



# GREAT PLAINS REALTORS® MLS

11830 Nicholas Street | Omaha, Nebraska 68154 | Telephone 402-619-5555 | Fax 402-619-5559 | www.GPRMLS.com

**A1**

## BOARD OF DIRECTORS MINUTES September 24, 2013

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

**Present:**

Vince Leisey, Chair	Herb Freeman, Director
John Bredemeyer, Vice Chair	Lisa Ritter, Director
Henry Kammandel Jr., Secretary-Treasurer	Doug Rotthaus, CEO
Andy Alloway, Director	Denise Mecseji, MLS Administrator
Valerie Keeton, Director	

**Absent:**

Mark Boyer, Director (exc.)	Deda Myhre, Ex-Officio (exc.)
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It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the minutes of the August 29, 2013 meeting.

The financial reports for August 2013 were reviewed and filed for audit.

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

An MLS Users Group update was given by Dave Faulkner, MLS Users Group Chair.

An appraiser request to change the Supra Key fee was discussed. No action was taken.

Updates were given on the following topic:

- NAR response to proposed MLS Rule 5.4
- Data embedding
- Dotloop
- Uniform Purchase Agreement
- Copyright on MLS photos
- REDPLAN
- Listing syndication

'Coming Soon' listings were discussed.



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The next meeting was scheduled for October 29, 2013 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:26 a.m.

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## **BOARD OF DIRECTORS MINUTES October 29, 2013**

The meeting was called to order at 10:48 a.m. by Vince Leisey, Chair.

**Present:**

Vince Leisey, Chair	Herb Freeman, Director
John Bredemeyer, Vice Chair	Lisa Ritter, Director
Henry Kammandel Jr., Secretary-Treasurer	Deda Myhre, Ex-Officio
Andy Alloway, Director	Doug Rotthaus, CEO
Valerie Keeton, Director	Denise Mecseji, MLS Administrator

**Absent:**

Mark Boyer, Director (exc.)

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

It was moved, seconded, and carried to approve the minutes of the September 24, 2013 meeting.

The financial reports for September 2013 were reviewed and filed for audit.

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

An update on the uniform purchase agreement was given.

An MLS Users Group update was given by Dave Faulkner, MLS Users Group Chair.

The possible suspension of a broker's membership due to failure to comply with OABR membership rules was communicated.

An update on topics covered at CMLS was given.

The upcoming NAR convention & expo was discussed.

An update on the November 13 MLS changes was given.

The next meeting was scheduled for November 26, 2013 at 10:45 a.m.



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There being no further business, the meeting was adjourned at 11:16 a.m.

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## **BOARD OF DIRECTORS MINUTES November 26, 2013**

The meeting was called to order at 10:46 a.m. by Vince Leisey, Chair.

**Present:**

Vince Leisey, Chair	Herb Freeman, Director
John Bredemeyer, Vice Chair	Lisa Ritter, Director
Henry Kammandel Jr., Secretary-Treasurer	Mark Boyer, Director
Andy Alloway, Director	Doug Rotthaus, CEO
Valerie Keeton, Director	Denise Mecseji, MLS Administrator

**Absent:**

Deda Myhre, Ex-Officio (exc.)

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

It was moved, seconded, and carried to approve the minutes of the October 29, 2013 meeting.

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

The 2013 year-end financial audit of the Great Plains REALTORS® MLS was presented by Doug Rotthaus. It was moved, seconded and carried to accept the auditor's written report as presented.

The financial reports for October 2013 were reviewed and filed for audit.

Charitable contributions were discussed.

The OABR Foundation was discussed.

It was moved, seconded, and carried to give \$5,000 each to the Food Bank and the REALTORS® Relief Foundation through the OABR Foundation.

An update on the uniform purchase agreement was given.

An MLS Users Group update was given by Denise Mecseji, MLS Administrator.

An update on the NAR convention & expo was given.



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The next meeting was scheduled for January 21, 2013 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:24 a.m.

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## **BOARD OF DIRECTORS MINUTES January 21, 2014**

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

**Present:**

Vince Leisey, Chair  
Henry Kammandel Jr., Secretary-Treasurer  
Andy Alloway, Director  
Herb Freeman, Director

Lisa Ritter, Director  
Deda Myhre, Ex-Officio  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Administrator

**Absent:**

John Bredemeyer, Vice Chair (exc.)  
Valerie Keeton, Director (exc.)

Mark Boyer, Director (exc.)

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

It was moved, seconded, and carried to approve the No Meeting Notice dated December 16, 2013.

The financial reports for December 2013 were reviewed and filed for audit.

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

An update on the uniform purchase agreement was given.

An MLS Users Group update was given by Dave Faulkner, MLS Users Group Chair.

It was moved, seconded, and carried to add 'Double Oven' and 'Warming Oven' to 'Appliances Included' in the Residential property type.

An update on broker watermarks on photos displaying on Realtor.com was given.

The level of financial reserves was discussed, including the impact of lower MLS fees, the payment of dividends to the OABR or the Participants of the MLS, the addition of services and/or system features, contributions to RPAC, and charitable donations were discussed.



