



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

## **GPRMLS INC BOARD OF DIRECTORS MINUTES**

### **September 24, 2018**

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

#### **Present:**

Susan Clark, Chair  
Herb Freeman, Vice Chair  
Henry Kammandel, Secretary/Treasurer  
Andy Alloway, Director  
Jennifer Bixby, Director  
Monica Lang, Director

Gregg Mitchell, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Manager  
Dakota Ghegan, MLS Administrator  
Sean Lee, MLS Users Group Chair

#### **Absent:**

Vince Leisey, Director (exc.)

An MLS Users Group update from the September meeting was given by, Sean Lee, MLS Users Group Chair.

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded and carried to approve the minutes from the August 28, 2018 meeting.

The financial reports for August 2018 were reviewed and filed for audit.

It was moved, seconded and carried to adopt the 2019 budget as presented.

It was moved, seconded and carried to approve three new MLS Participant applications.

A regional MLS update was given.

The conversion timeline was discussed.

It was moved, seconded and carried to make a recommendation to the GPRMLS LLC Board of Directors to stay on target with the current conversion timeline.

The 'Contract Pending' policy was discussed regarding the position of the words 'contract pending.' Further discussion was postponed pending input from legal counsel.



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An MRCIE update was given by Susan Clark.

It was moved, seconded and carried to elect Derick Lewin to serve as the GPRMLS Inc. 2019-2021 representative on the MRCIE Board Directors.

A request for a donation to the REALTOR Relief Foundation was discussed.

It was moved, seconded and carried to donate \$10,000 to the REALTOR Relief Foundation.

Assistant electronic key access was discussed.

It was moved, seconded and carried to approve electronic key access for unlicensed assistants upon completion of an amended Assistant Application and Key Agreement.

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

A rule to require timely uploading of the Seller Property Condition Disclosure, and the Lead Based Paint Disclosure was discussed.

It was moved, seconded and carried to require listing agents to upload, if applicable, the Seller Property Condition Disclosure and Lead Based Paint Disclosure into the Paragon MLS Associated Documents within two business days of the listing being live in the MLS.

The next meeting was scheduled for Tuesday, October 30, 2018 at 10:45 a.m. The Executive Committee will meet at 10:15 a.m.

There being no further business, the meeting was adjourned.



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Herb Freeman, Vice Chair  
Henry Kammandel, Secretary/Treasurer  
Andy Alloway, Director  
Jennifer Bixby, Director  
Monica Lang, Director

Gregg Mitchell, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Manager  
Dakota Ghegan, MLS Administrator  
Sean Lee, MLS Users Group Chair

#### **Absent:**

Vince Leisey, Director (exc.)

An MLS Users Group update from the September meeting was given by, Sean Lee, MLS Users Group Chair.

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded and carried to approve the minutes from the August 28, 2018 meeting.

The financial reports for August 2018 were reviewed and filed for audit.

It was moved, seconded and carried to adopt the 2019 budget as presented.

It was moved, seconded and carried to approve three new MLS Participant applications.

A regional MLS update was given.

The conversion timeline was discussed.

It was moved, seconded and carried to make a recommendation to the GPRMLS LLC Board of Directors to stay on target with the current conversion timeline.

The 'Contract Pending' policy was discussed regarding the position of the words 'contract pending.' Further discussion was postponed pending input from legal counsel.



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An MRCIE update was given by Susan Clark.

It was moved, seconded and carried to elect Derick Lewin to serve as the GPRMLS Inc. 2019-2021 representative on the MRCIE Board Directors.

A request for a donation to the REALTOR Relief Foundation was discussed.

It was moved, seconded and carried to donate \$10,000 to the REALTOR Relief Foundation.

Assistant electronic key access was discussed.

It was moved, seconded and carried to approve electronic key access for unlicensed assistants upon completion of an amended Assistant Application and Key Agreement.

