



AFFILIATES

a council of the
Omaha Area Board of REALTORS®

11830 Nicholas Street | Omaha, Nebraska 68154 | Office 402-619-5553 | Fax 402-619-5559 | www.oabrAffiliates.com

AFFILIATE COUNCIL MEETING Tuesday September 20, 2022 9:00 a.m.

Agenda

- I. Call meeting to order
- II. Approval of Agenda and Affiliates Standards of Excellence
- III. Approval of Minutes from August 16, 2022
- IV. Introductions
 - a) Guests
 - b) New Member Introductions
 - c) Current Member Introductions
- V. President Report- Jonathan Jameson
 - a) Approve Bylaw Changes
- VI. Treasurer Report – Jeanne Lamoureux
- VII. Affiliate Events Update
 - a) OABR Golf (September 28, 2022) – Summer Franco
 - b) Affiliate/REALTOR® Event (2022) – Cody Bousema
 - c) Turkey Bowling Toys for Tots (November 16, 2022) – Kim Moneto
- VIII. Committee Updates
 - a) Food Drive – Wendy Walker
 - b) Education – PK Kopun, Mary Byrnes
 - c) OABR Social Events – Erin Trescott
 - d) RPAC – Paul Kottich
 - e) WCR – Jeanne Lamoureux
 - f) YPN – Cody Bousema
 - g) Think Affiliates First – Brent Rasmussen
Facebook – Sam Kasun of Pixel Fire Marketing
O - 402-214-5053 C - 402-619-9919
social@pixelfiremarketing.com
 - h) New Member Committee – John Harrison
 - i) MOBA – Wendy Walker
- IX. Sponsorship Opportunities
 - a) REcharge Sponsorships - <https://rechargenebraska.com/sponsorships>
- X. New/Other Business
- XI. Speakers/Testimonials
- XII. Adjournment, next meeting Tuesday October 18, 2022 at 9:00 am

Affiliate Facebook Group <https://www.facebook.com/Affiliates-a-council-of-the-Omaha-Area-Board-of-Realtors/>

The role of the Affiliates is to promote business relationships and services to REALTOR® members actively solicit Affiliate membership in the Board and promote ethical business practices of Affiliate members



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AFFILIATE COUNCIL MINUTES

August 16, 2022

The meeting was called to order.

Present:

President Jonathan Jameson
President-Elect Katie Lieffers
Secretary Cody Bousema
Lynette Arrasmith
Bo Bigley
Lou Bozak
Jesse Diamond
Melanie Doeschot

June Eads
Summer Franco
John Harrison
PK Kopun
Paul Kottich
Jennifer Lea
Laura Longo
Mark McGee

Kim Moneto
Eric Petersen
Brent Rasmussen
Laura Singleton
Mary Sladek
Matt Thiel

- I. Call meeting to order
- II. Approved Minutes from 7.19.2022 - Moved, seconded and carried to approve the meeting minutes.
- III. Introductions – The Affiliate Council members in attendance introduced themselves.
- IV. President Report- Jonathan Jameson reported on the possibility of reviewing and changing the Affiliate Bylaws.
- V. Treasurer Report – Jeanne Lamoureux reported a balance of \$3,150.49.
- VI. Affiliate Events Update -
 - a) Golf - Summer Franco reported the golf event is scheduled for Wednesday September 28 at Indian Creek Golf Course. A sponsorship email will be going out this week.
 - b) Affiliate /Agent Party- The event did not take place. Discussion was to have other types of events instead of networking/cocktails. There was a consensus of the Affiliate Council to continue with a networking/cocktails event and Lynette Arrasmith volunteered to help Cody.
 - c) Turkey Bowl– Kim Moneto reported that it will be at Maplewood Lanes this year. Better PA system as well as a complimentary 3rd hour of bowling. The bowling event is scheduled for November 16.
- VII. Committee Updates
 - a. Food Drive – The Food Drive will conclude at the Chili Cook-Off scheduled October 12, 2022.
 - b. Education – PK Kopun reported there is a Membership Breakfast scheduled on August 25 at The Alamo Drafthouse. Topic is “Build Your Inventory with New Construction
 - c. OABR Social Events- Cody Bousema reported Chili Cookoff is scheduled for October 12 with a football tailgate theme. Still looking for chefs.
 - d. RPAC, Realtor Political Action Committee – Paul Kottich reported RPAC has collected close to \$130,000 of their \$172,400 goal. The Zoo event was held on July 28.

