



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

MINUTES

Board of Directors

September 28, 2016

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Nancy Bierman, Director 2019
Susan Clark, Director 2018
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019
Bill Swanson, Director 2018

Andy Alloway, (Past Pres.) Director 2017
Vince Leisey, (MLS) Director 2017
Erin Trescott, (Affiliates) Director 2017
Darla Bengtson, (WCR) Director 2016
Crystal Archer, Education Chair
Doug Rotthaus, CEO
Perre Neilan, Governmental Affairs Director
Donna Shipley, Programs Director

Excused:

Megan Bengtson, Director 2017

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

It was moved, seconded and carried to approve the minutes of the August 31, 2016 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

It was moved, seconded and carried to appoint Jessica Sawyer to fill the vacancy of the director term expiring 2017 that was formally held by Doug Dohse.

It was moved, seconded, and carried to approved the 2017 committees as presented.

CEO Report

CEO Rotthaus reported the LockBox exchange is in full swing. Members missing the exchange have until October 21 to complete the exchange at the OABR office.

The directors were asked to attend a 10:00 a.m. coffee, followed by a Prosper Omaha presentation by David Brown at 10:15 a.m. on Tuesday, October 25, 2016.

GPRMLS Report

GPRMLS Chair Leisey and Director Alloway reported Market Stats demo was provided for the MLS Board.

Updates were also given on Midlands Regional CIE and the renewal of the Paragon contract.



Governmental Affairs

Director Swanson reported that Jim Cavanaugh, Douglas County Commissioner spoke on the proposed Public Safety Bond and other issues facing the commissioners.

It was moved, seconded and carried to approve the recommendation of the Governmental Affairs Committee, contributing \$10,000 to the Citizens for a Safer Douglas County Committee.

It was moved and seconded to approve local RPAC contributions of up to \$29,150 to a list of local REALTOR® friendly candidates identified on the attached list.

The motion was amended to include a donation of \$250 to Mary Jane Truemper, Douglas County Commissioner District 5.

The motion was amended change the donation to Marc Kraft, Douglas County Commissioner District 5, to \$250.

The motion was amended to include a donation of \$100 to Zachary Johns, Bennington City Council, Ward 2.

The amended motion was approved.

RPAC Fundraising

Co-Chair Swanson reported that \$102,700 had been raised for 2016 surpassing the \$100,000 goal. The participation rate is currently 54.9 percent. Last Chance CE is October 27 at the DC Centre.

Education

Chairperson Archer reported on KIP Sessions: Emerald Ash Borer, September 29, and Lead Awareness in Omaha, October 20.

The Education Forum is the only certified REBAC provider in Nebraska and is looking at conducting a class in January 2017.

Social Events

Chairperson Swanson reported on past events including the Outside-In Clothing Drive and the Bubble Soccer event to benefit the Home Buyer's Assistance Foundation.

Realtor® Ring Day is scheduled for December 2.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.



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Diversity

There was no Diversity Committee meeting, however the committee will be interviewing six Minority Outreach Scholarship candidates in October.

Placemaking

Chairperson Dohse updated the board on the progress of the improvements previously approved for Crosskey Villages Park.

Past Presidents Advisory

Chair Alloway updated the board on the discussions at the Past Presidents Advisory meeting that included allowing unlicensed personal assistants to access the electronic key system for a fee and to allow "No Show Status" listings to be included in active searches.

Young Professionals Network

Director Krenk updated the board on the Affiliates and YPN event, Blue Jean at Bushwackers on October 20. The Turkey Shoot bowling is November 9.

Affiliates

Director Trescott reported on the August golf event and the upcoming Turkey Bowl, November 9.

Omaha WCR Chapter

President-Elect Darla Bengtson reported upcoming Business Success Forums will be at Champions Run on October 13, at 8:00 a.m. (speaker Krista Clark), and November 10, at 11:00 a.m. (Broker Panel).

NREC

Commissioners Freeman and Alloway reported on the commission meeting to be held tomorrow.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, October 26,
- Wednesday, November 30

There being no further business, the meeting adjourned.



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**Board of Directors
October 26, 2016**

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2019
Susan Clark, Director 2018
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019
Bill Swanson, Director 2018

Andy Alloway, (Past Pres.) Director 2017
Erin Trescott, (Affiliates) Director 2017
Darla Bengtson, (WCR) Director 2016
Crystal Archer, Education Chair
Mary Sindelar, Diversity Chair
Bryan Kays, YPN Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Vince Leisey, (MLS) Director 2017

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

It was moved, seconded and carried to approve the minutes of the September 28, 2016 meeting.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

CEO Report

CEO Rotthaus reported the LockBox exchange is finishing today and the OABR may have a tenant for the vacant space downstairs. Porscha Smith has been hired as the OABR Member Services Coordinator.

GPRMLS Report

GPRMLS Director Alloway reported the MLS Board voted to create a registered trade name, Great Plains Regional MLS, to better position the effort of a regional MLS operation.

Updates were also given on Midlands Regional CIE and the renewal of the Paragon contract.

Governmental Affairs

Director Swanson reported the Governmental Affairs Committee discussed creating an Ambassador Team for the Omaha City Council and Mayor positions.

It was moved, seconded and carried to approve the Public Policy Statements as submitted.



RPAC Fundraising

Co-Chairs Swanson and Dohse reported that \$103,834 had been raised for 2016 surpassing the \$100,000 goal. The participation rate is currently 55 percent. Last Chance CE is October 27 at the DC Centre and the Thank-a-Thon is November 14, 1:00pm – 4:00pm.

