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A

MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, SEPTEMBER 29, 2010

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Vince Leisey at 10:15 a.m.
ATTENDANCE	Present: President Vince Leisey, President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: John Bredemeyer, Rusty Hike, Mark Leaders, Deda Myhre and Sharon Rich. Ex-Officio Nancy Bierman and Shawn Maloy. CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: Eileen Schultz, Mark Wehner and Regi Powell.
AGENDA	It was <b>MOVED, SECONDED AND CARRIED</b> to approve the Agenda for the September 29, 2010 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer David Matney presented the OABR Directors Meeting Minutes dated August 25, 2010. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer David Matney presented the OABR Financial report for August 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	OABR President Vince Leisey introduced and welcomed the new OABR Directors.
MLS REPORT	MLS Chair John Bredemeyer reported the MLS Directors hired Linda Lovgren of Lovgren Marketing Group to conduct a public survey as well as a survey of the OABR members for a strategic plan with a budget not to exceed \$20,000.  The MLS Directors voted to place the GPRMLS watermark at the bottom right-hand side of MLS pictures.
CEO REPORT	CEO Doug Rotthaus reported that a thank you note was received from Omaha City Council Jean Stothert for the \$500 donation.  A meeting was conducted with Governmental Affairs Chair Joe Gehrki and decided to have a monthly sack lunch meeting with elected officials to obtain a business relationship with them.





MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, SEPTEMBER 29, 2010

ITEM TITLE: ACTION:

EDUCATION Education Chair Sharon Rich reported there is an Advanced Paragon Training on October 7, 2010 beginning at 12:30 pm on rDesk.

SOCIAL EVENTS It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).

Chair Mark Leaders reported the Social Events Forum will conduct a warm clothing drive to be held in November 2010. REALTORS® could use collection signs at their open houses the Sunday before and drop off at the OABR Office. Dates would be for Open House on November 7, 2010 and Open House Party on November 10, 2010 at the OABR Office. Time would be from 1:00 pm – 5:00 pm.

AFFILIATES No report

WCR WCR President-Elect Nancy Bierman reported the next WCR Luncheon is October 14, 2010 and November 30, 2010 is the deadline for any scholarship applications.

ADJOURNMENT There being no further business the meeting was adjourned at 10:35 a.m.

Prepared by: Donna M Shipley  
Donna Shipley, Staff Executive





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, OCTOBER 27, 2010

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Vince Leisey at 10:15 a.m.
ATTENDANCE	Present: President Vince Leisey, President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: Rusty Hike, Mark Leaders, Deda Myhre, Sharon Rich, Eileen Schultz and Mark Wehner. Ex-Officio Nancy Bierman, Shawn Maloy and Regi Powell. CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: John Bredemeyer.
AGENDA	It was <b>MOVED, SECONDED AND CARRIED</b> to approve the Agenda for the October 27, 2010 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer David Matney presented the OABR Directors Meeting Minutes dated September 29, 2010. The Directors Meeting Minutes stood as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer David Matney presented the OABR Financial report for Septembert 2010 which will be referred to the OABR auditor for inclusion in the Annual Audit.
PRESIDENT'S REPORT	OABR President Vince Leisey reported the MLS Directors reviewed Linda Lovgren's of Lovgren Marketing Group proposed plan on a public survey as well as a survey of the OABR members for a strategic plan with a budget not to exceed \$20,000. CEO Doug Rotthaus was instructed to negotiate a better price and to research an Open House program either with an outside vendor, do it internally or to proceed with Paragon.  It was <b>MOVED, SECONDED AND CARRIED</b> to have OABR place a full page ad with the Omaha World Herald's "Friday's Home Guide" on November 5, 2010 on the Social Events Warm Coat Drive with a cost of \$1250.00
MLS REPORT	No Report
CEO REPORT	CEO Doug Rotthaus reported his monthly update to the OABR Directors.





# OMAHA AREA BOARD OF REALTORS®

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A1

## MINUTES

MEETING: OABR BOARD OF DIRECTORS  
DATE: WEDNESDAY, OCTOBER 27, 2010

ITEM TITLE: ACTION:

**GOVERNMENTAL AFFAIRS** At the Governmental Affairs meeting it was decided to have a monthly sack lunch meeting with elected officials to help build relationships with them. The Governmental Affairs Committee will be more proactive instead of reactive. An email will be sent to all members asking for a members to respond if they are a elected or appointed government official. OABR to compile a list to use for future meetings and any issues that may arise.

