



## **BOARD OF DIRECTORS MINUTES September 27, 2011**

The meeting was called to order at 10:20 a.m. by Andy Alloway, Chair.

**Present:**

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

Vince Leisey, Director  
Dave Faulkner, Guest  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

John Bredemeyer, 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 minutes from the August 30, 2011 meeting.

The financial reports for August 2011 were reviewed and filed for audit.

The OABR and MLS membership numbers were discussed.

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

Bonus offers were discussed.

It was moved, seconded, and carried that recommended language for bonus offers in the MLS be presented at the next meeting.

An update from the MLS users group was given.

No action was taken regarding making "Directions to Property" a required field.

No action was taken regarding removing the required status of "Block Direction" and "Block Number."



# GREAT PLAINS REALTORS® MLS

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## A2

Discussion regarding the addition of “FHA203k” to acceptable financing terms was delayed until the next meeting.

Branding on virtual tours was delayed for further clarification from the Nebraska Real Estate commission regarding their position.

Paragon 5 login access was discussed in reference to data security, assume identity, and LPS billing of non-licensed users. It was the consensus of the directors that billing issues be resolved before assume identity can be used.

It was the consensus of the directors to not put the residential rental property type on Realtor.com.

The next meeting was scheduled for October 25, 2011.

There being no further business, the meeting was adjourned at 11:30 a.m.

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### BOARD OF DIRECTORS MINUTES October 25, 2011

The meeting was called to order at 10:20 a.m. by Andy Alloway, Chair.

**Present:**

Andy Alloway, Chair  
Henry Kammandel, Jr., Vice Chair  
David Matney, Secretary-Treasurer  
Mark Boyer, Director  
John Bredemeyer, Director

Valerie Keeton, Director  
Vince Leisey, Director  
Dave Faulkner, Guest  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

Herb Freeman, 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 September 27, 2011 meeting.

The financial reports for September 2011 were reviewed and filed for audit.

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

The advertising campaign overview was discussed. The consensus was to not take action at this time and possibly review a more specific proposal for continuation of the campaign in the spring.

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

Virtual tour branding was discussed.

It was moved, seconded, and carried to postpone the virtual tour policy change scheduled for November 1, 2011 to June 2012.

It was the consensus of the directors to bring the virtual tour branding issue to the Nebraska REALTORS® Association.

Bonus offers were discussed.



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**A2**

It was moved, seconded, and carried to approve the following rule for bonus offers in the MLS:

OFFERING SELLING/LEASING BONUSSES. An MLS Participant that offers a selling or leasing bonus to cooperating Participants shall enter the details in the agent remarks section of the Database and shall include the amount of the bonus, specific terms and conditions, time limitations and other appropriate details. All bonuses shall be paid directly to the selling or leasing company. Failure to comply may result in a fine of \$1000.

An update on Paragon 5 login access was given.

A Supra key request on behalf of Mark Hart was discussed, but no action was taken.

An update regarding the report and recommendations of the NAR IDX Presidential Advisory Board was given.

No action was taken regarding the addition of "FHA203k" to acceptable financing terms.

No action was taken regarding removing Elkhorn as an available selection for the city field in Paragon.

The next meeting was scheduled for November 29, 2011.

There being no further business, the meeting was adjourned at 11:15 a.m.

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## **BOARD OF DIRECTORS MINUTES November 29, 2011**

The meeting was called to order at 10:25 a.m. by Andy Alloway, Chair.

**Present:**

Andy Alloway, Chair  
Henry Kammandel, Jr., Vice Chair  
David Matney, Secretary-Treasurer  
Herb Freeman, Director  
Mark Boyer, Director  
John Bredemeyer, Director

Valerie Keeton, Director  
Vince Leisey, Director  
Dave Faulkner, Guest  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

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 October 25, 2011 meeting.

Steve Rishel, CPA presented the 2011 year-end financial audit of the Great Plains REALTORS® MLS. It was moved, seconded and carried to accept the auditor's written report as presented.

The financial reports for October 2011 were reviewed and filed for audit.

There were no new company recommendations.

It was moved, seconded, and carried to approve to terminate the membership of Participant, David Fehr, for non-payment of fees.

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

Discussion on a motion to add a required 'short sale' yes/no field to sold information was postponed until the next meeting, pending legal review.

It was moved, seconded, and carried to approve the recommended NAR changes to the MLS Rules and Regulations.



