



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

BOARD OF DIRECTORS MINUTES

September 28, 2011

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Megan Jaspers, Director, '14
Mark Leaders, Director, '12
Sharon Rich, Director, '12
Mark Wehner, Director, '12

Andy Alloway (MLS) Director, '12
Susan Clark (WCR) Director, '12
Vince Leisey (Past President) Director, '12
Deb Martin (Affiliates) Director, '12
Donna Shipley, Programs Director
Doug Rotthaus, CEO

Excused:

Deda Myhre, Secretary/Treasurer, '11

Monica Lang, Director, '14

It was moved, seconded and carried to approve the Agenda for the September 28, 2011 meeting.

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

President's Report

It was the consensus of the Board to conduct voting by written ballot to fill the vacant Director seat on the Board. A total of five candidates were placed in nomination; two candidates were eliminated on the first written ballot. Andy Alloway was elected by a majority vote on the second written ballot.

Following discussion by the Board, it was moved, seconded and carried to create two special Task Forces. Andy Alloway and Megan Jaspers agreed to work with staff on NAR's Value Proposition Toolkit in an effort to better communicate OABR's value to members. Mark Wehner was appointed to a Community Participation Task Force, working to elevate OABR members volunteering their time and talents to the community.

OABR President Lisa Ritter reviewed the monthly and YTD statistics.

It was moved, seconded and carried to approve the 2012 committee assignments.

MLS Report

MLS Chair Andy Alloway reported on changes to the input forms.

Clarification with the Nebraska Real Estate Commission on branding virtual tours is being conducted.



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The effectiveness of Paragon 5 data access security is being revisited.

Residential Rentals will not be sent to Realtor.com.

CEO Report

CEO Doug Rotthaus gave an update on the activities of the past month.

Education Forum

The Education Forum has Bill Churchill, a structural engineer, on October 20, 2011.

Social Events Forum

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

The Hawaiian Putt-Putt Golf at Pacific Springs on September 22 was a success with close to \$400 raised for the Salvation Army. Ring with REALTORS® (Salvation Army bell ringing) will be held on December 9; and Coats 4 Kids in mid October.

Affiliates, a council of the Omaha Area Board of REALTORS®

Monday Night Football on October 3, 2011 at DJ's Dugout and Turkey Shoot bowling & Toys For Tots on November 2, 2011 at Sempecks' Bowling are planned.

Women's Council of REALTORS®

The next membership meeting is October 13, at Champion's Run and a WCR Social Event is scheduled for October 20 at Fox and Hound.

Adjournment

There being no further business, the meeting adjourned.



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BOARD OF DIRECTORS MINUTES

October 26, 2011

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '11
Megan Jaspers, Director, '14
Monica Lang, Director, '14
Mark Leaders, Director, '12
Sharon Rich, Director, '12

Mark Wehner, Director, '12
Andy Alloway (MLS) Director, '12
Susan Clark (WCR) Director, '12
Vince Leisey (Past President) Director, '12
Donna Shipley, Programs Director
Doug Rotthaus, CEO
Joe Gehrki, NRA State President-Elect

Excused:

Deb Martin (Affiliates) Director, '12

It was moved, seconded and carried to approve the Agenda for the October 26, 2011 meeting.

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

President's Report

It was moved, seconded and carried to adopt the 2012 Strategic Planning proposed Vision and Mission.

Following discussion by the Board, there was a consensus to have CEO Doug Rotthaus hire a Governmental Affairs Director for the OABR.

OABR President Lisa Ritter reviewed the monthly and YTD statistics.

MLS Report

MLS Chair Andy Alloway reported a summary meeting with Lovegren Advertising was held on the Make the Right Move Omaha campaign.

Branding virtual tours is being tabled.

Recommended wording on Bonus offers in the MLS has been proposed.

CEO Report



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CEO Doug Rotthaus gave an update on the activities of the past month.

OABR Steve Rishel will be at the November meeting for the annual audit.

Education Forum

The Education Forum had Bill Churchill, a structural engineer, on October 20, 2011 and Tax Strategies, conducted by Bradford and Company on November 9, 2011.

Social Events Forum

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

Coat & Winter Clothing Drive will occur in area-wide open houses November 12-13 and 19-20 with a drop-off reception from 1 to 5pm at the OABR office.

Ring with REALTORS® (Salvation Army bell ringing) will be held on December 9 with a goal to have every location in Omaha (110) manned by REALTORS®.

The next networking event is scheduled for December 8 at Midtown Crossing.

Women's Council of REALTORS®

The next membership meeting is November 17, at Champion's Run and a WCR Holiday Installation and Tea on December 13 also at Champion's Run.

