center will begin May 1 through June 25. The drive wraps up with a Taco Truck on June 25 in the OABR Parking lot.



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### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, May 28, 2025
- Wednesday, June 25, 2025
- Wednesday, August 27, 2025

### **Adjournment**

There being no further business, the meeting adjourned



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## **MINUTES**

### **BOARD OF DIRECTORS**

### **Wednesday, May 28, 2025**

The meeting was called to order at 9:30 a.m. by 2025 President Jessica Sawyer.

#### **Present:**

Jessica Sawyer, President	Ervin Youmans, Director 2025
Brad Fricke, President-Elect	Denise Poppen, (Past Pres.) Director 2025
Jill Anderson, Secretary-Treasurer	Brent Rasmussen, (Affiliates) Director 2025
Darla Bengtson, Director 2025	Trac Burkhardt 2025 Women's Council President
Charles Chadwick, Director 2027	Nicole Riddle, Professional Development Chair
Mike McGlynn, Director 2025	Brook Ayoub, Young Professionals Network Vice Chair
Sarina McNeel, Director, 2027	Debbie Williams, Social Events Vice Chair
Kyle Schulze, Director 2024	Doug Rotthaus, Chief Executive Officer
Angel Starks, Director 2025	Donna Shipley, Programs Director

#### **Excused:**

Henry Kammandel, (GPRMLS Chair) Director 2025

Total meeting attendance = 18 (13 Directors, 2 Staff, 3 Guests)

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

#### **Officer Reports**

It was moved, seconded and carried to approve the meeting minutes dated April 30, 2025.

The monthly financial statements were reviewed and filed for audit.

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

The Board reviewed market activity and statistics.

#### **Nominating**

President Sawyer presented the OABR 2026 slate of candidates for open positions on the board:

- President-Elect Jill Anderson
- Secretary-Treasurer Charles Chadwick
- 2028 Directors Mike McGlynn, Nicole Riddle

It was moved, seconded and carried to approve Angel Starks to the Omaha Area Board of REALTORS® Board of Directors to fill Charles Chadwick's unexpired 2027 term, if elected to the 2026 Secretary-Treasurer position. Angel Starks abstained.



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President Sawyer reported there are two RPAC Trustees Omaha Regional seats available. If interested, contact Ashlee Hendrickson.

#### **GPRMLS**

Secretary-Treasurer Anderson reported the GRPMLS Inc Directors approved their 2026 budget and to also invest \$10,000 in the NAR Corporate Ally Program.

The GPRMLS Inc Directors also approved the execution of the Moody's Market Core/Pro Contract for the MRCIE.

#### **Governmental Affairs**

Director Chadwick reported that guest speaker Brinker Harding, Omaha City Council District 6 spoke about the post-election results and upcoming city director changes.

#### **RPAC**

Director Bengtson reported the local 2025 RPAC efforts have raised \$107,062 and \$22,419 in pledges towards a goal of \$186,550. RPAC to hold a summer event on July 24 at the Prehistoric Putt on 120<sup>th</sup> & Center.

#### **Professional Development**

Chair Riddle reported a Safety Panel will be held on September 18 with the Douglas County Sherrif, Omaha Police Department, Washington County Sheriff and the 911 Call Center.

The Membership Breakfast is scheduled for August 7 with a topic of Pathway to Homeownership: Opportunities for First Time Homeowners and Clients with Funding Challenges. The Seniors Real Estate Specialists class is scheduled for June 19 and June 24, must attend both days for credit.

Director Starks reported that national speaker Nate Johnson taught At the Corner of Smart Growth and Sustainability and Bias Override: Overcoming Barriers to Fair Housing on May 14. The At Home With Diversity class was rescheduled to September 4.