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**A2**

The Nebraska REALTORS® Association legal opinion of Ward F. Hoppe regarding broker flat fee compensation was discussed.

An update on the dollar amount of the CIVIX settlement was given.

The board reviewed a request on behalf of Joe Vukov to waive the monthly IDX vendor access fee. No action was taken.

An update from the NAR Conference & Expo was given.

MLS listing data on the Neighborcity and USAA websites was discussed.

The next meeting was scheduled for January 17, 2012.

There being no further business, the meeting was adjourned at 11:30 a.m.

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## **BOARD OF DIRECTORS MINUTES** **January 17, 2012**

The meeting was called to order at 10:18 a.m. by Andy Alloway, Chair.

**Present:**

Andy Alloway, Chair  
David Matney, Secretary-Treasurer  
Herb Freeman, Director  
Valerie Keeton, Director

Vince Leisey, Director  
Dave Faulkner, Guest  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

Henry Kammandel, Jr., Vice Chair (exc.)  
Mark Boyer, Director

John Bredemeyer, Director

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 12, 2011.

The financial reports for December 2011 were reviewed and filed for audit.

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

It was moved, seconded, and carried to approve to terminate the membership of Participants, William Johnson and June Wingate, for non-payment of fees.

It was moved and seconded to add a required short sale field for closed properties. Motion failed.

A motion to add a non-required short sale field for closed properties died due to lack of a second.

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

It was moved, seconded, and carried to add in Paragon a sub-status of Model under the Active status; to require "Model Home Not for Sale" as the first words in public remarks for model homes, and to amend the MLS rules where necessary to allow for model homes to be entered in the system.



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**A2**

No action was taken regarding the MLS Users Group suggestion to add a "lot square footage" field to the MLS.

Discussion of RETS access for the Real Estate Book and other advertising vendors was postponed pending further information.

The next meeting was scheduled for February 28, 2012.

There being no further business, the meeting was adjourned at 11:10 a.m.

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## **BOARD OF DIRECTORS MINUTES February 28, 2012**

The meeting was called to order at 10:18 a.m. by Andy Alloway, Chair.

**Present:**

Andy Alloway, Chair  
Henry Kammandel, Jr., Vice Chair  
David Matney, Secretary-Treasurer  
Herb Freeman, Director  
Mark Boyer, Director  
John Bredemeyer, Director

Dave Faulkner, Guest  
Gregg Mitchell, Guest  
David, Guest  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

Valerie Keeton, Director (exc.)

Vince Leisey, 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 January 17, 2012 meeting.

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

There were no new company recommendations or terminations.

Gregg Mitchell of Mitchell & Associates and David Hartman of the Nebraska Real Estate Appraisers Board presented two issues for consideration by the board to develop additional comparable sales for new properties: a proposal to input sold data on new home sales into the MLS, and the addition of a "HERS rating" field to the MLS database.

There was a consensus of the board to form a task force chaired by John Bredemeyer to review the request to add sold new construction data to the MLS database and to make a recommendation to the Board of Directors.

No action was taken regarding adding a HERS rating field to the MLS.

The board reviewed a member request to add fictitious temporary listings to the MLS for purposes of reverse prospecting. No action was taken.



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**A2**

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

It was moved, seconded, and carried to add a syndication advertising field in Paragon to be used in lieu of the public remarks field for ListHub or other syndication data feeds.

It was moved, seconded, and carried to set up a RETS feed for the Real Estate Book with the standard vendor fee and to not allow for the syndication of listings without first obtaining listing broker approval.

An update on the display of GPRMLS listings on NeighborCity.com was given along with the response from realtor.com.

An update on the display of listings on USAA (HomeCircle.com) via Vast.com was given. There was a consensus of the board to limit USAA access to the data through the Vast.com ListHub channel.

Discussion of LPS admin billing and assume identity was tabled until the next meeting.

It was the consensus of the board to clarify MLS Rule 14.24 regarding the IDX display of sold listings limiting the display of MLS photos to a single, exterior, front-facing photo of the property.

The next meeting was scheduled for March 27, 2012.

There being no further business, the meeting was adjourned at 11:50 a.m.

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## **BOARD OF DIRECTORS MINUTES** **March 27, 2012**

The meeting was called to order at 10:19 a.m. by Andy Alloway, Chair.

**Present:**

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

Vince Leisey, Director  
Dave Faulkner, Guest  
John Greguska, Guest  
Jesse Krivolavek, Guest  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

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 28, 2012 meeting.