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

A rule to require timely uploading of the Seller Property Condition Disclosure, and the Lead Based Paint Disclosure was discussed.

It was moved, seconded and carried to require listing agents to upload, if applicable, the Seller Property Condition Disclosure and Lead Based Paint Disclosure into the Paragon MLS Associated Documents within two business days of the listing being live in the MLS.

The next meeting was scheduled for Tuesday, October 30, 2018 at 10:45 a.m. The Executive Committee will meet at 10:15 a.m.

There being no further business, the meeting was adjourned.



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## **GPRMLS INC BOARD OF DIRECTORS MINUTES**

### **October 30, 2018**

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

#### **Present:**

Susan Clark, Chair  
Herb Freeman, Vice Chair  
Henry Kammandel, Secretary/Treasurer  
Andy Alloway, Director  
Vince Leisey, Director  
Jennifer Bixby, Director

Monica Lang, Director  
Gregg Mitchell, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Manager  
Dakota Ghegan, MLS Administrator

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded and carried to approve the minutes from the September 24, 2018 meeting.

The financial reports for September 2018, were reviewed and filed for audit.

It was moved, seconded and carried to approve two new MLS Participant applications.

A regional MLS update was given.

The MLS Area Map was discussed.

It was moved, seconded and carried to accept the MLS Users Groups recommendation to discontinue the use of the MLS Area Map for the regional MLS.

A proposal to offer OABR forms through zipLogix was reviewed and discussed.

It was moved, seconded, and carried to add OABR forms to zipLogix.

The Southwest Iowa Association of REALTORS® proposal to become a chapter of the OABR was reviewed. The proposal specifically requested representation on the Regional MLS Board of Directors.



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It was moved, seconded and carried, that once the merger is approved, to create a non-voting, ex-officio Director position, to be filled by the SWIAR Chapter President on the GPRMLS Inc. Board of Directors; and, to make a recommendation to the GPRMLS LLC Board of Directors, that they also create a non-voting, ex-officio position for the SWIAR Chapter President on the Regional MLS Board.

A MLS Users Group update from the September meeting was given by Denise Mecseji.

It was confirmed that the adoption of the updated 'Contract Pending' policy, and the requirement to upload the Seller Property Condition Disclosure and Lead Based Paint Disclosure, if applicable, into the Paragon MLS Associated Documents within two business days of the listing being active in the MLS will become effective with the launch of the Regional MLS as part of the GPRMLS LLC Rules.

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

The next meeting was scheduled for Tuesday, November 27, 2018 at 10:45 a.m. The Executive Committee will meet at 10:00 a.m.

There being no further business, the meeting was adjourned.



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## **GPRMLS INC BOARD OF DIRECTORS MINUTES**

### **November 27, 2018**

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

#### **Present:**

Susan Clark, Chair  
Herb Freeman, Vice Chair  
Henry Kammandel, Secretary/Treasurer  
Andy Alloway, Director  
Vince Leisey, Director

Jennifer Bixby, Director  
Monica Lang, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Manager

#### **Absent:**

Gregg Mitchell, Director (exc.)

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded and carried to approve the minutes from the October 30, 2018 meeting.

The financial reports for October 2018, were reviewed and filed for audit.

It was moved, seconded and carried to approve the new MLS Participant applications.

A regional MLS update was given.

It was moved, seconded, and carried to approve an Amendment to the GPRMLS LLC Operating Agreement granting authority to the GPRMLS LLC Board of Directors to create non-voting Director seats as they deem necessary.

A request from the Nebraska REALTORS® Association for a donation to the Home Buyer's Assistance Foundation was reviewed. No action was taken.

It was moved, seconded, and carried to donate \$10,000 to the Builder Foundation for the Builders of the Future program.

An MLS Users Group update from the September meeting was given by MLS Users Group chair, Sean Lee.



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It was moved, seconded, and carried to recommend to the GPRMLS LLC Board that they remove the Total Number of Rooms field in the MLS database as proposed by the MLS Users Group.