#### **Social Events**

Vice Chair Williams spoke on the Heartland Hope Mission Cereal Drive "Bowls for Hope" currently taking place. There is a parking lot party on June 25 with a taco truck and the first 100 members will receive a \$10 coupon for lunch. On Tap for Success: Drafting Your Committee Spot is Tuesday June 24 at DJ's Dugout. The OABR Chili Cook-Off is scheduled for October 8.

#### **Diversity**

Director Youmans reported that the Diversity Committee interviewed and approved 2 candidates for the Diversity Scholarship.

#### **YPN Advisory Committee**

Vice Chair Ayoub reported September 3 is REALTOR® games and Tech Summit will be held on October 9 with assistance from the Professional Development Committee.



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#### **Affiliate**

Director Rassmussen reported the OABR Golf Outing was held May 12 at Oak Hills Golf Course.

#### **Women's Council Omaha Network**

Women's Council President Burkhardt reported their Building Your Business 3-part series began on May 22 with Branding; June 22 is Business Strategies and August 21 is Leadership & Motivation with Coach Cook. Women's Council golf is scheduled for September 16 at Tiburon Golf Club.

#### **CEO**

CEO Rotthaus reported that NAR's Legislative Meetings are scheduled for May 31 through June 5 with Nebraska Hill Visits on Wednesday June 4 from 1:00pm – 3:00pm.

September 1 is when OABR's fiscal year begins and next month the OABR budget will be presented.

#### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, June 25, 2025
- Wednesday, August 27, 2025
- Wednesday October 1, 2025

#### **Adjournment**

There being no further business, the meeting adjourned



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## **MINUTES**

### **BOARD OF DIRECTORS**

#### **Wednesday, June 25, 2025**

The meeting was called to order at 9:30 a.m. by President-Elect Brad Fricke.

#### Present

Brad Fricke, Pres.-Elect 2025  
Jill Anderson, Sec.-Treas. 2025  
Mike McGlynn, Director 2025  
Trac Burkhardt, Director 2025  
Denise Poppen, Director 2025  
Darla Bengtson, Director 2026  
Ervin Youmans, Director 2026  
Charles Chadwick, Director 2027

Sarina McNeel, Director, 2027  
Kyle Schulze, Director 2027  
Brooke Ayoub, YPN Vice Chair  
Mandi Lackas, Social Events Chair  
Nicole Riddle, Professional Development Chair  
Debbie Williams, Social Events Vice Chair  
Doug Rotthaus, CEO  
Donna Shipley, Programs Director

#### Excused

Jessica Sawyer, President  
Angel Starks, Director 2025

Henry Kammandel, Director 2025  
Brent Rasmussen, Director 2025

Total attendance = 16 (10 Directors, 4 Guests, 2 Staff)

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

#### **Officer Reports**

It was moved, seconded, and carried to approve the May 28, 2025, meeting minutes.

The monthly financial statements were reviewed and filed for audit.

It was moved, seconded, and carried to adopt the attached 2026 OABR Budget.

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

#### **GPRMLS**

Jill Anderson reported that the GRPMLS LLC Directors adopted language to clear up a NAR policy to “Section 1.3 Multiple Options for Sellers”.

#### **Governmental Affairs**

Jill Anderson reported that guest speaker Nebraska State Senator Tony Sorrentino, Legislative District 39, spoke about the current activities and proposed bills in the Nebraska Legislature. Mayor Ewing and City Councilwoman Goodwin took office the evening of June 10, and Don Begley was elected as City Council President.

#### **RPAC**

Darla Bengtson reported that the local 2025 RPAC efforts have raised \$108,290 plus \$21,791 in pledges, toward a goal of \$186,550. The RPAC summer event will be on July 24 at Prehistoric Putt.



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### **Professional Development**

Nicole Riddle reported that the Membership Breakfast is scheduled for August 7, with the topic "Pathway to Homeownership: Opportunities for First-Time Homeowners and Clients with Funding Challenges."