**EDUCATION** Education Chair Sharon Rich reported there is an Advanced Paragon Training on November 4, 2010 beginning at 12:30 pm. The KIP Session on October 21, 2010 on REO's and Short Sales was a huge success and had great feedback. Next KIP will be November 18, 2010 on Microsoft Outlook.

**SOCIAL EVENTS** It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).  
  
Chair Mark Leaders reported the Social Events Forum is conducting a warm clothing drive to be held in November 2010. REALTORS® could use collection signs at their open houses the Sunday before and drop off at the OABR Office. Dates would be for Open House on November 7, 2010 and Open House Party on November 10, 2010 at the OABR Office. Time would be from 1:00 pm – 5:00 pm.

**AFFILIATES** Turkey Bowling/Toys For Tots on Wednesday November 3, 2010 at Sempecks Bowling is filled up. If you don't have a reservation, stop by to network.

**WCR** WCR President-Elect Nancy Bierman reported the next WCR Luncheon is November 11, 2010 with Andy Greenley to speak.

It was **MOVED, SECONDED AND CARRIED** to terminate the OABR Membership of Kirk Tibbles, Affordable Pest Control and Cory Cutchall, Prudential Ambassador Real Estate for non-payment.

**ADJOURNMENT** There being no further business the meeting was adjourned at 10:55 a.m.

Prepared by: Donna M Shipley  
Donna Shipley, Staff Executive





# OMAHA AREA BOARD OF REALTORS®

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## MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, NOVEMBER 24, 2010

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ITEM TITLE: ACTION:

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CALL TO ORDER The meeting was called to order by OABR President Vince Leisey at 10:25 a.m.

ATTENDANCE Present: President Vince Leisey, President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: Rusty Hike, Mark Leaders and Mark Wehner. Ex-Officio Shawn Maloy. Guest: Paul Vojchehoske. CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: John Bredemeyer, Deda Myhre, Sharon Rich, Eileen Schultz, Nancy Bierman, Regi Powell.

AGENDA It was **MOVED, SECONDED AND CARRIED** to approve the Agenda for the November 24, 2010 meeting.

SECRETARY'S REPORT OABR Secretary/Treasurer David Matney presented the OABR Directors Meeting Minutes dated October 29, 2010. The Minutes were approved as presented.

TREASURER'S REPORT OABR Secretary/Treasurer David Matney presented the OABR financial report for October 2010 which will be referred to the OABR auditor for audit.

Steve Rishel, CPA presented the 2010 year-end 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 Vince Leisey reported on the NAR Annual Conference.

It was **MOVED, SECONDED AND CARRIED** to appoint Paul Vojchehoske to seek out a lobbyist to move forward with a legislative change to create an exception to the legal interpretation that all agent compensation paid by a broker must be paid to licensed individuals, professional corporations or professional limited liability companies; creating an exception to enable payment to certain limited liability corporations and S-corporations where ownership is held by licensed individuals.

MLS REPORT The MLS Directors approved a waiver of the MLS monthly fees for January 2011. The MLS Directors decided to proceed with a survey with OABR agents and the public on market research and their perception.

CEO REPORT CEO Doug Rotthaus reported his monthly update to the OABR Directors.





# OMAHA AREA BOARD OF REALTORS®

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A1

## MINUTES (page 2)

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, NOVEMBER 24, 2010

ITEM TITLE:	ACTION:
EDUCATION	Education Member David Matney reported the next KIP Event is January 22, 2011 on Facebook with the speaker to be Mike Mueller.
SOCIAL EVENTS	It was <b>MOVED, SECONDED AND CARRIED</b> to approve Applications for Membership Waivers and Key Requests (Item C).  Chair Mark Leaders reported the Social Events Forum warm clothing drive as held with a huge success. Over 1600 items of clothing was collected. January 15, 2011 will be hockey with UNO Mavericks.
NOMINATING	It was <b>MOVED, SECONDED AND CARRIED</b> to approve the following recommendations from the Nominating Committee: <ul style="list-style-type: none"> <li>• Julie McManaman for NRA President-Elect (01/01/2012 - 12/31/2012).</li> <li>• Lisa Ritter for NRA Secretary/Treasurer (01/01/2012 - 12/31/2012).</li> <li>• Mike Riedmann for NAR Director at Large (12/01/2011 - 11/30/2014).</li> <li>• Henry Kammandel Jr for NRA REALTOR® of the Year (2011).</li> <li>• Shawn Maloy for RPAC Trustee (01/01/2012 - 12/31/2012).</li> </ul>
AFFILIATES	No Report
WCR	No Report
ADJOURNMENT	There being no further business the meeting was adjourned at 10:55 a.m.