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

It was moved, seconded and carried to appoint Jennifer Bixby to fill the Secretary-Treasurer position replacing Henry Kammandel whose director seat is being eliminated by the closing of CBSHOME Real Estate.

The next meeting was scheduled for Tuesday, January 22, 2018 at 10:45 a.m. The Executive Committee will meet at 10:15 a.m.

There being no further business, the meeting was adjourned.





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## **GPRMLS INC BOARD OF DIRECTORS MINUTES**

### **January 22, 2019**

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

#### **Present:**

Susan Clark, Chair  
Herb Freeman, Vice Chair  
Jennifer Bixby, Secretary/Treasurer  
Andy Alloway, Director

Monica Lang, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Manager

#### **Absent:**

Gregg Mitchell, Director (exc.)

Vince Leisey, Director

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded and carried to approve the minutes from the November, 2018 meeting.

The financial reports for December 2018, were reviewed and filed for audit.

It was moved, seconded and carried to approve the new MLS Participant applications.

Rhonda Ronnenkamp of Verdant Accounting presented the 2018 fiscal year-end accounting audit of Great Plains REALTORS® MLS, Inc. It was moved, seconded and carried to accept the auditor's written report as presented.

A regional MLS update was given.

It was moved, seconded and carried to approve two changes to the Midlands Regional CIE Operating Agreement, as recommended by the MRCIE Board of Directors, changing the fiscal- and elective-year to the calendar year, and eliminating term limits on Directors.

It was moved, seconded, and carried to approve a revised Certification dated January 17, for voting purposes.

It was moved, seconded and carried to shift control of the operation of the Paragon MLS system, the fee structure, the MLS Rules and Policies, and the MLS Users Group to the GPRMLS LLC Board of Directors, effective February 1, 2019.



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It was moved, seconded and carried to recommend approval to the GPRMLS Participants and the OABR Board of Directors, an amendment to the GPRMLS Inc. Bylaws, changing future certification and voting to reflect the regional structure, counting only OABR Primary REALTORS® that are also Users of the Great Plains Regional MLS LLC system.

An MLS Users Group update from the January meeting was given by Denise Mecseji.

An NREC update was given by Andy Alloway.

Possible updates to Coming Soon rules were discussed. Further discussion was postponed.

The next meeting was scheduled for Tuesday, February 26, 2018 at 10:45 a.m. The Executive Committee will meet at 10:15 a.m.

There being no further business, the meeting was adjourned.

**GREAT PLAINS REALTORS MULTIPLE LISTING SERVICE, INC**

**SCHEDULE OF INVESTMENTS**

**December 31, 2018**

			<b>AMOUNT</b>	<b>% of Portfolio</b>
<b>TIME CERTIFICATES OF DEPOSIT:</b>				
<u>First State Bank</u> #2007009315	1.50% Matures February 28, 2019		\$250,000.00	14.29%
<u>Charter West Bank</u> #510072	1.56% Matures March 25, 2019		\$250,000.00	14.29%
<u>Equitable Bank</u> #706000420	1.75% Matures April 9, 2019		\$250,000.00	14.29%
<u>Great Western</u> #144280710	1.25% Matures June 4, 2019		\$250,000.00	14.29%
<u>Access Bank</u> 11614	2.25% Matures Jan 10, 2020		\$250,000.00	14.29%
<u>Security National Bank</u> #174014	2.02% Matures May 3, 2020		\$250,000.00	14.29%
<u>Lincoln Federal Savings Bank</u> #12-207034-09	1.50% Matures Mar 26, 2020		\$250,000.00	14.29%
<b>TOTAL TIME CERTIFICATES OF DEPOSIT</b>			<b>\$1,750,000.00</b>	<b>100.00%</b>
<b>TOTAL INVESTMENTS</b>			<b>\$1,750,000.00</b>	<b>100.00%</b>