The Seniors Real Estate Specialists (SRS) class was successfully held on June 19 and 24. The "At Home With Diversity" class was rescheduled for September 4 (with Nate Johnson). "Talk Safety to Me: Inside the Response Team" is a Lunch and Learn event scheduled for September 18.

### **Social Events**

Mandy Lackas provided an update on the Heartland Hope Mission's "Bowls for Hope" cereal drive. On Tap for Success: Drafting Your Committee Spot was successfully held on June 24. The OABR Chili Cook-Off will be on October 8.

### **Diversity**

Ervin Youmans reported that the Diversity Committee interviewed and approved one candidate for the Diversity Scholarship.

### **YPN Committee**

Brooke Ayoub reported that the REALTOR® Games will be held on September 3 at Crosskey Villages Park, and the Tech Summit will be held on January 8, with assistance from the Professional Development Committee.

### **Affiliate**

Debbie Williams reported the OABR Turkey Bowl is scheduled for November 19 at Maplewood Lanes.

### **Women's Council Omaha Network**

Trac Burkhardt reported that the Building Your Business three-part series began on May 22 with Branding; June 22 is Business Strategies, and August 21 is Leadership & Motivation with Coach Cook at Around the Bend. The local WCR golf event is scheduled for September 16 at Tiburon Golf Club.

### **CEO**

OABR Installation of 2026 Officers and Directors will be on August 21.

### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.)

- Wednesday, June 25, 2025
- Wednesday, August 27, 2025
- Wednesday, October 1, 2025

### **Adjournment**

There being no further business, the meeting adjourned.

OABR BUDGET WORKSHEET  
2026

	2024 ACTUAL	2025 BUDGET	2025 6-MO	2025 6-MO X2	2026 PROPOSED
<b>CASH RECEIPTS</b>					
<b>DUES AND APPLICATION FEES</b>					
Initial Fee - DR G/L #4001 & 4005	4,350.00	3,400.00	900.00	1,800.00	2,000.00
Initial Fee - Realtor G/L #4002 & 4006	46,950.00	47,000.00	19,400.00	38,800.00	42,000.00
Initial Fee - Affiliate G/L #4003	2,050.00	2,000.00	550.00	1,100.00	2,000.00
Local Dues REALTOR G/L #4015 & 4028	594,489.72	580,000.00	569,338.66	1,138,677.32	570,000.00
Local Dues Affiliate G/L #4020	56,200.00	54,000.00	51,550.00	103,100.00	52,000.00
Local Dues Institute Affiliate G/L #4025	914.45	750.00	623.99	1,247.98	1,000.00
<b>TOTAL DUES AND APPLICATION FEES</b>	<b>704,954.17</b>	<b>687,150.00</b>	<b>642,362.65</b>	<b>1,284,725.30</b>	<b>669,000.00</b>
<b>MEMBER SERVICES</b>					
Focus Advertising G/L #4082	41,990.00	35,000.00	26,590.00	53,180.00	40,000.00
Education & Training GL 9500CON & 9500ORI	25,458.00	21,000.00	1,170.00	2,340.00	2,000.00
<b>TOTAL MEMBER SERVICES</b>	<b>67,448.00</b>	<b>56,000.00</b>	<b>27,760.00</b>	<b>55,520.00</b>	<b>42,000.00</b>
<b>ANCILLIARY BUSINESSES</b>					
Print Shop 6000-PRINT~6010-PRINT & 8000-8070REALST	464,551.94	460,500.00	218,068.43	436,136.86	450,000.00
Facility 6200-BLDG~6203-BLDG	354,167.83	241,000.00	65,349.98	130,699.96	235,000.00
<b>TOTAL ANCILLIARY BUSINESSES</b>	<b>818,719.77</b>	<b>701,500.00</b>	<b>283,418.41</b>	<b>566,836.82</b>	<b>685,000.00</b>
<b>INTEREST &amp; MISCELLANEOUS</b>					
Interest G/L #4161	76,901.50	55,000.00	49,273.95	98,547.90	80,000.00
Sales Tax Collection Fee G/L #4190	363.52	500.00	242.71	485.42	1,000.00
Miscellaneous G/L #4200, 4185 & 4202	46,178.92	32,000.00	22,020.60	44,041.20	32,000.00
<b>TOTAL INTEREST &amp; MISCELLANEOUS</b>	<b>123,443.94</b>	<b>87,500.00</b>	<b>71,537.26</b>	<b>143,074.52</b>	<b>113,000.00</b>
<b>TOTAL CASH RECEIPTS</b>	<b>1,714,565.88</b>	<b>1,532,150.00</b>	<b>1,025,078.32</b>	<b>2,050,156.64</b>	<b>1,509,000.00</b>