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It was moved, seconded, and carried to approve a policy, waiving MLS fees for the months of January and July each year until such time the level of reserves, or the financial strength of the MLS operation is diminished; with the policy being subject to the review of the Board at any time.

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

The next meeting was scheduled for February 25, 2014 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:12 a.m.

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**BOARD OF DIRECTORS MINUTES  
February 25, 2014**

The meeting was called to order at 10:45 a.m. by John Bredemeyer, Vice Chair.

**Present:**

John Bredemeyer, Vice Chair  
Henry Kammandel Jr., Secretary-Treasurer  
Valerie Keeton, Director  
Herb Freeman, Director

Lisa Ritter, Director  
Mark Boyer, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Administrator

**Absent:**

Vince Leisey, Chair (exc.)  
Andy Alloway, Director (exc.)

Deda Myhre, Ex-Officio (exc.)

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

It was moved, seconded, and carried to approve the minutes from the January 21, 2014.

The financial reports for January 2014 were reviewed and filed for audit.

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

An update on the uniform purchase agreement was given.

There was no MLS Users Group meeting in January.

The Board was informed of the name change from LPS to Black Knight Financial Services.

Following discussion of a written request from Cindy Gonzalez of the Omaha World Herald to gain access to the Paragon MLS system, it was moved, second, and carried to decline the request.

A Participant request to provide a RETS vendor account for Cloud CMA was discussed. It was moved, seconded, and carried to allow the access for Cloud CMA subject to normal terms of use.

After review of the Boards past investments in RPAC, it was moved, seconded, and carried to contribute \$2,500 to RPAC.



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The Omaha Peysback effort coordinated by the Greater Omaha Chamber of Commerce Foundation resulted in a \$2,500 donation by the Board.

An update on data-embedded photos was given.

Options for broker-direct data feeds for third-party syndication websites were reviewed.

A request to present MLS options to members of the Nemaha Valley Board of REALTORS® on Thursday, February 27 was discussed.

It was moved, seconded, and carried to provide \$1,000 to the Nebraska REALTORS® Association in support of the NAR Region 8 conference to be held in April.

It was moved, seconded, and carried to donate \$1,000 to the Nebraska Real Estate Commission for sponsorship of the ARELLO Conference scheduled for June in Omaha.

An update on school boundaries information was given.

A NREC update was given by Herb Freeman.

The next meeting was scheduled for March 18, 2014 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:36 a.m.



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## **BOARD OF DIRECTORS MINUTES** **April 29, 2014**

The meeting was called to order at 10:51 a.m. by John Bredemeyer, Vice Chair.

**Present:**

John Bredemeyer, Vice Chair  
Henry Kammandel Jr., Secretary-Treasurer  
Andy Alloway, Director  
Valerie Keeton, Director  
Herb Freeman, Director

Lisa Ritter, Director  
Mark Boyer, Director  
Dave Faulkner, Guest  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Administrator

**Absent:**

Vince Leisey, Chair (exc.)

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

It was moved, seconded, and carried to approve the action taken via email on March 24, 2014.

The financial reports for March 2014 were reviewed and filed for audit.

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

An update on the uniform purchase agreement was given.

An MLS Users Group update was given by Dave Faulkner, MLS Users Group Chair.

It was moved, seconded, and carried to add 'Geothermal Heating/Cooling' to 'Heating Type' for the Residential property type.

It was moved, seconded, and carried to add a non-required 'Villa' yes/no field for the Land property type.

Available Paragon enhancements were discussed. The item was tabled until the next meeting.

Member email lists were discussed.

It was moved, seconded, and carried to make email lists available to MLS participants and subscribers.



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Contact date versus List Date in the MLS was discussed. It was the consensus of the group not to modify the current policy.

An update on the meeting with the Nemaha Valley Board of REALTORS® was given.

An update on the PeyBack Foundation was given.

A NREC update was given by Andy Alloway.

Discussion of a 'Short Sale' field was tabled until the next meeting.

The next meeting was scheduled for May 27, 2014 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:46 a.m.

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**A1**

## **BOARD OF DIRECTORS MINUTES May 27, 2014**

The meeting was called to order at 10:49 a.m. by Vince Leisey, Chair.

**Present:**

Vince Leisey, Chair	Herb Freeman, Director
John Bredemeyer, Vice Chair	Mark Boyer, Director
Henry Kammandel Jr., Secretary-Treasurer	Dave Faulkner, Guest
Andy Alloway, Director	Doug Rotthaus, CEO
Valerie Keeton, Director	Denise Mecseji, MLS Administrator

**Absent:**

Lisa Ritter, Director (exc.)

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

It was moved, seconded, and carried to approve the minutes from the April 29, 2014 meeting.

The financial reports for April 2014 were reviewed and filed for audit. Following review, it was moved, seconded and carried to approve the 2015 budget.

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

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

An update on the uniform purchase agreement was given.

The MLS Users Group had no report.