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

A presentation regarding the HERS rating was given by Jesse Krivolavek of American Energy Auditors.

No action was taken regarding a request to add a HERS rating field to the MLS system.

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

It was moved, seconded, and carried to approve a termination of membership for Participant, Travis Thomas, for non-payment of fees.

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

LPS admin billing, assume identity, and MLS contract renewal were discussed.

No action was taken regarding the MakeTheRightMoveOmaha 2012 media buy proposal.

An update on OABR legal council was given.



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## A2

An update on the copyright issue with the data use agreement and MLS rules and regulations was given.

Discussion of changes to MLS Rule 14.24 regarding the IDX display of sold listings was tabled pending further information.

The next meeting was scheduled for April 24, 2012.

There being no further business, the meeting was adjourned at 11:50 a.m.

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## **BOARD OF DIRECTORS MINUTES** **April 24, 2012**

The meeting was called to order at 10:20 a.m. by Andy Alloway, Chair.

**Present:**

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

Valerie Keeton, Director  
Vince Leisey, Director  
Dave Faulkner, Guest  
Doug Rotthaus, CEO  
Denise Sabadka, 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 from the March 27, 2012 meeting.

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

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

It was moved, seconded, and carried to approve a termination of membership for Participant, Gary Thompson, for non-payment of fees and revocation of license.

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

It was moved, seconded, and carried to approve the proposed changes to MLS Rule Section 14.24 regarding the IDX display of photos on sold listings.

It was moved, seconded, and carried to approve changes to the MLS data use agreement and Section 11-13 of the MLS Rules.

An update on Paragon enhancement requests regarding watermarking photos and accessing photo urls was given.



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**A2**

The input of builder sold data in the MLS by was discussed.

Discussion of direct billing to agents was postponed until the next meeting pending further information.

The next meeting was scheduled for May 29, 2012.

There being no further business, the meeting was adjourned at 11:15 a.m.

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## **BOARD OF DIRECTORS MINUTES May 29, 2012**

The meeting was called to order at 10:20 a.m. by Andy Alloway, Chair.

**Present:**

Andy Alloway, Chair  
David Matney, Secretary-Treasurer  
Herb Freeman, Director  
Mark Boyer, Director  
John Bredemeyer, Director

Valerie Keeton, Director  
Vince Leisey, Director  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

Henry Kammandel, Jr., Vice Chair (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 24, 2012 meeting.

The financial reports for April 2012 were reviewed and filed for audit.

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

It was moved, seconded, and carried to waive July MLS fees.

The MLS Annual Certification was presented.

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

It was moved and seconded to approve the addition of 'Renovation Loan' to 'Financing Terms Accepted' and the addition of 'Syndication Remarks' to the residential rental property type. Motion tabled.

It was moved, seconded, and carried to approve agent-direct billing for monthly MLS fees and to include credit cards as an acceptable form of payment.



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## A2

An update on the NAR midyear meetings was given.

The next meeting was scheduled for June 26, 2012.

There being no further business, the meeting was adjourned at 11:25 a.m.

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## **BOARD OF DIRECTORS MINUTES**

**June 26, 2012**

The meeting was called to order at 10:20 a.m. by Andy Alloway, Chair.

**Present:**

Andy Alloway, Chair  
Henry Kammandel, Jr., Vice Chair  
David Matney, Secretary-Treasurer  
Herb Freeman, Director

Mark Boyer, Director  
Valerie Keeton, Director  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

John Bredemeyer (exc.)

Vince Leisey, 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 May 29, 2012 meeting.

The financial reports for May 2012 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, Chair.

A motion to add 'Renovation Loan' to 'Financing Terms Accepted' and add 'Syndication Remarks' to the residential rental property type that was tabled at the May 29, 2012 meeting was lifted from the table and was bifurcated:

The motion to add 'Renovation Loan' as a selection for the 'Financing Terms Accepted' field failed.

The motion to add 'Syndication Remarks' to the residential rental property type carried.

It was moved and seconded to change the word 'Call' to 'Contact' in 'Showing Instructions.' Motion failed.

It was moved, seconded, and carried to add 'Cement Board' as a selection for the 'Exterior' field.

The Supra KeyBox upgrade proposal was discussed. Discussion was delayed for a future meeting.



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A progress report on agent-direct billing was given to the Board.