Prepared by: Donna M Shipley  
Donna Shipley, Staff Executive





# OMAHA AREA BOARD OF REALTORS®

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2011  
BOARD OF DIRECTORS

President  
Vince Leisey

President-Elect  
Lisa Ritter

Secretary/Treasurer  
David Matney

2011 Directors  
John Bredemeyer  
Rusty Hike

2012 Directors  
Mark Leaders  
Sharon Rich  
Mark Wehner

2013 Directors  
Deda Myhre  
Eileen Schultz

Ex-Officio Directors  
Nancy Bierman  
Shawn Maloy  
Regi Powell

Chief Executive Officer  
Doug Rotthaus

TO: OMAHA AREA BOARD OF REALTORS® BOARD OF DIRECTORS  
FROM: VINCE LEISEY, OABR PRESIDENT  
DATE: December 13, 2010  
RE: OABR DIRECTORS MEETING SCHEDULED ON December 29, 2010

There will be no meeting of the OABR Directors on December 29, 2010. Instead the limited number of items to be addressed will be done by mail. Please complete this notice and mail or fax it to Donna Shipley at the Omaha Area Board of REALTORS® office by December 17, 2010 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 13, 2010 and December 17, 2010 for the purpose of addressing the issues set forth below:

1. If you have corrections to the Directors Meeting Minutes of November 24, 2010 (copy attached), please call Donna Shipley at the OABR Office, 619-5551 by December 17, 2010 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, 2010 (copy attached), please call Donna Shipley at the OABR Office, 619-5551 by December 17, 2010 at 2:00 p.m. The November, 2010 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).

The undersigned Director votes      yes      no      abstains

\_\_\_\_\_  
Signature

Date: December \_\_\_\_\_, 2010

Name of Director: \_\_\_\_\_





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MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, JANUARY 19, 2011

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Vince Leisey at 10:15 a.m.
ATTENDANCE	Present: President Vince Leisey, President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: John Bredemeyer, Rusty Hike, Mark Leaders, Deda Myhre, Sharon Rich and Eileen Schultz. CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: Mark Wehner, Nancy Bierman and Shawn Maloy.
AGENDA	It was <b>MOVED, SECONDED AND CARRIED</b> to approve the Agenda for the January 19, 2011 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer David Matney presented the OABR Directors No Meeting Notice dated December 13, 2010. The Minutes were approved as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer David Matney presented the OABR financial report for December 2010 which will be referred to the OABR auditor for audit.  Gary Price of Celebrity Homes requested a refund of a late penalty fee on his 2011 OABR dues. No action taken.
PRESIDENT'S REPORT	OABR President Vince Leisey reported Doug Rotthaus, Paul Vojchegoske, Senator Kent Rogart and himself will meet to discuss the LP 315 – Permit licensure of real estate salesperson as business entities. This legislation will be brought in front of the Nebraska Real Estate Commission tomorrow Thursday January 20. Nebraska REALTORS® has not taken a position on this bill. The State Governmental Affairs Committee will meet on Wednesday January 26, 2011 at 8:30 a.m.
MLS REPORT	MLS Chairman John Bredemeyer reported the MLS Directors approved recommended changes to the Subtype and Style fields to help clarify input issues concerning condo/townhomes. These changes will take place April 2011.  The MLS Directors discussed outsourcing statistical and graphing to a third party software called REALTOR® Property Resource (RPR).  Thursday January 27, 2011 will be a Special MLS Board of Directors meeting to discuss the results from Lovegren Advertising.







MINUTES (page 2)

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, JANUARY 19, 2010

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ITEM TITLE:	ACTION:
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CEO REPORT	CEO Doug Rotthaus reported his monthly update to the OABR Directors. Doug also passed out the results of the survey answered by OABR members.
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GOVERNMENTAL	OABR Director reported Jean Stohert, Omaha City Council spoke to the Governmental Affairs Committee on December 15, 2010 and David Brown from the Omaha Chamber of Commerce will be their guest today at their noon meeting.
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EDUCATION	Chair Sharon Rich reported the next KIP Event is January 22, 2011 on Facebook with the speaker to be Mike Mueller. There are two sessions available, 9:00am and 1:00 pm.
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SOCIAL EVENTS	It was <b>MOVED, SECONDED AND CARRIED</b> to approve Applications for Membership Waivers and Key Requests (Item D).
	Chair Mark Leaders reported the Social Events Forum event with UNO Mavericks was a huge success. 160 people attended and \$165 was raised for the Omaha Food Bank on the raffle for the signed UNO hockey helmet.
	The annual chili cook-off is February 18, 2011 with ext UNL/NFL football players and UFC fighters for judges. Looking at providing a collage of profile pictures for autographs for a fee to be donated to the Omaha Food Bank.