**CHECKING ACCOUNT NUMBERS  
For Informational Purposes Only**

First Westroads/General - 132635  
First Westroads/Lockbox - 169145

**GREAT PLAINS REALTORS MLS, INC**  
**BALANCE SHEET**  
**12/31/2018**

**ASSETS**

**CURRENT ASSETS**

Checking First Westroads	158,633.53
Checking Lockbox 1st Westroads	5,098.44
Time Certificates of Deposit	1,750,000.00
Due from MLS LLC	105.49
Supra Products Inventory	1,190.00
Prepaid Income Taxes	7,500.00
Prepaid Expenses	7,560.26
<b>Total Current Assets</b>	<b>1,930,087.72</b>

**FIXED ASSETS**

Furniture & Fixtures	97,022.33
Office Equipment	1,249,752.44
Leasehold Improvements	132,057.92
Less Accumulated Depreciation	(1,416,329.70)
Capital Stock MPRMLS LLC	246,250.00
Additional Paid In Capital Midlands Regional CIE LLC	10,000.00
<b>Net Book Value of Fixed Assets</b>	<b>318,752.99</b>

**TOTAL ASSETS** **2,248,840.71**

**LIABILITIES AND MEMBERS' EQUITY**

**CURRENT LIABILITIES**

Accounts Payable	199.09
<b>Total Current Liabilities</b>	<b>199.09</b>

**STOCKHOLDERS' EQUITY**

Capital Stock	5,500.00
Retained Earnings	2,132,282.78
<b>Total Capital Stock &amp; Retained Earnings</b>	<b>2,137,782.78</b>

**Year-To-Date Receipts Over Disbursements** **110,858.84**

**TOTAL LIABILITIES AND MEMBERS' EQUITY** **2,248,840.71**

**GREAT PLAINS REALTORS MLS, INC**  
**DETAILED ACTUAL AND BUDGET COMPARISON WITH PERCENTAGE ANALYSIS**  
**4 MONTHS ENDED 12/31/2018**

	December 2018		December 2017		2019 YTD		2018 YTD		2019 YTD Budget		2019 Annual Budget	
	Mo.	Amount	%	Mo.	Amount	%	Amount	%	Amount	%	Amount	%
<b><u>CASH RECEIPTS</u></b>												
Monthly Subscriber Fee		90,863.00	80.26		85,925.00	79.89	363,864.00	77.44	342,838.00	76.11	310,000.00	74.77
Initial Participant Fee		1,350.00	1.19		750.00	0.70	4,500.00	0.96	3,300.00	0.73	3,000.00	0.72
Monthly Participant Fee		14,387.00	12.71		13,602.00	12.65	55,963.00	11.91	54,184.00	12.03	55,000.00	13.26
Monthly Branch Office Fee		2,256.00	1.99		2,397.00	2.23	9,024.00	1.92	9,682.00	2.15	9,000.00	2.17
Verifying Fees		274.96	0.24		150.00	0.14	1,574.96	0.34	1,550.00	0.34	2,000.00	0.48
Vendor Data Access Fees		2,760.00	2.44		1,920.00	1.79	8,490.00	1.81	7,200.00	1.60	7,500.00	1.81
GPRMLS LLC Net Revenue		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	476,000.00	48.11
GPRMLS LLC Admin Income		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	35,000.00	3.54
Interest Income		0.00	0.00		79.21	0.07	4,660.04	0.99	9,151.17	2.03	4,000.00	0.96
LockBox Unit Sales		862.95	0.76		1,335.00	1.24	10,918.90	2.32	9,034.85	2.01	10,000.00	2.41
LockBox Key Activation		450.00	0.40		1,400.00	1.30	5,100.00	1.09	5,900.00	1.31	6,500.00	1.57
Supra Administrative Income		0.00	0.00		0.00	0.00	8,239.00	1.75	7,595.00	1.69	7,625.00	1.84
Miscellaneous Income		0.00	0.00		0.00	0.00	(2,454.30)	-0.52	0.00	0.00	0.00	0.00
<b>TOTAL CASH RECEIPTS</b>		113,203.91	100.00		107,558.21	100.00	469,879.60	100.00	450,435.02	100.00	414,625.00	100.00
<b><u>CASH DISBURSEMENTS</u></b>												
<b><u>ADMINISTRATION</u></b>												
Salaries		26,658.36	23.55		23,131.72	21.51	107,523.70	22.88	94,772.41	21.04	110,000.00	26.53
Temporary Help/Empty Agency		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	2,333.32	0.56
Payroll Taxes		1,467.56	1.30		1,307.76	1.22	6,987.38	1.49	6,444.07	1.43	9,020.00	2.18
Employee Benefits		4,030.15	3.56		3,624.14	3.37	17,929.55	3.82	16,403.96	3.64	16,600.00	4.00
Staff Auto Allowance		69.49	0.06		93.28	0.09	111.19	0.02	121.45	0.03	500.00	0.12
Professional Development		661.55	0.58		1,579.00	1.47	4,893.11	1.04	7,094.15	1.57	4,333.32	1.05
<b>TOTAL ADMINISTRATION</b>		32,887.11	29.05		29,735.90	27.65	137,444.93	29.25	124,836.04	27.71	142,786.64	34.44