OABR BUDGET WORKSHEET  
2026

	2024 ACTUAL	2025 BUDGET	2025 6-MO	2025 6-MO X2	2026 PROPOSED
<b>CASH DISBURSEMENTS</b>					
<b>ADMINISTRATION</b>					
Administrative Salaries G/L #5000 & 5040	282,907.69	280,000.00	141,199.08	282,398.16	280,000.00
Allocated Salaries G/L #5005	(8,400.00)	(8,400.00)	(4,200.00)	(8,400.00)	(8,400.00)
Payroll Taxes G/L 5015	19,882.51	22,000.00	9,812.28	19,624.56	23,000.00
Staff Benefits G/L #5020	58,722.02	58,000.00	21,330.86	42,661.72	60,400.00
Staff Auto Allowance G/L #5025	307.02	1,000.00	100.50	201.00	1,000.00
Staff Professional Development/Travel G/L #5045	36,000.00	34,000.00	22,369.00	44,738.00	35,000.00
CEO Expense/Travel G/L #5360	6,029.92	7,000.00	4,411.66	8,823.32	8,000.00
<b>TOTAL ADMINISTRATION</b>	<b>395,449.16</b>	<b>393,600.00</b>	<b>195,023.38</b>	<b>390,046.76</b>	<b>399,000.00</b>
<b>OFFICE EXPENSE</b>					
Advertising & Promotion G/L 5050:5084 & 5091:5095	6,645.38	10,000.00	1,350.00	2,700.00	6,000.00
Supplies G/L #5155	12,443.04	10,000.00	993.50	1,987.00	10,000.00
Dues & Subscriptions G/L #5160	1,422.70	2,000.00	824.06	1,648.12	2,000.00
Bonds & Insurance G/L #5165	12,682.90	12,000.00	9,872.56	19,745.12	12,000.00
Telephone G/L #5170	2,930.96	3,500.00	3,399.68	6,799.36	4,500.00
Equipment Leases & Maintenance G/L #5175	3,406.72	3,200.00	981.25	1,962.50	3,000.00
Computer Maintenance G/L #5183	35,282.05	38,000.00	21,762.82	43,525.64	42,000.00
Postage G/L #5300	1,358.96	1,500.00	418.34	836.68	1,500.00
Miscellaneous Expense G/L #5550 & 5555	8,344.87	6,000.00	3,606.99	7,213.98	7,000.00
Charge Card Expense G/L #5540	62,948.67	50,000.00	11,998.24	23,996.48	26,000.00
REview Expense G/L #5200	118,142.62	120,000.00	59,238.10	118,476.20	118,000.00
<b>TOTAL OFFICE EXPENSE</b>	<b>265,608.87</b>	<b>256,200.00</b>	<b>114,445.54</b>	<b>228,891.08</b>	<b>232,000.00</b>
<b>PROFESSIONAL FEES</b>					
Outside Accounting G/L #5250	42,191.24	30,000.00	9,938.24	19,876.48	35,000.00
Legal Services G/L #5255	1,557.63	5,000.00	115.00	230.00	5,000.00
<b>TOTAL PROFESSIONAL FEES</b>	<b>43,748.87</b>	<b>35,000.00</b>	<b>10,053.24</b>	<b>20,106.48</b>	<b>40,000.00</b>
<b>COMMITTEES/EVENTS</b>					
