



MINUTES

BOARD OF DIRECTORS

Wednesday, October 1, 2025

The meeting was called to order at 9:30 a.m. by 2026 President Brad Fricke.

Present:

Brad Fricke, President
Jill Anderson, President-Elect
Charles Chadwick, Secretary-Treasurer
Darla Bengtson, Director 2026
Mike McGlynn, Director 2028
Sarina McNeel, Director, 2027
Nicole Riddle, Director, 2028
Kyle Schulze, Director 2027
Angel Starks, Director 2027
Ervin Youmans, Director 2026

Jessica Sawyer, (Past Pres.) Director 2026
Angie Thiel, 2026 Women's Council President
Trac Burkhardt 2025 Women's Council President
Milt Schnieder, Diversity Scholarship Chair
Brooke Ayoub, Young Professionals Network Chair
Dylan Dravland, Young Professionals Network Vice-Chair
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director
Jordan Forbes, Marketing and Events

Excused:

Susan Clark, (GPRMLS Chair) Director 2026
Brent Rasmussen, (Affiliates) Director 2026

Total meeting attendance = 18 (12 Directors, 3 Staff, 4 Guests)

It was moved, second, and carried to approve the agenda for the meeting.

Brad Fricke reported on the Conduct Policies for the OABR Board of Directors meetings and requested that all Directors and guests sign and return the agreement.

Officer Reports

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

It was moved, seconded to adopt the 2026 Strategic Plan Vision and Mission Statement as presented.

The Board reviewed market activity and statistics.

ADVOCACY

Governmental Affairs

Charles Chadwick reported that guest speaker Michael Goodwillie, Douglas County Assessor/Register of Deeds spoke about exemption issues, property taxes and assessment values.

It was moved, seconded and carried for the OABR Board of Directors to contribute \$800 to Douglas County Board Chairman Roger Garcia and \$500 to Douglas County Commissioner Mike Friend.



Charles Chadwick gave an update for the Nebraska Real Estate Commission meetings which included Paul Vojchehoske appointment to fill the vacant seat formally held by Lisa Ritter.

RPAC

Sarina McNeel reported the local 2025 RPAC efforts have raised \$140,736 and \$8,056 in pledges towards a goal of \$186,550. OABR is still short under \$17,000. Hall of Fame is scheduled for October 14 at Happy Hollow Country Club and RPAC CE and Headshot Day is December 3, 2025.

KNOWLEDGE

Professional Development

Nicole Riddle reported that At Home With Diversity class was held on September 4 with national speaker, Nate Johnson. Talk Safety to Me: Inside the Response Team was held on September 18 as a “Lunch and Learn” and Blockchain Technology was held on September 25.

Diversity Scholarship

Milt Schneider reported that the Diversity Scholarship Committee interviewed 4 candidates and approved two for the Diversity Scholarship.

ENGAGEMENT

Social Events

Nicole Riddle reported the OABR Chili Cook-Off is scheduled for October 8.

YPN Advisory Committee

Brooke Ayoub reported REALTOR® games were held on September 3 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

OABR Turkey Bowl is scheduled for November 19 at Maplewood Lanes. Sponsorships are open now and team registration will open October 13.



Foundation

Jessica Sawyer reported that the OABR Foundation approved sponsorships for the Builders of The Future event on October 2, 2025 and Heartland Hope Gala on October 24, 2025. Next meeting is scheduled for October 15, 2025 at 9:00am.

GPRMLS

Doug Rotthaus reported the Broker Public Portal has been rebranded as Cribio. Much information to follow.

Women's Council Omaha Network

Women's Council President Burkhardt reported golf was held on September 16 at Tiburon Golf Club. Member Appreciation will be October 21 at the Topsy Pig, the Holiday Boutique is November 20, and the Installation of Angie Thiel will be held on December 16 at Champion Run.

Future Meetings

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

- Wednesday October 29, 2026
- Wednesday November 26, 2026
- Wednesday, January 28, 2026

Adjournment

There being no further business, the meeting adjourned



MINUTES

BOARD OF DIRECTORS

Wednesday, October 29, 2025

The meeting was called to order at 9:30 a.m. by 2026 President Brad Fricke.