**GREAT PLAINS REALTORS MLS, INC**  
**DETAILED ACTUAL AND BUDGET COMPARISON WITH PERCENTAGE ANALYSIS**  
**4 MONTHS ENDED 12/31/2018**

**CASH DISBURSEMENTS**

	December 2018		December 2017		2019 YTD		2018 YTD		2019 YTD Budget		2019 Annual Budget	
	Mo.	Amount	%	Mo.	Amount	%	Amount	%	Amount	%	Amount	%
<b><u>OFFICE EXPENSE</u></b>												
Promotions and Advertising		175.00	0.15		2.43	0.00	21,559.18	4.59	61,910.18	13.74	25,000.00	6.03
Rent Expense		5,666.67	5.01		5,666.67	5.27	22,666.68	4.82	22,666.68	5.03	22,666.68	5.47
Office Supplies		1,020.62	0.90		175.04	0.16	3,009.96	0.64	4,491.31	1.00	3,000.00	0.72
Dues & Subscriptions		15.30	0.01		75.00	0.07	2,920.60	0.62	1,560.50	0.35	2,333.32	0.56
Bonds & Insurance		743.55	0.66		715.33	0.67	2,974.20	0.63	2,861.32	0.64	2,666.68	0.64
General Telephone Expense		349.81	0.31		372.31	0.35	1,429.64	0.30	1,805.08	0.40	1,733.32	0.42
Equipment Leases & Maintenance		191.81	0.17		188.41	0.18	1,618.47	0.34	741.14	0.16	800.00	0.19
Computers, Software & Maintenance		379.11	0.33		564.83	0.53	7,819.89	1.66	4,020.11	0.89	5,333.32	1.29
Rapattoni Software & Support		1,365.58	1.21		1,337.50	1.24	5,468.32	1.16	5,350.00	1.19	5,400.00	1.30
Paragon MLS System		28,795.31	25.44		28,287.47	26.30	115,038.95	24.48	115,123.04	25.56	52,666.68	12.70
Copy Machine Expense		0.00	0.00		0.00	0.00	0.00	0.00	655.42	0.15	1,000.00	0.24
Charge Card Expense		406.62	0.36		288.20	0.27	1,762.45	0.38	1,375.27	0.31	1,633.32	0.39
Postage		1.88	0.00		2.76	0.00	2.82	0.00	21.94	0.00	333.32	0.08
Delivery		0.00	0.00		106.26	0.10	49.04	0.01	425.04	0.09	83.32	0.02
Miscellaneous Expense		3,370.78	2.98		2,865.56	2.66	10,772.81	2.29	9,069.91	2.01	5,000.00	1.21
<b>TOTAL OFFICE EXPENSE</b>		42,482.04	37.53		40,647.77	37.79	197,093.01	41.95	232,076.94	51.52	129,649.96	31.27
<b><u>PROFESSIONAL FEES</u></b>												
Outside Accounting		1,669.37	1.47		1,123.95	1.04	4,414.83	0.94	9,086.03	2.02	9,333.32	2.25
Legal Services		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	6,000.00	1.45
<b>TOTAL PROFESSIONAL FEES</b>		1,669.37	1.47		1,123.95	1.04	4,414.83	0.94	9,086.03	2.02	15,333.32	3.70
<b><u>NAR/NRA MEETINGS EXPENSE</u></b>												
Leadership Expense		25.00	0.02		5.00	0.00	1,158.26	0.25	1,985.40	0.44	3,333.32	0.80
CEO Expense		75.23	0.07		1,555.00	1.45	1,886.76	0.40	5,594.12	1.24	4,333.32	1.05
<b>TOTAL NAR/NRA MEETINGS EXPENSE</b>		100.23	0.09		1,560.00	1.45	3,045.02	0.65	7,579.52	1.68	7,666.64	1.85