Board of Directors G/L # All BOD, EXE, FOR, NOM	13,297.92	12,000.00	19,490.34	38,980.68	10,000.00
Inaugural G/L #9050~9140INA	20,930.63	16,000.00	711.90	1,423.80	16,000.00
Governmental Affairs Committee G/L #All GOV	986.20	1,000.00	478.90	957.80	2,000.00
RPAC Fundraising Task Force G/L #ALL RPA	39,142.84	25,000.00	3,651.95	7,303.90	25,000.00
Professional Development Committee G/L #All EDU & SAF	22,899.58	18,000.00	23,811.00	47,622.00	30,000.00
Orientation G/L 9550:9599	13,763.87	12,000.00	11,079.64	22,159.28	12,000.00
Social Events G/L #All MEM	10,933.97	10,000.00	5,658.90	11,317.80	15,000.00
YPN Committee G/L #ALL YPN	10,999.87	10,000.00	3,393.41	6,786.82	10,000.00
Affiliate Council G/L # 5182 & All AFF	5,027.57	10,000.00	33,864.66	67,729.32	10,000.00
Diversity Committee/Scholarship G/L All EQO	16,631.32	14,000.00	6,946.08	13,892.16	15,000.00
Volunteer Travel	0.00	0.00	25,134.00	0.00	40,000.00
<b>TOTAL COMMITTEES/EVENTS</b>	<b>154,613.77</b>	<b>128,000.00</b>	<b>134,220.78</b>	<b>218,173.56</b>	<b>185,000.00</b>
<b>ANCILLARY BUSINESSES</b>					
Print Shop 6015-PRINT~6056-PRINT	476,107.25	460,500.00	221,449.85	442,899.70	450,000.00
Facility 6220-BLDG~6238-BLDG	147,689.53	154,000.00	73,797.50	147,595.00	137,000.00
<b>TOTAL ANCILLARY BUSINESSES</b>	<b>623,796.78</b>	<b>614,500.00</b>	<b>295,247.35</b>	<b>590,494.70</b>	<b>587,000.00</b>
<b>TAXES</b>					
Personal Property Tax G/L #5700	436.93	500.00	723.66	1,447.32	900.00
Miscellaneous Tax G/L #5710	25.00	50.00	25.00	50.00	100.00
<b>TOTAL TAXES</b>	<b>461.93</b>	<b>550.00</b>	<b>748.66</b>	<b>1,497.32</b>	<b>1,000.00</b>
<b>TOTAL CASH DISBURSEMENTS</b>	<b>1,483,679.38</b>	<b>1,427,850.00</b>	<b>749,738.95</b>	<b>1,449,209.90</b>	<b>1,444,000.00</b>
<b>RECEIPTS OVER(UNDER) DISBURSEMENTS</b>	<b>230,886.50</b>	<b>104,300.00</b>	<b>275,339.37</b>	<b>600,946.74</b>	<b>65,000.00</b>
Less: Depreciation G/L 5900 BLDG	31,497.00	31,500.00	15,748.50	31,497.00	32,000.00
<b>NET INCOME (LOSS)</b>	<b>199,389.50</b>	<b>72,800.00</b>	<b>259,590.87</b>	<b>569,449.74</b>	<b>33,000.00</b>



## **MINUTES**

### **BOARD OF DIRECTORS**

**Wednesday, August 27, 2025**

The meeting was called to order at 9:30 a.m. by 2025 President-Elect Brad Fricke.