- e. WCR. WCR golf outing was held on July 14 at Tiburon and the next luncheon is September 15 at Champions
- f. YPN no new news
- g. Think Affiliates First – Update was given by Brent Rasmussen and Melanie Doeschot
- h) New member committee – John Harrison reported we have 176 Affiliate members.
- i) MOBA - no update

VIII. New business -Affiliate President asked for any additional nominations for the 2023 Slate of Officers.

Moved, seconded and carried to nominate the following for the 2023 Offices: Jonathan Jameson for President, Katie Lieffers for President-Elect and Cody Bousema for Secretary.

Moved, seconded and carried to sponsor a hole at the Nebraska Association of Mortgage Brokers in the amount of \$200.

IX. Other Business – none

X. Testimonials – none

XI. Speakers- Melanie Doeschot with Ambassador Title Services and Jonathan Jameson with Mortgage Specialists.

XII. Adjournment – The meeting was adjourned

AFFILIATE COUNCIL FINANCIAL STATEMENT FOR THE MONTH AUGUST 31, 2022

Annual Budget
\$12,000

AUGUST 2022

YEAR-TO-DATE

INCOME

Board Donation
Turkey Bowling/Toys 4 Tots
Golf
Credit from Pixel

TOTAL INCOME	0.00	0.00
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EXPENSES

Events		
Chili Cookoff (OABR)		
Turkey Bowling/Toys 4 Tots		
Golf	200.00	200.00
Canned Food Drive		
Social Media	300.00	2,400.00
Brand Development		722.25
Orientation Luncheons		
Realtor Ring Day		
WCR Bingo Sponsor		200.00
WCR Golf Sponsor		150.00
Affiliate Only Party		
Inaugural		
Think Affiliates First	0.00	401.25
Review Advertising		
Misc (Printing,Ck Order,Fee)	29.00	29.00
Service Charge		

TOTAL EXPENSES	529.00	4,102.50
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NET INCOME/(LOSS)	(529.00)	0.00
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CASH RECONCILIATION

Beginning Cash Balance 7/1/22		3,179.99
Income (Loss)		(529.00)
Ending Cash Balance 7/31/22		2,650.99

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

CONSTITUTION AND BYLAWS

ARTICLE I – NAME

The name of this organization shall be “Affiliates, a Council of the Omaha Area Board of REALTORS®.”

ARTICLE II – VISION STATEMENT

Become the trusted, professional resource dedicated to members of the Omaha Area Board of REALTORS®

ARTICLE III – MISSION STATEMENT

Promote, support, and serve the real estate community through educational efforts, events, and ongoing partnerships with members of the Omaha Area Board of REALTORS®

ARTICLE IV - GEOGRAPHIC JURISDICTION

The geographic jurisdiction of the Affiliate Membership shall be concurrent with that of the Omaha Area Board of REALTORS® and may be adjusted to reflect changes in OABR jurisdictional boundaries.

BYLAWS

ARTICLE I – MEMBERSHIP

Section 1. Classes of Affiliate Membership. There shall be one ~~(1)~~ class of membership referred to as Affiliate Member.

Section 2. Qualification of Affiliate Members. Affiliate Members shall be individuals who maintain high ethical standards within their professions, and are in sympathy with the real estate profession and the objectives of the Omaha Area Board of REALTORS®.

Section 3. Application for Affiliate Membership. An Application for membership shall be made in such manner and form as may be prescribed by the Board of Directors of the Omaha Area Board of REALTORS®. If accepted for membership, the Affiliate member will abide by the Bylaws of the Affiliates.

ARTICLE II – PRIVILEGES AND OBLIGATIONS

Section 1. Affiliate Rights and Privileges. Affiliate Members shall have rights and privileges and be subject to obligations prescribed by the Board of Directors of the Omaha Area Board of REALTORS® and the Bylaws of the Affiliates.

Section 2. Affiliate Obligations. It shall be the obligation of each member to observe ~~strictly~~ the Bylaws ~~strictly~~ and to do so in such a manner as always to reflect credit upon the Affiliate Membership of the Omaha Area Board of REALTORS®.

Section 3. Affiliate Services and Operations.

- a. All administrative services, including, but not limited to, accounting, membership dues billing, processing, and record-keeping, shall be provided by and under the direction of the Omaha Area Board of REALTORS®.
- b. A Staff Assistant shall be provided by the Omaha Area Board of REALTORS® to assist the Affiliates at both the Membership level and the Executive level. The Staff Assistant shall attend all Membership Meetings as well as Executive Meetings of the Affiliates.
- c. Additional administrative services provided by the Omaha Area Board of REALTORS® shall be adopted by the Affiliates and included in the annual budget, providing the budget has been submitted to and approved by the OABR Board of Directors within sixty (60) days of the end of each fiscal year.
- d. Any additional services not covered in the budget shall be the responsibility of the Affiliate Membership.