Value Proposition Task Force

Andy Alloway and Megan Jaspers reviewed the toolkit that was provided and is selecting items to be used that would benefit the OABR.

Adjournment

There being no further business, the meeting adjourned.



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BOARD OF DIRECTORS MINUTES

November 30, 2011

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '11
Andy Alloway, Director, '13
Megan Jaspers, Director, '14
Monica Lang, Director, '14
Mark Leaders, Director, '12
Eileen Schultz, Director, '13

Mark Wehner, Director, '12
Susan Clark (WCR) Director, '12
Vince Leisey (Past President) Director, '12
Deb Martin (Affiliates) Director, '12
Donna Shipley, Programs Director
Doug Rotthaus, CEO
Steve Rishel, OABR CPA
Roger, Aldrich, OABR CPA

Excused

Sharon Rich, Direct, '12

It was moved, seconded and carried to approve the Agenda for the November 30, 2011 meeting.

It was moved, seconded and carried to approve the Minutes of the previous meeting.

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

Steve Rishel, CPA presented the 2011 year-ended financial audit of the Omaha Area Board of REALTORS®. It was moved, seconded and carried to accept the auditor's written report as presented.

President's Report

OABR President Lisa Ritter reported Henry Kammandel Jr was elected as the NAR 2014 Region 8 Vice President.

OABR President Lisa Ritter reported on NAR's Annual Conference.

MLS Report

GPRMLS Chair Andy Alloway reported on a motion to add a required 'short sale' (yes/no) field to sold information which is now pending legal review.

GPRMLS Board of Directors approved the recommended NAR changes to the MLS Rules and Regulations.



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CEO Report

CEO Doug Rotthaus gave an update on current activities and NAR's Annual Conference.

Value Proposition Task Force

Luke Edigar and Kathy Welch have been appointed as additional task force members and a meeting will be set up to move forward with the NAR Value Proposition Toolkit.

Community Participation Task Force

Chair Mark Wehner reported a letter has been created to send to Brokers asking them to report their agent's community participation. A suggestion was to possibly create an internet-based response system allowing brokers to input information directly for member and public display.

Education Forum

Tax Strategies, conducted by Bradford and Company was presented on November 9, 2011 and Environmental Issues and Homes Sales will be on Thursday, January 19, 2012.

Social Events Forum

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

The Coat & Winter Clothing Drive culminated at area open houses on November 12-13, and 19-20, with drop-off at the OABR office on November 21 and 22. Over 1000 items of winter clothing were collected. The Forum is considering moving the event to earlier in the year as to not compete with other similar events.

The next Real Estate Social is scheduled for Thursday, December 8, 2011 from 4:00 -7:00 p.m. at Glo Lounge.

Ring with REALTORS® for the Salvation Army will be held on December 9 with a goal to have every location in Omaha (110) manned by REALTORS®. Many shifts still need to be filled. Friends and families are invited to participate.

Free UNO Basketball tickets are available for the December 15, 2011 with a food donation.



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Nominating Task Force

It was moved, seconded and carried to approve the following recommendations:

- Matt Meister for NRA President-Elect (2013)
- Lisa Ritter for NRA Secretary/Treasurer (2013)
- Robert Wiebusch for NRA Director 2 year term (2013-2015)
- Mark Leaders for NRA Director 2 year term (2013-2015)
- Mike Riedmann for NAR Director 3 year term (12/2012-11/2015)

NRA Board of Directors Meeting

It was moved, seconded and carried to write a letter to the Nebraska REALTORS® Association recommending their support of two legislative issues – post-dated listing contracts and advance payment of commissions – being considered by the Nebraska Real Estate Commission on December 7, 2011.

Affiliates, a council of the Omaha Area Board of REALTORS®

Affiliates Bowling and Toys for Tots held on November 2, 2011 collected over 125 toys and \$2,340 in cash. The collection boxes will be in the office until the week of December 12.

Affiliates are looking in to the Teammates program, and are also working on their web page.

Women's Council of REALTORS®

The WCR Holiday Installation is December 13, at Champion's Run from 3:00 - 6:00 p.m. The next membership luncheon will be January 19, 2012. A charity is represented at each membership luncheon; if you have a suggestion, please contact Susan Clark.

Adjournment

There being no further business, the meeting was adjourned.