AFFILIATES	Affiliate President Regi Powell reported the Affiliates are doing a canned food drive in conjunction with the Social Events chili cook-off. The golf outing will be done in spring but not date has been set.
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WCR	WCR Annual Habitat for Humanity "Trivia Night" will be on April 7, 2011.
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ADJOURNMENT	There being no further business the meeting was adjourned at 10:40 a.m.
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Prepared by: Donna M Shipley  
 Donna Shipley, Staff Executive





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## MINUTES

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, FEBRUARY 23, 2011

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ITEM TITLE: ACTION:

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CALL TO ORDER The meeting was called to order by OABR President Vince Leisey at 10:15 a.m.

ATTENDANCE Present: President Vince Leisey, President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: John Bredemeyer, Rusty Hike, Mark Leaders, , Deda Myhre, Sharon Rich, Eileen Schultz and Mark Wehner. Ex-Officicos: Shawn Maloy and Regi Powell, Guest: JoAnn Grennan. CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: Nancy Bierman.

AGENDA It was **MOVED, SECONDED AND CARRIED** to approve the Agenda for the February 23, 2011 meeting.

SECRETARY'S REPORT OABR Secretary/Treasurer David Matney presented the OABR Directors Meeting Minutes dated January 11, 2010. The Minutes were approved as presented.

TREASURER'S REPORT OABR Secretary/Treasurer David Matney presented the OABR financial report for January 2011 which will be referred to the OABR auditor for audit.

PRESIDENT'S REPORT OABR President Vince Leisey reported on the status of LB315 which appears to be moving forward with regards to a broker's corporate formation. In regards to the corporate formation of an associate broker or salesperson, it appears the Secretary of State has additional concerns.

MLS REPORT MLS Chairman John Bredemeyer reported the MLS Directors approved recommended adding whirlpool to Interior Features and make REO an IDX display field.

A Category 3 Director is open and decision to fill that position will be discussed next month.

CEO REPORT CEO Doug Rotthaus gave an update to the Board. He reported a task force was investigating development of a city-wide awards event and will likely bring the proposal forward to the Board for approval.





MINUTES (page 2)

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, FEBRUARY 23, 2011

ITEM TITLE:	ACTION:
GOVERNMENTAL AFFAIRS	OABR Director Mark Leaders reported Mike McMeekin, President of Lamp Rynearson and Steve Jensen former Omaha Planning Department spoke to the committee about Environment Omaha.
RPAC	RPAC Co-chair JoAnn Grennan asked the OABR Directors to give her names people in their offices to help with collections. She also announced a "REALTORS® Got Talent" RPAC fundraising event will be held on April 12 in conjunction with the Nebraska REALTORS® Association Annual Convention in Lincoln.
EDUCATION	Chair Sharon Rich reported the next KIP event on March 24, 2011 will be a star panel titled "How to Strive in Today's Market." On April 21, 2011, the KIP program is "Understanding Covenants and SIDs".
SOCIAL EVENTS	It was <b>MOVED, SECONDED AND CARRIED</b> to approve Applications for Membership Waivers and Key Requests (Item D).  Chair Mark Leaders reported the Annual Chili Cook-Off was February 18, 2011 with a panel of local celebrity judges. Over \$400 in cash was raised and over 2,000 pounds of food collected.
AFFILIATES	Affiliate President Regi Powell reported the Affiliates did a canned food drive in conjunction with the Social Events chili cook-off. The golf outing will be done in May or June but no date has been set.
WCR	WCR Annual Habitat for Humanity "Trivia Night" will be on April 7, 2011.
ADJOURNMENT	There being no further business the meeting was adjourned at 10:40 a.m.

Prepared by: Donna M Shipley  
Donna Shipley, Staff Executive



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MINUTES

MEETING: OABR BOARD OF DIRECTORS
DATE: WEDNESDAY, MARCH 30, 2011

ITEM TITLE: ACTION:

CALL TO ORDER The meeting was called to order by OABR President Vince Leisey at 10:15 a.m.

ATTENDANCE Present: President Vince Leisey, President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: John Bredemeyer, Rusty Hike, Mark Leaders, Deda Myhre, Sharon Rich, Eileen Schultz and Mark Wehner. Ex-Officicos: Shawn Maloy and Regi Powell, Guest: Susan Clark and Bill Swanson. CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: Nancy Bierman.