Present:

Brad Fricke, President
Charles Chadwick, Secretary-Treasurer
Darla Bengtson, Director 2026
Mike McGlynn, Director 2028
Sarina McNeel, Director, 2027
Nicole Riddle, Director, 2028
Angel Starks, Director 2027
Ervin Youmans, Director 2026
Susan Clark, (GPRMLS Chair) Director 2026

Jessica Sawyer, (Past Pres.) Director 2026
Angie Thiel, 2026 Women's Council President
Milt Schnieder, Diversity Scholarship Chair
Brooke Ayoub, Young Professionals Network Chair
Dylan Dravland, 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, President-Elect
Kyle Schulze, Director 2027

Brent Rasmussen, (Affiliates) Director 2026

Total meeting attendance = 19 (11 Directors, 3 Staff, 5 Guests)

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

Meeting Conduct Policies were acknowledged by all in attendance.

Secretary-Treasurer Report

It was moved, seconded, and carried to approve the meeting minutes dated October 1, 2025.

The monthly financial statements were reviewed and filed for audit.

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

It was moved, seconded, and carried to approve the 2026 Committee volunteers presented.

It was moved, seconded, and carried to sponsor \$3,000 to REBarCamp. Angie Thiel abstained.

Nominating Committee Report

It was moved, seconded, and carried to recommend Megan Bengtson to the Nebraska REALTORS® Association for the 2027 NRA President-Elect position.

It was moved, seconded, and carried to recommend Jessica Sawyer to the Nebraska REALTORS® Association for the 2027 NRA Treasurer position. Jessica Sawyer abstained.

It was moved, seconded, and carried to recommend to the Nebraska REALTORS® Association that Andy Alloway be reappointed as an NAR Director At-Large Representative for Nebraska, with a term expiring in 2029.



It was moved, seconded, and carried to appoint Charles Chadwick and Mike McGlynn as Omaha Region NRA Directors, with terms expiring in 2028. Charles Chadwick and Mike McGlynn abstained.

It was moved, seconded, and carried to appoint Darla Bengtson to fill the 2026 Omaha Region NRA Director position, following the resignation of Denise Poppen, effective December 31, 2025. Darla Bengtson abstained.

ADVOCACY

RPAC Fundraising Task Force

Darla Bengtson informed the Board that the local 2025 RPAC effort had raised \$168,759, with \$3,397 in unpaid pledges, toward a goal of \$186,550.

Governmental Affairs Committee

Charles Chadwick reported that Adam Flanagan of the Welcome Home Coalition and Bluestem Capital Partners spoke about a proposed legislative bill that would allow for Public Improvement Districts (PIDs) to provide funding for redevelopment and upgrades to existing developments not covered by city operations.

ENGAGEMENT

Social Events Committee

Mandi Lackas informed those in attendance that the OABR Chili Cook-Off had raised over \$3,400 for the Food Bank for the Heartland. REALTOR® Ring Day is scheduled for December 5, and a Supernovas event is slated for February.

YPN Advisory Committee

Brooke Ayoub reported that an informative Empower Hours event with NREC Director Joe Gehrki had a good turnout. The Committee will host a Happy Hour reception at the conclusion of REALTOR® Ring Day, and is researching a Tech Summit event.

Affiliate Committee

OABR Turkey Bowl is November 19 at Maplewood Lanes. Sponsorships and spectator passes are still available.

KNOWLEDGE

Professional Development Committee

Nicole Riddle reported that the committee is discussing topics and venues for the next OABR Annual Business meeting.

Diversity Scholarship Committee

Milt Schneider reported that the Diversity Scholarship Committee interviewed three candidates and approved two for the Diversity Scholarship.



Other Reports

OABR Foundation

Jessica Sawyer reported that Foundation Directors attended the Heartland Hope Gala in October.

MLS Boards

Susan Clark acknowledged that the GPRMLS Inc. Directors are focused on the future of the MLS. The Regional MLS Board reached an agreement with the Broker Public Portal as it introduces the cribio.com website.

Women's Council Omaha Network

Angie Thiel reported the Holiday Boutique is November 20 with a different format, and her Installation will be held on December 16.

Executive

Doug Rotthaus stated he received positive feedback on the new OABR Strategic Plan and highlighted the new banner located outside the OABR Boardroom. An update was also given on the downstairs rental space.

Future Meetings

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

- Wednesday, November 26, 2026
- Wednesday, January 28, 2026
- Wednesday, February 25, 2026

Adjournment

There being no further business, the meeting adjourned