Donna Shipley

Subject: FW: OABR Board of Directors Meeting on December 28, 2011 - No meeting notice

From: Donna Shipley [mailto:dshipley@oabr.com]

Sent: Tuesday, December 13, 2011 7:44 AM

To: Andy Alloway; David Matney; 'Deb Martin'; Myhre, Deda; Doug Rotthaus; Eileen Schultz; Lisa Ritter; Mark Wehner; Leaders, Mark; 'Megan Jaspers'; 'Monica Lang'; Sharon Rich; 'Susan Clark'; Vince Leisey

Subject: OABR Board of Directors Meeting on December 28, 2011 - No meeting notice

TO: OMAHA AREA BOARD OF REALTORS® BOARD OF DIRECTORS

FROM: LISA RITTER, OABR PRESIDENT

DATE: December 12, 2011

RE: OABR BOARD OF DIRECTORS

There will be no meeting of the OABR Directors on December 28, 2011. Instead the limited number of items to be addressed will be done by e-mail. **Please reply "yes" or "no" to Donna Shipley, dshipley@oabr.com at the Omaha Area Board of REALTORS® office by December 16, 2011 at 2:00 p.m.**

The undersigned Director of the Omaha Area Board of REALTORS® consents to a meeting of the Board of Directors being conducted by mail between December 12, 2011 and December 16, 2011 for the purpose of addressing the issues set forth below:

1. If you have corrections to the Directors Meeting Minutes of November 30, 2011 (copy attached), please call Donna Shipley at the OABR Office, 619-5551 by December 16, 2011 at 2:00 p.m. If there are no corrections, the minutes will stand approved as submitted. If there are corrections, the Directors will be notified at a later date.
2. If you have questions regarding the OABR Financial Report for November, 2011 (copy attached), please call Doug Rotthaus at the OABR Office, 619-5550 by December 16, 2011 at 2:00 p.m. The November, 2011 Financial Statement will be referred to the OABR Auditor for inclusion in the Annual Audit.
3. Approve the Social Events Forum "Applications for Membership, Waivers and Key Requests", (recommendations attached).

Donna Shipley, Programs Director
Omaha Area Board of REALTORS®
11830 Nicholas Street
Omaha, NE 68154
402-619-5551 (Direct) 402-619-5559 (Fax)



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BOARD OF DIRECTORS MINUTES

January 18, 2012

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '11
Andy Alloway, Director, '13
Monica Lang, Director, '14
Mark Leaders, Director, '12

Sharon Rich, Direct, '12
Mark Wehner, Director, '12
Susan Clark (WCR) Director, '12
Vince Leisey (Past President) Director, '12
Donna Shipley, Programs Director
Doug Rotthaus, CEO

Excused

Megan Jaspers, Director, '14
Eileen Schultz, Director, '13

Deb Martin (Affiliates) Director, '12

It was moved, seconded and carried to approve the Agenda for the January 18, 2012 meeting.

It was moved, seconded and carried to approve the No Meeting Waiver notice.

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

President's Report

OABR President Lisa Ritter reviewed the monthly and YTD statistics.

MLS Report

GPRMLS Chair Andy Alloway reported that the board approved the ability to list model homes in the MLS within certain guidelines.

GPRMLS Board of Directors discussed allowing a short sale status searchable for closed transactions but the motion was defeated.

CEO Report

CEO Doug Rotthaus gave an update on current activities.

Governmental Affairs Committee

Mark Leaders reported Rick Cunningham, Omaha Planning Director was the speaker and updated the committee on current and proposed plans for the Omaha area.



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Education Forum

Environmental Issues and Homes Sales will be on Thursday, January 19, 2012 and the Super Star Panel will be Wednesday, February 15, 2012, admission is a \$5 donation to the Lydia House.

Social Events Forum

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

The UNO Hockey event was on Saturday, January 14, 2012 with over 200 attending. The Chili Cook-Off is Friday, February 17, 2012 from 11:00am-1:00pm; The Park Clean up is Saturday, May 5, 2012; the forum is considering an event with "Bryson's Airboat Tours". The next social networking event is tentatively scheduled for April 19, 2012.

Diversity Committee

Staff Liaison Donna Shipley reported the Diversity Committee is in the process of creating a mentoring program for the scholarship winners to help them succeed in the business.

Nominating Task Force

Chair David Matney reported the next meeting is February 7, 2012 when they will make a recommendation for the Nebraska Real Estate Commission, Second District Broker seat.

Value Proposition Task Force

Chair Andy Alloway reported the task force is focusing on three main areas: develop a survey and distribute to members; review past survey results and determine messages; how to communicate and market to the members.

Community Participation Task Force

Chair Mark Wehner reported a letter has been created to send to Brokers asking them to report their agent's community participation. This letter will be sent out this week. A form will be created to help input this information directly into an internet based system which will allow other members to view.