AGENDA It was MOVED, SECONDED AND CARRIED to approve the Agenda for the March 30, 2011 meeting.

SECRETARY'S REPORT OABR Secretary/Treasurer David Matney presented the OABR Directors Meeting Minutes dated February 23, 2010. The Minutes were approved as presented.

TREASURER'S REPORT OABR Secretary/Treasurer David Matney presented the OABR financial report for February 2011 which will be referred to the OABR auditor for audit.

DREAMMAKERS Susan Clark and Bill Swanson presented a short video and power point presentation on the concept of having a "2011 Multi-Million Dollars Sales Club" event to recognize the member's production on MLS sales with any additional proceeds going to Rebuilding Together Omaha charity.

After much discussion, the OABR Directors decided to concept of large event being done with all proceeds going to charity was great but the avenue of the event could be to conflicting between members/companies.

PRESIDENT'S REPORT OABR President Vince Leisey reported on the status of LB315 which appears to be moving forward with regards to a broker's corporate formation. In regards to the corporate formation of an associate broker or salesperson, there was a consensus of the OABR Directors to have Ken Roggart continue to move forward.

MLS REPORT MLS Chairman John Bredemeyer reported the MLS Directors approved expanding the Residential Rental input form.

David Matney is the new Category 3 Director to fill in the remaining term of Gary Stoneburg who resigned last month.





MINUTES (page 2)

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MARCH 30, 2011

ITEM TITLE: ACTION:

The Marketing Plan approved by the MLS Directors is going forward with ads appearing the first week of April.

CEO REPORT

CEO Doug Rotthaus gave an update to the Board. Doug also reported on NAR’s REALTOR® Party Political Survival Initiative. This initiative would increase member dues by \$40.00. He has received feedback from members asking the OABR to take an active role in opposing this. It was requested that all OABR Directors review this initiative and be prepared to discuss next month.

The NRA State Convention is April 11-13 at the Cornhusker Marriott Hotel in Lincoln Nebraska. Try to attend “REALTORS® Got Talent” to vote for your favorite. All proceeds go to RPAC.

GOVERNMENTAL AFFAIRS

OABR CEO Doug Rotthaus reported Franklin Thompson, Omaha City Council spoke to the committee last month.

EDUCATION

Chair Sharon Rich reported the KIP event on March 24, 2011, Real Estate with the Stars was a huge success with over 80 people in attendance.” On April 21, 2011, the KIP program is “Understanding Covenants and SIDs”.

Eileen Schultz reported on the Education sponsored Outlook Class that is taught by New Horizons beginning March 31, 2-11. Only 4 people have signed up and asked every director to take the information back to their offices. Eileen is speaking with New Horizons to see if a later date could be offered to get more attendees.

SOCIAL EVENTS

It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).

Chair Mark Leaders reported the next event will be the Park Clean Up on May 7, 2011.





MINUTES (page 3)

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MARCH 30, 2011

ITEM TITLE: ACTION:

AFFILIATES Affiliate President Regi Powell reported the Affiliates golf outing will be June 20, 2011 at The Champions Club.

WCR WCR Annual Habitat for Humanity "Trivia Night" will be on April 7, 2011. The next WCR membership luncheon will be April 14, 2011 with Gregg Mitchell as the speaker.

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

Prepared by: Donna M Shipley  
Donna Shipley, Staff Executive





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MINUTES

MEETING: OABR BOARD OF DIRECTORS
DATE: WEDNESDAY, APRIL 27, 2011

ITEM TITLE: ACTION:

CALL TO ORDER The meeting was called to order by OABR President-Elect Lisa Ritter at 10:15 a.m.

ATTENDANCE Present: President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: John Bredemeyer, Rusty Hike, Mark Leaders, Deda Myhre, Sharon Rich, Eileen Schultz and Mark Wehner. Ex-Officios: Nancy Bierman and Regi Powell, CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: Vince Leisey, John Bredemeyer and Shawn Maloy.

AGENDA It was MOVED, SECONDED AND CARRIED to approve the Agenda for the April 27, 2011 meeting.

SECRETARY'S REPORT OABR Secretary/Treasurer David Matney presented the OABR Directors Meeting Minutes dated March 30, 2010. The Minutes were approved as presented.

TREASURER'S REPORT OABR Secretary/Treasurer David Matney presented the OABR financial report for March 2011 which will be referred to the OABR auditor for audit.