**GREAT PLAINS REALTORS MLS, INC**  
**DETAILED ACTUAL AND BUDGET COMPARISON WITH PERCENTAGE ANALYSIS**  
**4 MONTHS ENDED 12/31/2018**

**CASH DISBURSEMENTS**

**COMMITTEES**

	December 2018		December 2017		2019 YTD		2018 YTD		2019 YTD Budget		2019 Annual Budget	
	Mo.	Amount	%	Mo.	Amount	%	Amount	%	Amount	%	Amount	%
Board of Directors		0.00	0.00		0.00	0.00	252.72	0.06	166.68	0.04	500.00	0.05
<b>TOTAL COMMITTEE EXPENSE</b>		0.00	0.00		0.00	0.00	252.72	0.06	166.68	0.04	500.00	0.05

**MEMBER SERVICES**

LIP/Status Sheets	0.00	0.00	634.51	0.59	160.50	0.03	634.51	0.14	833.32	0.20	2,500.00	0.25
Supra Administration Expenses	68.33	0.06	0.00	0.00	84.88	0.02	98.74	0.02	66.68	0.02	200.00	0.02
Lockbox Locksmith Service	40.00	0.04	0.00	0.00	480.00	0.10	200.00	0.04	400.00	0.10	1,200.00	0.12
Lockbox Hardware Expense	259.30	0.23	280.00	0.26	4,468.60	0.95	6,397.90	1.42	11,666.68	2.81	35,000.00	3.54
Lockbox Shipping Expense	0.00	0.00	0.00	0.00	133.28	0.03	155.12	0.03	333.32	0.08	1,000.00	0.10
Orientation, Education & Training	100.00	0.09	100.00	0.09	400.00	0.09	400.00	0.09	2,000.00	0.48	6,000.00	0.61
<b>TOTAL MEMBER SERVICES</b>	467.63	0.41	1,014.51	0.94	5,727.26	1.22	7,886.27	1.75	15,300.00	3.69	45,900.00	4.64

**TAXES**

Personal Property Tax	80.30	0.07	228.02	0.21	80.30	0.02	228.02	0.05	333.32	0.08	1,000.00	0.10
Income Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,666.68	0.40	5,000.00	0.51
Miscellaneous Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33.32	0.01	100.00	0.01
<b>TOTAL TAXES</b>	80.30	0.07	228.02	0.21	80.30	0.02	228.02	0.05	2,033.32	0.49	6,100.00	0.62