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Women's Council of REALTORS®

The WCR Business Luncheon is Thursday, January 19, 2012 at 11:30am at the Champions Club and on March 1, 2012, Trivia Night will be at the MOBA building beginning at 7:00pm.

New Business

After much discussion, there was a consensus of the OABR Board of Directors to place the following items on the agenda for February 29, 2012 meeting.

- Seller's requested post dating listing contracts
- Advanced payment of commissions.
- Permit licensure of real estate salesperson as business entities

Adjournment

There being no further business, the meeting adjourned.



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BOARD OF DIRECTORS MINUTES

February 29, 2012

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '11
Andy Alloway, Director, '13
Monica Lang, Director, '14
Mark Leaders, Director, '12
Sharon Rich, Director, '12

Eileen Schultz, Director, '13
Mark Wehner, Director, '12
Vince Leisey (Past President) Director, '12
Deb Martin (Affiliates) Director, '12
Donna Shipley, Programs Director
Doug Rotthaus, CEO

Excused:

Megan Jaspers, Director, '14

Susan Clark (WCR) Director, '12

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 18, 2012 meeting.

The financial statements for January 2012 were reviewed and filed for audit.

President's Report

The MLS statistics were reviewed.

MLS Report

GPRMLS Chair Andy Alloway reported Gregg Mitchell of Mitchell & Associates and David Hartman of the Nebraska Real Estate Appraiser Board presented a proposal to input sold data on new home sales into the MLS system and to add a "HERS rating" field to the MLS database.

The GPRMLS Board also approved adding a syndication advertising field in Paragon to be used in lieu of the public remarks field for syndication data feeds.

CEO Report

CEO Doug Rotthaus reported Joni Craighead has been hired as the OABR Governmental Affairs Director and will start on March 12, 2012.





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It was moved, seconded and carried to discontinue legal representation by Richard Myers of McGill, Gotsdiner, Workman & Lepp, PC, LLO and to being utilizing the services of Mark LaPuzza of Pansing, Hogan, Ernst & Bachman effective immediately.

Governmental Affairs Committee

Joe Gehrki, the 2012 Nebraska REALTORS® Association President, and OABR Executive Committee members met with several local area state senators and one candidate for state legislature, who previously received campaign contributions from the Nebraska REALTORS® RPAC fund, to discuss issues of importance to REALTORS® in the Omaha area.

RPAC

The RPAC Fund Raising Task Force met to refine their overall strategy to meet in the \$53,000 goal. The local RPAC Drive has collected approximately \$29,000 to date.

Education Forum

Gregg Mitchell, "State of the Real Estate Market" will be the program on Thursday, March 29, with "HUD's and REO's" topping the agenda for the April 19 KIP session.

Social Events Forum

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

A successful Chili Cook-Off was held on Friday, February 17; The Annual Park Clean up is Saturday, May 5, and Bryson's Airboat Tours will be July 26. The next social networking event is tentatively scheduled for March 22, 2012 at Foursomes.

Diversity Committee

Staff Liaison Donna Shipley reported the Diversity Committee is meeting with the Minority Real Estate Professional group on March 1 to participate and promote the March 24 event "I CAN BUY A HOME CONFERENCE" to be held at North High School.

Nominating Task Force

Chair David Matney reported on the recommendations of the Committee from their meeting on February 7.





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It was moved, seconded and carried to have the Nominating Task Force interview all candidates who submitted an application for the Nebraska Real Estate Commission, Second District Broker seat and to send all applications and resumes of the candidates to the OABR Board of Directors in advanced of the next meeting .

Value Proposition Task Force

Chair Andy Alloway reported that the task force is moving forward with Top Producer focus groups to learn the needs and wants of that demographic segment of membership.

Community Participation Task Force

Chair Mark Wehner reported on communication sent to Brokers requesting them to report their agent's community participation. Mark is looking to add a poster for Brokers to place in their offices to raise awareness to agents to report their community efforts. A suggestion was made to add additional members to the task force for assistance.

Affiliates, a council of the Omaha Area Board of REALTORS®

Affiliate President Deb Martin reported that the Affiliate Golf Event will be held on June 18, at The Champions Club.

Women's Council of REALTORS®

The WCR Business Luncheon is Thursday, March 8, 2012 at 11:30am at the Champions Club and on March 1, 2012, Trivia Night will be at the MOBA building beginning at 7:00pm.

New Business

The OABR Board of Directors discussed three previous legislative issues:

- It was moved, seconded and carried to support the approval of pre-dated listing contracts.
- It was moved and seconded to support the issue of commissions paid in advance of closing. Motion failed.
- It was moved, seconded and carried to no longer pursue the issue of commission being paid to sales agents utilizing corporate formations vs. PCs and Personal LLCs.