An update on the NAR REALTOR® Party Convention & Trade Expo was given by those in attendance.

The MLS Nominating Committee selected Susan Clark as a Category 3 candidate for the slate of Directors to be approved by the Participants for a three-year term beginning September 1, 2014.

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

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



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Consideration of adding a “Short Sale” field was delayed until the next meeting.

A request from Centralized Showing to integrate with the MLS system was discussed, but no action was taken. The consensus of the Board was that a review of the showing services available should be considered at a future meeting, to look at the possibility of a single vendor providing service for all subscribers.

The practice of “Under Contract” listings remaining “Active” in the MLS system while not allowing showings was discussed. Further rule consideration was delayed to a future meeting.

The next meeting was scheduled for June 24, 2014 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:32 a.m.

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### BOARD OF DIRECTORS MINUTES June 24, 2014

The meeting was called to order at 10:49 a.m. by Vince Leisey, Chair.

**Present:**

Vince Leisey, Chair	Herb Freeman, Director
John Bredemeyer, Vice Chair	Deda Myhre, Ex-Officio
Henry Kammandel Jr., Secretary-Treasurer	Dave Faulkner, Guest
Valerie Keeton, Director	Doug Rotthaus, CEO
Lisa Ritter, Director	Denise Mecseji, MLS Administrator

**Absent:**

Andy Alloway, Director (exc.)	Mark Boyer, Director
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It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the minutes from the May 27, 2014 meeting.

The financial reports for May 2014 were reviewed and filed for audit.

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

An MLS Users Group update was given by Dave Faulkner, MLS Users Group Chair.

It was moved, seconded, and carried to change 'Media Room' to 'Media Room/Theater' and to change 'Mudroom' to 'Mudroom/Drop Zone' under 'Other Rooms' in the MLS.

"Coming soon" and other off-MLS listing types and statuses were discussed. It was the consensus of the directors to pursue solutions similar to those of the Metro Indianapolis Board of REALTORS® and the Northwest MLS, and review at future meetings.

The MLS Area Map was discussed. Further discussion was delayed until the next meeting. Staff was asked to research the use of MLS areas by other MLSes.

An update from the BKMLS training conference was given.

An NREC update was given by Herb Freeman.



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Consideration of adding a “Short Sale” field was delayed until the next meeting.

The next meeting was scheduled for August 26, 2014 at 10:45 a.m.

There being no further business, the meeting was adjourned at 11:57 a.m.

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## **BOARD OF DIRECTORS MINUTES August 26, 2014**

The meeting was called to order at 10:49 a.m. by Vince Leisey, Chair.

**Present:**

Vince Leisey, Chair	Herb Freeman, Director
John Bredemeyer, Vice Chair	Mark Boyer, Director
Henry Kammandel Jr., Secretary-Treasurer	Dave Faulkner, Guest
Valerie Keeton, Director	Susan Clark, Guest
Andy Alloway, Director	Denise Mecseji, MLS Administrator
Lisa Ritter, Director	

**Absent:**

Doug Rotthaus, CEO (exc.)	Deda Myhre, Ex-Officio
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It was moved, seconded and carried to approve the agenda for the meeting.

It was moved, seconded, and carried to approve the action taken via email on July 25, 2014.

The financial reports for July 2014 were reviewed and filed for audit.

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

An MLS Users Group update was given by Dave Faulkner, MLS Users Group Chair.

It was moved, seconded, and carried to add 'Flex Room' and 'Storage Room' to the 'Other Rooms' in the MLS.

It was moved, seconded, and carried to add 'Concrete' to 'Roof Type' and to add 'Vinyl/PVC' to 'Fence' under 'Features' in the MLS.

Reference to branded virtual tours and videos in the Public Remarks in the MLS was discussed.

It was moved, seconded, and carried to strengthen the verbiage in the MLS policies regarding agent promotion to include reference to branded virtual tours or videos.

Cancelling and relisting properties to show as 'New' in the MLS was discussed. No action was taken.



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The election of Dave Faulkner as Chair and Mark Bresley as Vice-chair of the MLS Users Group for 2015 was reported to the group.

Charitable donation requests were reviewed.

It was moved, seconded, and carried to donate \$1000 to the Pilger Homeowner Assistance Fundraiser.

It was moved, seconded, and carried to contribute up to \$500 to the REALTORS® Relief Foundation Silent Auction possibly in collaboration with the Nebraska REALTORS® Association.

“Coming soon”, other off-MLS listing types, and Active listings not available to show were discussed.

It was moved, seconded, and carried to adopt the proposed new MLS policy and rules with some additional language exempting custom builds and language regarding ‘Active-No Showings’ listings that go pending within 48 hours.

Broker and MLS direct feeds to Zillow and Trulia were discussed.

It was the consensus of the group to research implementing MLS direct feeds to Zillow and Trulia.

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

The addition of a ‘Short Sale’ field to the MLS was discussed. No action was taken.

The next meeting was scheduled for August 26, 2014 at 10:45 a.m.

There being no further business, the meeting was adjourned at 12:04 p.m.