PRESIDENT'S REPORT OABR President-Elect Lisa Ritter reported the "Make The Right Move Omaha" campaign has kicked off with some good publicity from the Omaha World Herald and Midwest Business Journal. Lisa also reported on the Nebraska REALTORS Association Convention and the fun night event "REALTORS Got Talent". Over \$7000 was raised with over \$2500 going to Omaha RPAC Campaign.

MLS REPORT CEO Doug Rotthaus reported the MLS Directors discussed branding versus non-branding tours in the MLS. No action was taken. Also they discussed mandatory NAR housekeeping changes and IDX rule changes to the MLS rules and regulations. No action was taken.

CEO REPORT CEO Doug Rotthaus gave an update to the Board. Doug also passed out the "Make The Right Move Omaha" campaign media avenues with all the radio and TV ads. This campaign will run through the summer.

GOVERNMENTAL AFFAIRS OABR Director Rusty Hike reported Van Deeb, City of Omaha Planning Board spoke to the committee last month.





MINUTES (page 2)

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, APRIL 27, 2011

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ITEM TITLE:	ACTION:
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**EDUCATION** Chair Sharon Rich reported the KIP event on April 21, 2011, Understanding Covenants and SID's was a huge success. On May 18, 2011, the KIP program is "Assessment Process and How to Appeal" with Roger Morrissey and on June 22, 2011 will be "State of the Real Estate Market" with Gregg Mitchell.

**SOCIAL EVENTS** It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).

Chair Mark Leaders reported the next event will be the Real Estate Social on May 5 at Aksarben beginning at 4:30 p.m. The Park Clean Up is on May 7, 2011 from 9:00-11:00 and the Omaha Storm Chasers ball game is on June 10, 2011.

**AFFILIATES** Affiliate President Regi Powell reported the Affiliates golf outing will be June 20, 2011 at The Champions Club. Also the Affiliates are helping the Social Events Forum on the Real Estate Social on May 5.

**WCR** WCR Annual Habitat for Humanity "Trivia Night" was on April 7, 2011 and it was a huge success. The next WCR membership luncheon will be in June, 2011 with David Brown as the speaker.

**NEW BUSINESS** Mark Leaders reported National Association of REALTORS® would like to do a "National Open House" on June 4 and 5, 2011. After discussion, there was no action taken.

**ADJOURNMENT** There being no further business the meeting was adjourned at 10:45 a.m.

Prepared by: Donna M Shipley  
Donna Shipley, Staff Executive





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MINUTES

MEETING: OABR BOARD OF DIRECTORS
DATE: WEDNESDAY, MAY 25, 2011

Table with 2 columns: ITEM TITLE and ACTION. Rows include CALL TO ORDER, ATTENDANCE, AGENDA, SECRETARY'S REPORT, TREASURER'S REPORT, PRESIDENT'S, MLS REPORT, CEO REPORT, and GOVERNMENTAL AFFAIRS.



MINUTES (page 2)

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, MAY 25, 2011

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ITEM TITLE:	ACTION:
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EDUCATION	Chair Sharon Rich reported the KIP event on May 18, 2011, the KIP program on “Assessment Process and How to Appeal” with Roger Morrissey was a huge success. On June 22, 2011 will be “State of the Real Estate Market” with Gregg Mitchell and July 21, 2011 will be “Commissioner Comments” with Greg Lemon and Teresa Hoffman from the Nebraska Real Estate Commission.
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SOCIAL EVENTS	It was <b>MOVED, SECONDED AND CARRIED</b> to approve Applications for Membership Waivers and Key Requests (Item C).
	Chair Mark Leaders reported the Real Estate Social on May 5 at Aksarben went well with 80-90 people in attendance. The Park Clean Up on May 7, 2011 from 9:00-11:00 was good with low attendance and the Omaha Storm Chasers ball game is on June 10, 2011 with approximately 50 tickets available..

AFFILIATES	Affiliate President Regi Powell reported the Affiliates golf outing will be June 20, 2011 at The Champions Club.
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WCR	The next WCR membership luncheon will be in June 9, 2011 with David Brown as the speaker.
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ADJOURNMENT	There being no further business the meeting was adjourned at 10:55 a.m.
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Prepared by: Donna M Shipley  
 Donna Shipley, Staff Executive