**MISCELLANEOUS**

CIE Miscellaneous Expense	93.60	0.08	0.00	0.00	262.78	0.06	1,032.23	0.23	833.32	0.20	2,500.00	0.25
MLS LLC Miscellaneous Expense	0.00	0.00	0.00	0.00	350.59	0.07	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL MISCELLANEOUS</b>	93.60	0.08	0.00	0.00	613.37	0.13	1,032.23	0.23	833.32	0.20	2,500.00	0.25

<b>TOTAL CASH DISBURSEMENTS</b>	77,780.28	68.71	74,310.15	69.09	348,418.72	74.15	382,977.77	85.02	313,769.88	75.68	941,310.00	95.13
<b>RECEIPTS OVER (UNDER) DISBMTS</b>	35,423.63	31.29	33,248.06	30.91	121,460.88	25.85	67,457.25	14.98	100,855.12	24.32	48,190.00	4.87
Depreciation	2,650.51	2.34	2,650.51	2.46	10,602.04	2.26	10,602.04	2.35	12,000.00	2.89	36,000.00	3.64
<b>NET INCOME (LOSS)</b>	32,773.12	28.95	30,597.55	28.45	110,858.84	23.59	56,855.21	12.62	88,855.12	21.43	12,190.00	1.23



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## **GPRMLS INC BOARD OF DIRECTORS MINUTES**

### **February 26, 2019**

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

#### **Present:**

Susan Clark, Chair  
Herb Freeman, Vice Chair  
Jennifer Bixby, Secretary/Treasurer  
Gregg Mitchell, Director  
Andy Alloway, Director

Monica Lang, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Manager

#### **Absent:**

Vince Leisey, Director

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded and carried to approve the minutes from the January 2019 meeting.

The financial reports for January 2019 were reviewed and filed for audit.

It was moved, seconded and carried to approve the new MLS Participant application.

A MRCIE recruitment budget put together by Mike Blackmon and Derick Lewin was proposed by Derick Lewin, MRCIE 2019 Vice Chair. Possible incentives to subscribe were also reviewed, including data input as a means to make entry to the system easier.

It was moved, seconded and carried to approve a \$4,900 budget for MRCIE user recruitment.

It was moved, seconded and carried to research the approximate cost of inputting property data in the Catylist system as well as for User administrative staff training for ongoing input.

A request for user email addresses from Market Graphics was discussed.

It was moved, seconded and carried to recommend to the LLC or absent that approval, approve sending the email list of GPRMLS Inc users subject to a data use agreement.

The ability for all users to see other user's stats was discussed.





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It was the consensus of the group to make a recommendation to the LLC Board to allow statistical reporting to all users.

Possible GPRMLS Inc. bylaw changes regarding the quorum for meetings and alternates for Category 1 directors was discussed.

It was moved, seconded and carried, pending an email vote, to update the GPMRLS Inc. Bylaws to allow for a Category 1 Alternate Director.

It was moved, seconded and carried utilizing an email vote (unanimously approved) to update the GPMRLS Inc. Bylaws allowing for Category 1 Directors to name an Alternate Director (similar to GPRMLS LLC operating agreement).

It was moved, seconded and carried utilizing an email vote (unanimously approved) to update the GPMRLS Inc. Bylaws to change the quorum required for a meeting from 66% to 50%. The rationale being that the GPRMLS, Inc. Board of Directors no longer controls the day-to-day operation of the Paragon MLS System, changes to MLS Rules, or User fees. In addition, with an Alternate Director available, it decreases the likelihood that a Category 1 firm will be absent.

An NREC update was given by Andy Alloway.

The next meeting was scheduled for Tuesday, March 26, 2019 at 10:45 a.m. The Executive Committee will meet at 10:15 a.m.

There being no further business, the meeting was adjourned.