ARTICLE III - OFFICERS AND EXECUTIVE COMMITTEE MEMBERS

Section 1. Affiliate Offices. The officers of the Affiliates shall be: President, Vice President-~~Elect~~, Secretary, and Treasurer. The officers of the Affiliates will be nominated from, and elected by, the Affiliate Membership at the Annual Meeting. Except for the Treasurer, elected officers may not serve more than two consecutive terms.

Section 2. Duties of Affiliate Officers.

- a. President: Oversee all functions of the Affiliates, including facilitating Executive and Membership meetings. The President shall act as a liaison between the Affiliates and the Omaha Area Board of REALTORS®, serving as an ex-officio member of the Board of Directors, and will work in conjunction with other area organizations in order to coordinate events and calendars.
- b. Vice President-~~Elect~~: Support the President in all aspects and take over in the President's absence. The Vice President-~~Elect~~ shall assist the President with the selection of Committee Chairs for all standing committees and will monitor committee functions.

- c. Secretary: Assist the President and Vice President~~-Elected-~~. The Secretary shall oversee ongoing updates of Affiliates, including newsletter articles, Affiliate Spotlight, web updates, and other Affiliate notifications. The Secretary will coordinate efforts with the Staff Assistant of the Omaha Area Board of REALTORS® and record minutes at meetings if the Staff Assistant is not present.
- d. Treasurer: Manage the checkbook for the Affiliates keeping track of all deposits and payments. The Treasurer shall provide a report at each Membership Meeting and will track expenses and revenues for each Affiliate event.

This is a partial list of the main duties of the officers. All Affiliate Officers shall provide support and assistance to the standing committees whenever necessary and work to promote the Affiliates in all regards.

Section 3. Affiliate Executive Committee. The governing body of the Affiliates shall be an Executive Committee composed of the elected officers named above and the chairs of all standing committees. The President may appoint additional members to the Executive Committee to achieve professional diversification if deemed necessary.

ARTICLE IV – MEETINGS

Section 1. Annual Meeting. The annual meeting of the Affiliates ~~shall~~will be held in August each year ~~at a time, date, place, and hour to be as~~ designated by the Executive Committee. Among other items of business, the annual meeting shall approve Bylaw changes, approve budgets, and elect officers.

Section 2. Membership Meetings. Membership meetings shall be held no less than quarterly and are open to any Affiliate Member.

Section 3. Executive Meetings. Executive meetings shall be held as needed and no less than quarterly. Executive meetings are open to members of the Executive Committee and invited guests.

Section 4. Notice of Meetings. ~~Notification~~Notice shall be given to each Affiliate member prior to any membership meeting, ~~and shall include an agenda for the meeting.~~

Section 5. Quorum. A quorum for the transaction of business at the Annual Meeting or any Membership Meeting will be defined as a majority of those Affiliate members present.

ARTICLE V – COMMITTEES

The President shall, with the approval of the Executive Committee, appoint such standing and special committees among the Affiliate Members as may be necessary.

ARTICLE VI - ELECTION OF OFFICERS

~~A~~The Nominating Committee ~~shall be~~is composed of the current Affiliate Officers. ~~Each year, and two past presidents appointed by the Nominating Committee shall, by majority vote, publish a slate of officer candidates (for the positions of President, President-Elect, Secretary, and Treasurer) at least 15.~~

Beginning 90 days prior to before the Annual Meeting. Each year beginning in May, the names of individuals interested in serving will be accepted by as an officer will be submitted to the Nominating Committee for consideration as a candidate. At least 15 days before the Annual Meeting, the Nominating Committee for consideration on the will, by a majority vote, deliver a slate of officer candidates for publication.

All members will be notified of the Election with the slate of officer candidates. All individuals considered for the slate of officer candidates will at least 10 days before the Annual Meeting. The Election of Officers will occur at the Annual Meeting, and all votes will be cast in person. Additional candidates may be placed in nomination by members in attendance. The officer candidate does not need to be in attendance to be elected; however, all officer candidates must be active participants in Affiliate Council meetings and activities.

- ~~a. The Nominating Committee will automatically advance the current Secretary to the position of President-Elect, and the current President-Elect to the position of President, unless a majority of the Nominating Committee votes to advance an alternate slate of officer candidates.~~
- ~~b. The Treasurer will automatically be nominated for reelection unless a majority of the Nominating Committee votes to replace the Treasurer on the slate of officer candidates.~~

~~At the annual meeting, the slate of officer candidates will be presented, additional officer nominations will be solicited from the floor, discussion will take place, and the new Officers will be elected, or re-elected.~~

~~The Nominating Committee, by a majority vote, will fill any vacant officer positions until the next election.~~