The reporting of pending sales in the MLS was discussed. No action was taken.

An update on switching from eCards to Email Signatures in Paragon was presented.

The frequency of password changes was discussed. No action was taken.

The next meeting was scheduled for July 24, 2012.

There being no further business, the meeting was adjourned at 11:50 a.m.

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## **BOARD OF DIRECTORS MINUTES** **Special Meeting** **July 9, 2012**

The meeting was called to order at 11:33 a.m. by Andy Alloway, Chair.

**Present:**

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

Valerie Keeton, Director  
Vince Leisey, Director  
Lisa Ritter  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

Mark Boyer, Director

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

It was moved, seconded, and carried to accept Supra's proposal in its current form, to upgrade the electronic keyboxes to new Bluetooth iBoxes, on a one-for-one exchange basis for existing keyboxes, and continued use of the ActiveKey, eKey and eKey Professional at a monthly cost of \$16.10, \$14.95 and \$24.95 respectively.

It was moved, seconded, and carried to discontinue the use of security deposits for all electronic keys; to refund the key deposits currently being held for active members with current accounts; and to begin charging a non-refundable \$50 activation fee for all new electronic key holders.

The next meeting is scheduled for July 24, 2012.

There being no further business, the meeting was adjourned at 12:30 p.m.



## **BOARD OF DIRECTORS MINUTES** **July 24, 2012**

The meeting was called to order at 10:17 a.m. by Andy Alloway, Chair.

**Present:**

Andy Alloway, Chair  
Henry Kammandel, Jr., Vice Chair  
David Matney, Secretary-Treasurer  
Herb Freeman, Director  
Mark Boyer, Director

John Bredemeyer, Director  
Vince Leisey, Director  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

Valerie Keeton, 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 June 26, 2012 meeting.

It was moved, seconded, and carried to approve the minutes from the July 9, 2012 special meeting.

The financial reports for June 2012 were reviewed and filed for audit.

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

It was moved, seconded, and carried to approve a termination of membership for Participant, Willie Mora, for non-payment of fees,

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

It was moved, seconded, and carried to approve the Section 15.15 housekeeping VOW rule change regarding the display of sold listings.

It was moved, seconded, and carried to approve a one-time \$2500 RPAC donation on behalf of the Great Plains REALTORS® MLS.



# GREAT PLAINS REALTORS® MLS

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The election of Lisa Ritter as the 2013 Category 3 MLS Director with a term ending in 2015 was reported to the group.

The next meeting was scheduled for August 28, 2012.

There being no further business, the meeting was adjourned at 11:35 a.m.

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### BOARD OF DIRECTORS MINUTES August 28, 2012

The meeting was called to order at 10:18 a.m. by Andy Alloway, Chair.

**Present:**

Andy Alloway, Chair  
Henry Kammandel, Jr., Vice Chair  
David Matney, Secretary-Treasurer  
Herb Freeman, Director  
Mark Boyer, Director  
John Bredemeyer, Director

Valerie Keeton, Director  
Vince Leisey, Director  
Lisa Ritter, Ex-Officio  
Doug Rotthaus, CEO  
Denise Sabadka, MLS Administrator

**Absent:**

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 July 24, 2012 meeting.

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

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

There were no terminations.

A presentation was given by RatePlug. Further discussion was tabled pending additional information.

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

It was moved, seconded, and carried to make # Bedrooms and Monthly Rent \$ required fields in the Multifamily property type.

The Equifax proposal was discussed. No action was taken.

Photographer access to the MLS was discussed.



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It was moved to have individual office add admin accounts for photographers. The motion was withdrawn.

It was moved, seconded, and carried to approve the May 2012 NAR mandatory changes to the IDX rules.

A request to add 'Paved Road' and 'Unpaved Road' to features in the Land and Residential property types was discussed. No action was taken.

The OABR Lead-Based Paint & Lead-Based Paint Addendum to Purchase Agreement was discussed. It was the consensus of the director to refer the form to legal counsel for review.

It was moved, seconded, and carried to nominate and elect Henry Kammandel Jr. as the 2013 MLS Board of Directors chair.

It was moved, seconded, and carried to nominate and elect Vince Leisey as the 2013 MLS Board of Directors vice-chair.

It was moved, seconded, and carried to nominate and elect John Bredemeyer as the 2013 MLS Board of Directors secretary/treasurer.

The next meeting was scheduled for September 25, 2012.

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

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