Adjournment

There being no further business, the meeting adjourned.



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SPECIAL BOARD OF DIRECTORS MINUTES

March 21, 2012

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12

David Matney, President-Elect, '12

Deda Myhre, Secretary/Treasurer, '11

Andy Alloway, Director, '13

Megan Jaspers, Director, '14

Mark Leaders, Director, '12

Sharon Rich, Director, '12

Eileen Schultz, Director, '13

Mark Wehner, Director, '12

Susan Clark (WCR) Director, '12

Vince Leisey (Past President) Director, '12

Deb Martin (Affiliates) Director, '12

Donna Shipley, Programs Director

Doug Rotthaus, CEO

Excused:

Monica Lang, Director, '14

Nominating Task Force

It was moved, seconded and carried to recommend two candidates to the Nebraska REALTORS® Association Board of Directors for the Nebraska Real Estate Commission, Second District Broker Member seat.

It was moved, seconded and carried to recommend to the Nebraska REALTORS® Association Board of Directors, Henry Kammandel Jr. and Herb Freeman for the Nebraska Real Estate Commission, Second District Broker member (08/28/2012 – 08/28/2018).

It was moved, seconded and carried to recommend to the Nebraska REALTORS® Association Board of Directors Kathy Miller for N-RPAC Trustee – Omaha Region (01/01/2013 – 12/31/2015).

New Business

It was moved and seconded to eliminate the Nominating Task Force and have the OABR Board of Directors handle all the appointed positions when not in direct conflict with the OABR Bylaws. Motion failed.

It was moved and seconded to require interviews for all positions that have more than one candidate applying. Motion failed.

There was a consensus of the OABR Board of Directors to have the staff research other local associations on the makeup of their Nominating Task Force.

Adjournment

There being no further business, the meeting adjourned.





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BOARD OF DIRECTORS MINUTES

March 28, 2012

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '11
Andy Alloway, Director, '13
Megan Jaspers, Director, '14
Monica Lang, Director, '14
Sharon Rich, Director, '12

Eileen Schultz, Director, '13
Susan Clark (WCR) Director, '12
Vince Leisey (Past President) Director, '12
Deb Martin (Affiliates) Director, '12
Donna Shipley, Programs Director
Doug Rotthaus, CEO

Excused:

Mark Leaders, Director, '12

Mark Wehner, Director, '12

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 February 29, 2012 meeting.

It was moved, seconded and carried to approve the minutes from the March 21, 2012 meeting.

The financial statements for February 2012 were reviewed and filed for audit.

President's Report

The MLS statistics were reviewed. President Ritter encouraged attendance at the Nebraska REALTORS® Association Convention April 2-4, 2012 at the Embassy Suites in LaVista.

MLS Report

GPRMLS Chair Andy Alloway reported on a presentation by Jesse Krivolavek of American Energy Auditors on a proposal to add a "HERS rating" field to the MLS database. No action was taken. The MLS Directors also discussed the Paragon contract up for renewal September 2013.

CEO Report

CEO Doug Rotthaus reported Joni Craighead has been hired as the OABR Governmental Affairs Director and started on March 12, 2012.





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It was moved, seconded and carried to the CEO to negotiate a revised lease agreement with BTM, Inc. within the general terms outlined in an email from John Dickerson of Investors Realty. It was the consensus of the board to extend the agreement an additional two years.

It was moved, seconded and carried to deny Sherri Ellefson, Real Estate Associates request to waive the initial fee of re-joining the OABR after 90 days of going inactive.

The OABR Board of Directors requested staff to research on the different procedures and time frames of other associations when their members go inactive.

RPAC

President Ritter reported that 2012 RPAC collections last month were at \$25,952, with an increase to this month to \$33,930. The OABR state goal is \$52,925. Directors were also encouraged the directors to attend the REALTORS® Got Talent event on April 3, 2012.

Education Forum

Gregg Mitchell, "State of the Real Estate Market" will be the KIP program on Thursday, March 29, with "HUD's and REO's" topping the agenda for the April 19 KIP session.

Social Events Forum

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

A successful social networking event at Foursome's was held on Thursday, March 22; 2012. The annual Storm Chasers game is Friday, June 8, and Bryson's Airboat Tours will be July 26.

Affiliates, a council of the Omaha Area Board of REALTORS®

Affiliate President Deb Martin reported that the Affiliate Golf Event will be held on June 18, at The Champions Club.