**Present:**

Jessica Sawyer, President  
Brad Fricke, President-Elect  
Darla Bengtson, Director 2025  
Charles Chadwick, Director 2027  
Kyle Schulze, Director 2024  
Angel Starks, Director 2025  
Ervin Youmans, Director 2025  
Brent Rasmussen, (Affiliates) Director 2025  
Trac Burkhardt 2025 Women's Council President  
Angie Thiel, 2026 Women's Council President

Nicole Riddle, Professional Development Chair  
Matt Circo, Young Professionals Network Chair  
Milt Schnieder, Diversity Vice Chair  
Brook Ayoub, Young Professionals Network Vice Chair  
Debbie Williams, Social Events Vice Chair  
Doug Rotthaus, Chief Executive Officer  
Donna Shipley, Programs Director  
Jordan Forbes, Marketing and Events

**Excused:**

Jill Anderson, Secretary-Treasurer  
Mike McGlynn, Director 2025  
Sarina McNeel, Director, 2027

Denise Poppen, (Past Pres.) Director 2025  
Henry Kammandel, (GPRMLS Chair) Director 2025

Total meeting attendance = 18 (9 Directors, 3 Staff, 6 Guests)

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

### **Officer Reports**

It was moved, seconded and carried to approve the Summary of Action Taken via email dated July 21, 2025.

The monthly financial statements were reviewed and filed for audit.

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

The Board reviewed market activity and statistics.

### **GPRMLS**

Doug Rotthaus reported the MRCIE Directors will receive an upgrade to the Moody's Market Pro. The GPRMLS LLC Directors met with no action items. The GPRMLS Inc Directors extended the Supra contract for 6 years.

### **Foundation**

Brad Fricke reported that the OABR Foundation approved a sponsorship for the Builders of The Future event on October 2, 2025 and Heartland Hope Gala on October 24, 2025.



### **Governmental Affairs**

Charles Chadwick reported that guest speaker Senator Theresa Thibodeau, District Director for Congressman Don Backon, spoke about housing, property taxes, economic development and state and national legislative issues.

It was moved, seconded and carried for the OABR Board of Directors to contribute \$10,000 to the campaign of Omaha Mayor John Ewing Jr.

### **Professional Development**

Nicole Riddle reported the Membership Breakfast was held on August 7 with a topic of Pathways to Homeownership. At Home With Diversity class was rescheduled to September 4 with national speaker, Nate Johnson. Talk Safety to Me: Inside the Response Team is scheduled for September 18 as a "Lunch and Learn". Blockchain Technology is scheduled for September 25.

### **Social Events**

Debbie Williams reported the OABR Chili Cook-Off is scheduled for October 8.

### **Diversity**

Milt Schneider reported that the Diversity Committee interviewed and approved one candidate for the Diversity Scholarship.

### **YPN Advisory Committee**

Matt Circo reported September 3 is REALTOR® games at Crosskey Villages Park, Empower Hours with NREC Director Joe Gehrki is scheduled for October 28 and Tech Summit will be held on January 8, 2026 with assistance from the Professional Development Committee.

### **Affiliate**

Brent Rasmussen reported the OABR Turkey Bowl is scheduled for November 19 at Maplewood Lanes.

### **Women's Council Omaha Network**

Women's Council President Burkhardt reported their Leadership & Motivation with Coach Cook at Around the Bend was on August 21. Women's Council golf is scheduled for September 16 at Tiburon Golf Club.

It was moved, seconded and carried to sponsor \$1,000 to Women's Council of REALTORS® Golf event on September 16, 2025.

### **CEO**

OABR is collecting the 2026 dues and currently there is a 39% increase of members paying their dues before the August 15 deadline. The OABR carpet installation will take place at the end of the week Thrivent is the new tenant on the north side of the building.

Director Bengtson reported the local 2025 RPAC efforts have raised \$123,552 and \$16,448 in pledges towards a goal of \$186,550.



### **Future Meetings**

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday October 1, 2025
- Wednesday October 29, 2026
- Wednesday November 26, 2026

### **Adjournment**

There being no further business, the meeting adjourned