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## **GPRMLS INC BOARD OF DIRECTORS MINUTES**

### **May 28, 2019**

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

#### **Present:**

Susan Clark, Chair  
Herb Freeman, Vice Chair  
Vince Leisey, Director  
Andy Alloway, Director

Monica Lang, Director  
Doug Rotthaus, CEO  
Denise Mecseji, MLS Manager  
Dakota Ghegan, MLS Administrator

#### **Absent:**

Jennifer Bixby, Secretary/Treasurer

Gregg Mitchell, Director

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded and carried to approve the minutes from the February 2019 meeting.

The financial reports for April 2019 were reviewed and filed for audit.

The new Participant report was given. It was the consensus of the group to keep receiving the new Participant report for GPRMLS LLC users for informational purposes.

The GPRMLS Inc. Annual Certification for voting was reviewed and discussed.

Possible changes to the GPRMLS Inc. Bylaws regarding changing the Category numbers for Category 2 and Category 3 as well the nominating process for Participants was discussed. Further discussion was postponed.

A MRCIE promotion update regarding possible incentives for non-REALTOR users in Omaha to use MRCIE for marketing commercial properties was given and discussed. It was the consensus of the group to continue discussions with commercial brokers in Omaha.

The MLS Nominating Committee reported their recommendation to select John Cherica for the open Category 2 and Dakota Smith for the open Category 3 GPRMLS Inc. Director positions on the slate of Directors to be presented to the GPRMLS Inc. Participants for their approval.



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An NREC update was given by Andy Alloway.

The next meeting was scheduled for Tuesday, August 27, 2019 at 10:45 a.m. The Executive Committee will meet at 10:15 a.m.

There being no further business, the meeting was adjourned.



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## **GPRMLS INC BOARD OF DIRECTORS MINUTES**

### **August 27, 2019**

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

#### **Present:**

Susan Clark, Chair  
Herb Freeman, Vice Chair  
Jennifer Bixby, Secretary/Treasurer  
Andy Alloway, Director  
Monica Lang, Director

Doug Rotthaus, CEO  
Denise Mecseji, MLS Manager  
Dakota Ghegan, MLS Administrator  
Scott Vogt (Guest)  
Dakotah Smith (Guest)

#### **Absent:**

Vince Leisey, Director

It was moved, seconded and carried to approve the agenda for the meeting including the code of conduct.

It was moved, seconded and carried to approve the minutes from the May 2019 meeting. There was no meeting in June or July.

The financial reports for July 2019 were reviewed and filed for audit.

The proposed 2020 GPRMLS Inc. Budget was reviewed and discussed.

It was, moved, seconded and carried to approve the budget as presented.

An MLS Participant update was given.

The Category 3 vacancy for the GPRMLS LLC Appraiser position with a term ending 12/31/21 was given.

It was moved, seconded, and carried to approve John Cherica as the Participant to fill the GPRMLS LLC Appraiser position, term ending 12/31/19 pending MMLS Inc. approval.

The CEO Report was given by Doug Rotthaus, GPRMLS Inc. CEO.

It was moved, seconded and carried to nominate and elect Kelly Jourdan as the Vice Chair of the regional MLS Users Group with a term ending 12/31/19.



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A MRCIE update was given by Doug Rotthaus.

It was reported that the non-REALTOR commercial brokers voted to use CREXi rather than MRCIE for their advertising platform.

Possible incentives for individual brokerages to utilize MRCIE were discussed. No action was taken.

An update on the Tri-County Paragon conversion to GPRMLS LLC was given by Dakota Ghegan, MLS Administrator.

The addition of the Commercial Class back into the regional MLS was discussed. It was the consensus of the group to not add Commercial Classes into the Regional MLS but to entertain a discount for rural areas.

It was reported that John Cherica will fill the open Category 2 MLS Director seat and Dakotah Smith will fill the open Category 3 GPRMLS Inc seat with term beginning September 1, 2019.

An NREC update was given by Andy Alloway.

The next meeting was scheduled for Tuesday, November 26, 2019 at 10:45 a.m. The Executive Committee will meet at 10:15 a.m.

There being no further business, the meeting was adjourned.