Women's Council of REALTORS®

The WCR Business Luncheon is Thursday, April 12, 2012 at 11:30am at the Champions Club and the WCR golf event is scheduled for July 12, 2012.

Adjournment

There being no further business, the meeting adjourned.





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BOARD OF DIRECTORS MINUTES

April 25, 2012

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '11
Andy Alloway, Director, '13
Megan Jaspers, Director, '14
Monica Lang, Director, '14
Mark Leaders, Director, '12
Sharon Rich, Director, '12

Mark Wehner, Director, 12
Susan Clark (WCR) Director, '12
Vince Leisey (Past President) Director, '12
Deb Martin (Affiliates) Director, '12
Bill Swanson (RPAC Chair), Guest
Donna Shipley, Programs Director
Doug Rotthaus, CEO

Excused:

Eileen Schultz, Director, '13

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 March 28, 2012 meeting.

The financial statements for March 2012 were reviewed and filed for audit.

President's Report

The MLS statistics were reviewed. President Ritter reported the OABR website is now mobile at www.m.omaharealtors.com

MLS Report

GPRMLS Chair Andy Alloway reported the MLS Directors approved proposed changes to the MLS Users Agreement.

Direct dues payments for individual agents and builders sold information for the MLS will be discussed further next month.

CEO Report

Negotiation for a revised lease agreement with BTM, Inc. within the general terms has been obtained.





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RPAC

Bill Swanson, RPAC Chair reported \$37,065 has been raised, 70% of the goal. Brysons Airboat Tour is scheduled for July 26 which has obtained sponsors for the airboat, food and entertainment. The first week of June, an RPAC phone calling bank will be conducted with the help of NAR personnel with a reception at Fox and Hound on June 7 in the evening.

Education Forum

Mastering the HUD/REO Purchase was the KIP program on Thursday, March 29, and Short Sale Basics will be May 17 at 1:00 pm. This KIP session has been approved for Broker Approved Training.

Social Events Forum

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

Spruce Up the Parks will be Saturday, May 5, 2012 from 9:00am – 11:00am at Elmwood Park (Douglas County) and Aspen/Sun Valley Park (Sarpy County). The annual Storm Chasers game is Friday, June 8, and Bryson's Airboat Tours will be July 26.

Deda Myhre reported OABR and YPN received the CARE Awards from the Millard Business Association from various fundraisers and clothing donations.

Nominating Task Force

Chair David Matney reported the Nominating Task Force will be meeting Thursday May 10 to approve the 2013 OABR Slate of Officers and Directors.

Value Proposition Task Force

Co-Chair Megan Jaspers reported the task force has submitted questions to be ask at the focus group , that will then help them decide what avenues to pursue in showing value of membership.

Affiliates, a council of the Omaha Area Board of REALTORS®

Affiliate President Deb Martin reported that the Affiliate Golf Event will be held on June 18, at The Champions Club.



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Women's Council of REALTORS®

The WCR golf event is scheduled for July 12, 2012 and there will be no WCR business luncheon in May.

New Business

OABR President Lisa Ritter reviewed the Nebraska REALTORS® Association Convention in April.

Adjournment

There being no further business, the meeting adjourned.





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BOARD OF DIRECTORS MINUTES

May 30, 2012

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '11
Andy Alloway, Director, '13
Megan Jaspers, Director, '14
Monica Lang, Director, '14
Mark Leaders, Director, '12
Eileen Schultz, Director, '13

Mark Wehner, Director, 12
Susan Clark (WCR) Director, '12
Vince Leisey (Past President) Director, '12
Deb Martin (Affiliates) Director, '12
Joni Craighead, Governmental Affairs Director
Donna Shipley, Programs Director
Doug Rotthaus, CEO

Excused:

Sharon Rich, Director, '12

Deb Martin (Affiliates) Director, '12

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 25, 2012 meeting.

The financial statements for March 2012 were reviewed and filed for audit.

2012 Budget

It was moved, seconded and carried to change the 'Education' budget to \$20,000 to allow for two national speakers.

It was moved, seconded and carried to change the 'Education Forum' budget to \$7,500.

It was moved, seconded and carried to approve the amended 2013 OABR Budget.

President's Report

The MLS statistics were reviewed.

President Lisa Ritter reported on the Midyear meetings in Washington DC.

MLS Report

GPRMLS Chair Andy Alloway reported the MLS Directors approved the 2013 MLS Budget.

The MLS Directors approved the agent direct MLS fee payments.





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The MLS Directors approved waiving MLS fees for July 2012.