MINUTES

MEETING: OABR BOARD OF DIRECTORS  
DATE: WEDNESDAY, JUNE 29, 2011

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President-Elect Lisa Ritter at 10:15 a.m.
ATTENDANCE	Present: President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: John Bredemeyer, Mark Leaders, Deda Myhre, Sharon Rich and Eileen Schultz. Ex-Officcos: Nancy Bierman, CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: Vince Leisey, Rusty Hike, Mark Wehner, Shawn Maloy and Regi Powell.
AGENDA	It was <b>MOVED, SECONDED AND CARRIED</b> to approve the Agenda for the May 25, 2011 meeting.
SECRETARY'S REPORT	OABR President-Elect Lisa Ritter presented the OABR Directors Meeting Minutes dated May 25, 2010. The Minutes were approved as presented.
TREASURER'S REPORT	OABR President-Elect Lisa Ritter presented the OABR financial report for May 2011 which will be referred to the OABR auditor for audit.
PRESIDENT'S REPORT	OABR President-Elect Lisa Ritter reported the executive committee will be trained on speaking with the media.  It was <b>MOVED, SECONDED AND CARRIED</b> to increase the voluntary RPAC contribution on the annual dues statement to \$30.00.  It was <b>MOVED, SECONDED AND CARRIED</b> to place in the Focus newsletter a suggested RPAC contribution in accordance to their annual production.
MLS REPORT	MLS Chair John Bredemeyer reported the photo captions will be coming soon with Paragon 5. September 20, 2011 will be shut off date for Paragon 4. A MLS Bylaws change, for purposes of certification and voting, Participants shall be included and counted as subscribers; if a Participant's company has multiple offices, those participants and subscribers shall be grouped together
CEO REPORT	It was <b>MOVED, SECONDED AND CARRIED</b> to approve the suggested changes in the OABR Bylaws, Article X, Section 4 (see attached).



MINUTES (page 2)

MEETING: OABR BOARD OF DIRECTORS

DATE: WEDNESDAY, JUNE 29, 2011

ITEM TITLE: ACTION:

It was **MOVED, SECONDED AND CARRIED** to approve the suggested changes in the OABR Bylaws, Article XI, Section 5b (see attached).

GOVERNMENTAL AFFAIRS OABR CEO Doug Rotthaus reported Pete Festersen, Omaha City Council spoke to the Governmental Affairs Committee on current issues in Omaha and next month Tom Mulligan, President Omaha City Council will be the speaker.

EDUCATION Chair Sharon Rich reported the KIP event on June 22, 2011 was "State of the Real Estate Market" with Gregg Mitchell and July 21, 2011 will be "Commissioner Comments" with Greg Lemon and Teresa Hoffman from the Nebraska Real Estate Commission and August 18, 2011 is Joe Garcia, Directors of the Fair Housing Center of Nebraska..

SOCIAL EVENTS It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).

Chair Mark Leaders reported the Omaha Storm Chasers ball game on June 10, 2011 was a huge success and the next event will be the Annual Election/Picnic on August 10, 2011.

WCR The next WCR membership luncheon will be in July 14, 2011 with the Omaha Police Department on safety. The WCR Golf Tournament is August 4, 2011.

ADJOURNMENT There being no further business the meeting was adjourned at 11:05 a.m.

Prepared by: Donna M Shipley  
Donna Shipley, Staff Executive





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MINUTES

MEETING: OABR BOARD OF DIRECTORS  
DATE: WEDNESDAY, JULY 27, 2011

ITEM TITLE:	ACTION:
CALL TO ORDER	The meeting was called to order by OABR President Lisa Ritter at 10:15 a.m.
ATTENDANCE	Present: President Vince Leisey, President-Elect Lisa Ritter, Secretary/Treasurer David Matney. Directors: John Bredemeyer, Rusty Hike, Mark Leaders, Deda Myhre, Sharon Rich, Eileen Schultz and Mark Wehner. Ex-Officicos: Nancy Bierman and Regi Powell, CEO Doug Rotthaus and Programs Director Donna Shipley. Excused: Shawn Maloy.
AGENDA	It was <b>MOVED, SECONDED AND CARRIED</b> to approve the Agenda for the July 27, 2011 meeting.
SECRETARY'S REPORT	OABR Secretary/Treasurer David Matney presented the OABR Directors Meeting Minutes dated June 29, 2011. The Minutes were approved as presented.
TREASURER'S REPORT	OABR Secretary/Treasurer David Matney presented the OABR financial report for June 2011 which will be referred to the OABR auditor for audit.
PRESIDENT'S REPORT	It was <b>MOVED, SECONDED AND CARRIED</b> to approve the appointment of the Election Committee: Gary Stoneburg, RE/MAX The Producers, Jo Ann Grennan, CBSHOME Real Estate, Sharon Rich, N P Dodge Company.
MLS REPORT	MLS Chair John Bredemeyer reported a few clean-up items were made to the MLS Bylaws. Doug is talking with the Southwest Iowa Association of REALTORS® on working together and RPR will be online August 1, 2011.
CEO REPORT	CEO Doug Rotthaus updated the OABR Directors on the updated Contractor Licensing Proposal.
GOVERNMENTAL AFFAIRS	OABR CEO Doug Rotthaus reported Tom Mulligan, Omaha City Council President spoke to the Governmental Affairs Committee on current issues in Omaha.
RPAC	OABR President Vince Leisey asked all OABR Directors to push agents in their offices to give more to RPAC. Go from giving \$25 to \$100. August 31, 2011 is the last day to make contributions.