At the Annual Meeting, the Chair will read the slate of candidates brought forward by the Nominating Committee. Officers will be elected, one office at a time, in the order of President, Vice-President, Secretary, and Treasurer. For each office, the Chair will open the floor for additional nominations. Members present may nominate one additional name per office; nominations do not require a second. All members in attendance will have the opportunity to make a nomination before nominations for that office are closed by the Chair. If the ballot contains more than one candidate, discussion about the candidates will be allowed, followed by a ballot vote. When one candidate receives a majority of the votes cast, that individual will be declared elected. If multiple candidates are on the ballot, the candidates receiving a majority of the votes will move forward to a subsequent ballot until one candidate receives a majority of the votes cast. If the ballot is uncontested, the balloting will be deemed unnecessary, and the candidate for that office will be declared elected with no further action required. This process then repeats for each office.

ARTICLE VII - FISCAL AND ELECTIVE YEAR

The fiscal and elective year of the Affiliates shall be September 1 to August 31 inclusive.

ARTICLE VIII – AMENDMENTS

This Constitution and Bylaws may be amended by a majority vote of the members present at any meeting, of which notice was given to members.

AFFILIATE ARTICLE FOR REVIEW NEWSLETTER

		DEADLINE FOR ARTICLE
OCTOBER 2022	Kaie Lieffers	SEPTEMBER 15
NOVEMBER 2022	Erin Trescott	OCTOBER 15
DECEMBER 2022	Wendy Walker	NOVEMBER 15
JANUARY 2023	Amy Dritley	DECEMBER 15
FEBRUARY 2023	Melaine Doeschot	JANUARY 15
MARCH 2023	Kim Moneto	FEBRUARY 15
APRIL 2023	Eric Petersen	MARCH 15
MAY 2023	Brent Rasmussen	APRIL 15
JUNE 2023	Jonathan Jameson	MAY 15

AFFILIATE SPEAKERS MONTHLY MEETING

NOVEMBER 2022

Erin Trescott
Mary Sladek
Katie Lieffers

DECEMBER 2022

Lou Bozak
PK Kopun

JANUARY 2023

Jeannie Lamoureux
Melaine Doeschot

FEBRUARY 2023

John Harrison
Cody Bousema

MARCH 2023

Wendy Walker
Debbie Williams

APRIL 2023

Kim Moneto
Jonathan Jameson

MAY 2023

Brent Rasmussen
Laura Longo

JUNE 2023

Eric Petersen
Paul Kottich

JULY 2023

Amy Dritley
Laura Singleton

ORIENTATION PRESENTATION VIA ZOOM

AFFILIATES!!!

ORIENTATION SPONSORS

OCTOBER 2022

Tuesday Oct 4: 8:30 a.m. Erin Trescott
Tuesday Oct 4: 1:00 p.m. Eric Petersen
Wednesday Oct 5 8:30 a.m. Katie Lieffers

NOVEMBER 2022

Tuesday Nov 1: 8:30 a.m. Kim Moneto
Tuesday Nov 1: 1:00 p.m. Amy Dritley
Wednesday Nov 2 8:30 a.m. Brent Rasmussen

DECEMBER 2022

Tuesday Dec 6: 8:30 a.m. Melanie Doeschot
Tuesday Dec 6: 1:00 p.m. Lou Bozak
Wednesday Dec 7: 8:30 a.m. Jonathan Jameson

JANUARY 2023

Tuesday Jan 10: 8:30 a.m. Amy Dritley
Tuesday Jan 10: 1:00 p.m. Eric Petersen
Wednesday Jan 11: 8:30 a.m. Kim Moneto

FEBRUARY 2023

Tuesday Feb 7: 8:30 a.m. Melanie Doeschot
Tuesday Feb 7: 1:00 p.m. Brent Rasmussen
Wednesday Feb 8: 8:30 a.m. Katie Lieffers

MARCH 2023

Tuesday March 7: 8:30 a.m. Erin Trescott
Tuesday March 7: 1:00 p.m. Jonathan Jameson
Wednesday March 8: 8:30 a.m. Lou Bozak

APRIL 2023

Tuesday April 4: 8:30 a.m. Wendy Walker
Tuesday April 4: 1:00 p.m. Erin Trescott
Wednesday April 5: 8:30 a.m. Amy Dritley

MAY 2023

Tuesday May 16: 8:30 a.m. Brent Rasmussen
Tuesday May 16: 1:00 p.m. Melanie Doeschot
Wednesday May 7: 8:30 a.m. Jonathan Jameson

JUNE 2023

Tuesday June 6: 8:30 a.m. Eric Petersen
Tuesday June 6: 1:00 p.m. Katie Lieffers
Wednesday June 7: 8:30 a.m. Lou Bozak

2022-2023 ATTENDANCE

[illegible]

[illegible]