Governmental Affairs Committee

OABR GAD Joni Craighead reported the Soup Supper is scheduled for June 4, 2012 from 5:00pm – 8:00pm at Biaggi's. This is a Friend-Raiser, for the OABR members to get to know the State Senators. In the future, an event may be given for the city council or county board.

RPAC

President Lisa Ritter reported RPAC has reached 72% of their goal.

Education Forum

"Short Sale Basics" was the KIP program on Thursday, May 17 and "What do you mean....We have appraisal issues" will be June 21 at 10:00 a.m. and has been approved for Broker Approved Training.

Social Events Forum

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

The annual Storm Chasers game is Friday, June 8, and Bryson's Airboat Tours in conjunction with RPAC will be July 26.

Nominating Task Force

Chair David Matney reported the candidates for Officer and Director positions for the OABR Board of Directors are: Deda Myhre for OABR President, Mark Wehner for OABR Secretary/Treasurer and the 3 OABR Directors with 3 year terms are Bryan Frasier, Herb Freeman and Mark Leaders.

The makeup of the OABR Nominating Committee will be discussed at a later date.

Affiliates, a council of the Omaha Area Board of REALTORS®

The Affiliate Golf Event will be held on June 18, at The Champions Club.

Women's Council of REALTORS®

The WCR luncheon will be June 21 with Gregg Mitchell and the WCR Golf Event is July 12.





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New Business

It was moved, seconded and carried to approve Roger Johnson, Johnson Services for use of a Supra lockbox key.

Adjournment

There being no further business, the meeting adjourned.





BOARD OF DIRECTORS MINUTES

June 27, 2012

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '11
Andy Alloway, Director, '13
Megan Jaspers, Director, '14
Monica Lang, Director, '14

Mark Leaders, Director, '12
Sharon Rich, Director, '12
Eileen Schultz, Director, '13
Bill Swanson, RPAC Chair
Donna Shipley, Programs Director
Doug Rotthaus, CEO

Excused:

Mark Wehner, Director, 12
Vince Leisey (Past President) Director, '12
Deb Martin (Affiliates) Director, '12

Susan Clark (WCR) Director, '12

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 30, 2012 meeting.

The financial statements for May 2012 were reviewed and filed for audit.

President's Report

The MLS statistics were reviewed.

An updated NAR Outlook was distributed and reviewed.

It was moved, seconded and carried to appoint Mark Leaders to fill a vacancy on the NRA Board of Directors.

MLS Report

GPRMLS Chair Andy Alloway reported the MLS Directors are discussing updating the Supra keyboxes to new Bluetooth iBoxes.

Implementation of agent-direct MLS fee payments is being targeted for January, 2013.

Governmental Affairs Committee

It was moved, seconded and carried to adopt the Public Policy statement recommended by the committee.



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RPAC

RPAC Chair Bill Swanson reported \$43,730 has been raised which is 83% of the goal, with additional fundraising activities planned.

Education Forum

A trio of KIP Programs fill the summer schedule: "What do you mean....We have appraisal issues" was the KIP program on June 21, and "What do you mean... We have title issues?" will be on Thursday, July 19 and "What do you mean...It's still in underwriting?" will be August 16.

Social Events Forum

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

The annual Storm Chasers game was Friday, June 8; Bryson's Airboat Tours in conjunction with RPAC will be July 26; The OABR Picnic is scheduled for August 8; and the annual Putt-Putt Golf Tournament is September 12. In addition, the OABR Coat & Clothing Drive will begin earlier this year, starting in August.

Women's Council of REALTORS®

The WCR Golf Event is July 12, at Pacific Springs Golf Course. The next WCR luncheon will be on August 9, with David Brown from the Greater Omaha Chamber of Commerce.

Adjournment

There being no further business, the meeting adjourned.



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TO: OMAHA AREA BOARD OF REALTORS® BOARD OF DIRECTORS

FROM: LISA RITTER, OABR PRESIDENT

2012
BOARD OF DIRECTORS

DATE: July 20, 2012

President
Lisa Ritter

RE: BOARD OF DIRECTORS MEETING

President-Elect
David Matney

There will be no meeting of the OABR Directors in July. Instead the limited number of items to be addressed will be done by e-mail. **Please reply "yes" or "no" to Donna Shipley, dshipley@oabr.com at the Omaha Area Board of REALTORS® office by July 27, 2012 at 2:00 p.m.**

Secretary/Treasurer
Deda Myhre

The undersigned Director of the Omaha Area Board of REALTORS® consents to a meeting of the Board of Directors being conducted by mail between July 20, 2012 and July 27, 2012 for the purpose of addressing the issues set forth below:

2012 Directors
Mark Leaders
Sharon Rich
Mark Wehner

2013 Directors
Eileen Schultz

2014 Directors
Megan Jaspers
Monica Lang

Ex-Officio Directors

Andy Alloway
Susan Clark
Vince Leisey
Deb Martin

Chief Executive Officer
Doug Rotthaus

1. If you have corrections to the Directors Meeting Minutes of June 27, 2012 (copy attached), please call Donna Shipley at the OABR Office, 619-5551 by July 27, 2012 at 2:00 p.m. If there are no corrections, the minutes will stand approved as submitted. If there are corrections, the Directors will be notified at a later date.
2. If you have questions regarding the OABR Financial Report for June, 2012 (copy attached), please call Doug Rotthaus at the OABR Office, 619-5550. The June, 2012 Financial Statement will be referred to the OABR Auditor for inclusion in the Annual Audit.
3. Approve the Social Events Forum "Applications for Membership, Waivers and Key Requests", (recommendations attached).
4. Approve to Governmental Affairs actions of the Candidate Recruitment Subcommittee. It was moved, seconded to recommend approval to the OABR Board of Directors on the subcommittee's recommendation for the following campaigns:
 - Commissioner Chris Rodgers, Douglas County Commission - \$250
 - Register of Deeds, Diane Battiato, Douglas County - \$500
 - Clerk Tom Cavanaugh, Douglas County - \$250
 - George Mills, OPPD Boat - \$250
 - Klaus Linder, La Vista Mayoral Candidate - \$500

The motion was amended to include a recommendation for \$250 to the campaign of Tom Richards for Sarpy County Board. Motion carried.





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BOARD OF DIRECTORS MINUTES

August 29, 2012

The meeting was called to order by 2012 President Lisa Ritter.

Present:

Lisa Ritter, President, '12
David Matney, President-Elect, '12
Deda Myhre, Secretary/Treasurer, '12
Andy Alloway, Director, '13
Megan Jaspers, Director, '14
Mark Leaders, Director, '12
Sharon Rich, Director, '12
Eileen Schultz, Director, '13
Vince Leisey (Past President) Director, '12

Deb Martin (Affiliates) Director, '12
Susan Clark (WCR) Director, '12
Bill Swanson, RPAC Chair
Joe Gehrki, NRA President/Governmental Affairs
Chair
Bryan Fraser
Herb Freeman
Donna Shipley, Programs Director
Doug Rotthaus, CEO

Excused:

Monica Lang, Director, '14
Mark Wehner, Director, 12

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

It was moved, seconded and carried to approve the meeting waiver dated July 20, 2012 meeting.

The financial statements for July 2012 were reviewed and filed for audit.

President's Report

The MLS statistics were reviewed.

OABR President welcomed the new directors, Bryan Fraser and Herb Freeman and thanked the outgoing directors, Sharon Rich, Susan Clark, Vince Leisey and Deb Martin for all their support this past year.

MLS Report

GPRMLS Chair Andy Alloway announced Lisa Ritter was elected for Category 2 director position expiring 2015.

GPRMLS Chair Andy Alloway reported the MLS Directors were given a demonstration from RatePlug.



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Chief Executive Officer's Report

CEO Doug Rotthaus reported that approximately 150 REALTORS® have not paid their dues.

Wednesday, September 5 is the installation of David Matney at Regency Lodge beginning at 11:00 a.m. Hope all can attend.

Governmental Affairs Committee

Chair Joe Gehrki reported the Governmental Affairs Committee has reached out to the City Council members, Douglas County Board and many other organizations with the intent of obtaining relationships with them.

RPAC

RPAC Chair Bill Swanson reported OABR's RPAC goal is \$52,925 and Omaha has raised \$57,411. The RPAC Committee is still collecting money until August 31, 2012.

Education Forum

The next KIP Program is "What do you mean...You can buy a house with a \$1000 down" on September 20. All of the programs have been approved for Broker Approved Training.

Social Events Forum

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

The OABR Winter Coat & Clothing drive is underway and going well in conjunction with a "Back to School" theme. Putt-Putt Golf is Sept. 12 with all proceeds going to the Food Bank of the Heartland.

Affiliates, a Council of the Omaha Area Board of REALTORS®

The annual Toys for Tots Bowling is scheduled for November 7 with the cost of \$25 per person.

Women's Council of REALTORS®

The next WCR luncheons will be September 13 and October 11. WCR has "Business Planning for Success!" scheduled for November 1 at Champions Run. This has been approved for 3 Broker Approved Training hours.



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New Business

Some items for discussion for the upcoming year, the current CMA's issues and digital contracts and signatures.

Adjournment

There being no further business, the meeting adjourned.