(cont.)



MINUTES (page 2)

MEETING: OABR BOARD OF DIRECTORS  
DATE: WEDNESDAY, JULY 27, 2011

ITEM TITLE: ACTION:

EDUCATION Chair Sharon Rich reported the KIP event July 21, 2011 was “Commissioner Comments” with Greg Lemon and Teresa Hoffman from the Nebraska Real Estate Commission and August 18, 2011 is Joe Garcia, Directors of the Fair Housing Center of Nebraska..

SOCIAL EVENTS It was **MOVED, SECONDED AND CARRIED** to approve Applications for Membership Waivers and Key Requests (Item C).  
  
Chair Mark Leaders reported the Annual OABR Election and Picnic is scheduled for August 10, 2011 and August 25, 2011 is tentative day for the next Networking Social at Horseman’s Park and September 22, 2011 will be the Putt Putt Golf tournament at Pacific Springs.

AFFILIATES Affiliate President Regi Powell reported Affiliates are partnering in with Social Events on the Election/Picnic and helping out the with the next Networking Social. November 2011 will be the next bowling event and over \$600 was raised for the flood victims at this year’s golf outing.

WCR WCR golf tournament is August 4, 2011 and there will be no WCR membership luncheon in August.

ADJOURNMENT There being no further business the meeting was adjourned at 10:35 a.m.

Prepared by: Donna M Shipley  
Donna Shipley, Staff Executive



**BOARD OF DIRECTORS MINUTES**  
**August 31, 2011**

The meeting was called to order by 2011 President-Elect Lisa Ritter.

**Present:**

Lisa Ritter, President-Elect, '11  
David Matney, Secretary/Treasurer, '11  
John Bredemeyer, Director, '11  
Mark Leaders, Director, '12  
Deda Myhre, Director, '13

Mark Wehner, Director, '12  
Nancy Bierman (WCR) Director, '11  
Monica Lang, Guest  
Donna Shipley, Programs Director  
Doug Rotthaus, CEO

**Excused:**

Vince Leisey, President, '11  
Rusty Hike, Director, '11  
Eileen Schultz, Director, '13

Shawn Maloy (Past Pres) Director, '11  
Regi Powell (Affiliates) Director, '11

It was moved, seconded and carried to approve the Agenda for the August 31, 2011 meeting.

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

**President's Report**

President Elect Lisa Ritter reported on the Leadership Summit she attended in August 2011.

It was moved and seconded to appoint Andy Alloway to fill the vacancy of the director term expiring 2013 that was formally held by Deda Myhre. It was moved, seconded and carried to postpone discussion on the motion until the September 2011 meeting. It was the consensus of the directors to solicit additional nominations in the Weekly eFlash communication.

**MLS Report**

It was moved, seconded and carried to approve the MLS Bylaws changes previously approved by the GPRMLS Board of Directors and the GPRMLS Participants.

MLS Chair John Bredemeyer reported on additional changes with the MLS operation.

**CEO Report**



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

### **Governmental Affairs**

It was moved, seconded and carried to discontinue the use Kent Rogert as lobbyist beyond any immediate issue related to LB315.

The Omaha RPAC Drive which ends today was approximately \$20,000 below the goal established by the Nebraska REALTORS® Association.

### **Education Forum**

The Education Forum presented Joe Garcia from the Fair Housing Center of Nebraska on August 18, 2011 and will feature a presentation by 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 social event at Horsemen's Park on August 25, 2011 had approximately 50 in attendance. The next social is scheduled for December at Midtown Crossing. The Social Events Forum has also scheduled Putt-Putt Golf at Pacific Springs on September 22; Ring with REALTORS® (Salvation Army bell ringing) on December 9; and Coats 4 Kids with specific information coming soon .

### **Women's Council of REALTORS®**

The WCR's golf event was successful. The next membership meeting is September 8, at Champion's Run with Kate Dodge as the speaker.

### **Adjournment**

There being no further business, the meeting adjourned.