Education

Chairperson Archer reported on KIP Sessions: Lead Awareness in Omaha, October 20 and Advanced Paragon, November 14.

The Education Forum is the only certified REBAC provider in Nebraska and is looking at conducting a “At Home With Diversity on January 18, 2017.

Social Events

Chairperson Swanson reported Realtor® Ring Day is scheduled for December 2 and UNO Hockey on January 20.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.

Diversity

Chairperson Sindelar reported there was no Diversity Committee meeting, however the committee interviewed five Minority Outreach Scholarship candidates in October. Chair Sindelar also shared statistical information on past scholarship candidates since 2011.

Placemaking

Chairperson Dohse updated the board on the progress of the improvements previously approved for Crosskey Villages Park.

Young Professionals Network

Chair Kays updated the board on the Affiliates and YPN event, Blue Jean at Bushwackers on October 20. YPN and Affiliates will be sponsoring the reception following REALTOR® Ring Day and ReBar Camp is scheduled for April 20.

Affiliates

Director Trescott reported on the upcoming Turkey Bowl, November 9.



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Omaha WCR Chapter

President-Elect Darla Bengtson reported the upcoming Business Luncheon will be at Champions Run on November 10, at 11:00 a.m. (Broker Panel) and the WCR Installation & Holiday Reception is on December 8, at 3:00 p.m.

NREC

Commissioners Freeman and Alloway reported on the commission meeting to be held tomorrow and will be reviewing the Teams Bill Regulations.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, November 30
- No meeting in December
- Wednesday, January 25

There being no further business, the meeting adjourned.



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MINUTES

Board of Directors

November 30, 2016

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2019
Susan Clark, Director 2018
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019

Bill Swanson, Director 2018
Andy Alloway, (Past Pres.) Director 2017
Vince Leisey, (MLS) Director 2017
Darla Bengtson, (WCR) Director 2016
Crystal Archer, Education Chair
Bryan Kays, YPN Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Jessica Sawyer, Director 20174

Erin Trescott, (Affiliates) Director 2017

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

Officer Reports

It was moved, seconded and carried to approve the minutes of the October 26, 2016 meeting.

Steve Rishel, CPA, presented the 2016 year-end financial audit. It was moved, seconded and carried to accept the auditor's written report as presented.

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

The NAR annual conference held in November was reviewed by those in attendance.

The Foundation adopted a Bylaws change increasing the size of the Board to nine Directors, serving staggered, three-year terms as listed below:

| NAME | POSITION | (Term expires August 31) |
|----------------|----------------|---|
| Andy Alloway | President | (2017, Ex officio – OABR Past President) |
| Monica Lang | Vice President | (2017, Ex officio – OABR President) |
| Mark Leaders | Treasurer | (2017, Ex officio – OABR Vice President) |
| Doug Dohse | Secretary | (2017, Ex officio – OABR Secretary-Treasurer) |
| Herb Freeman | Director | (2017, Appointed) |
| Cathy Blackman | Director | (2018, Appointed) |
| Deda Myhre | Director | (2018, Appointed) |
| Lindsey Krenk | Director | (2019, Appointed) |
| Joe Gehrki | Director | (2019, Appointed) |



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CEO Report

CEO Rotthaus reported OABR has received numerous thank you notes from local candidates who received contributions from the RPAC entitlement funds and the Douglas County Commissioners have expressed their appreciation on OABR's support for the Public Safety Bond which was approved.

GPRMLS Report

GPRMLS Chair Leisey reported that the Board approved three members to serve staggered three-year terms on the newly formed the Midlands Regional CIE Board of Directors:

| NAME | POSITION | (Term expires September 30) |
|------------------|--------------------------|------------------------------------|
| Vince Leisey | Ex officio, GPRMLS Chair | (2017) |
| Shawn Ilg | Director | (2017) |
| Derick Lewin | Director | (2018) |
| Michael Blackmon | Director | (2019) |

Leisey reported that the Board reviewed its strategy to encourage regionalization of MLS services with regard to Council Bluffs and Lincoln.

The MLS Directors also amended the MLS Policy that requires the words "Contract Pending" be added to Public Remarks when Pending-status listings remain Active due to a sale-contingency. The new requirement is that the words, "Contract Pending" or the words "Subject to First Right of Refusal" be added to Public Remarks.

Governmental Affairs

Director Swanson reported that Walt Radcliff, lobbyist for the Nebraska REALTORS® Association spoke regarding the 2016 Elections and the upcoming 2017 Legislative session.

It was reported that Andy Alloway was selected as the new Federal Political Coordinator for Congressman-Elect Don Bacon, pending NAR's approval.

RPAC Fundraising

Co-Chairs Swanson and Dohse reported that \$106,134 had been raised for 2016 surpassing the established goal. The participation rate was also above goal and currently at 55.8 percent.

The Last Chance CE event was held October 27, and the Thank-a-Thon was held November 14.

An RPAC Appreciation Party will be in February at Blazin' Piano Bar.

Education

Chairperson Archer reported on the Advanced Paragon KIP Session held on November 14.

As a certified REBAC provider, OABR will conduct an "At Home With Diversity" CE class on January 18.



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Social Events

Chairperson Swanson reported Realtor® Ring Day is December 2; UNO Hockey, January 20.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.

Diversity

The committee approved four Minority Outreach Scholarship candidates in November and two candidates have recently joined OABR. In January, five scholarship candidates will be interviewed.

Nominating

It was moved, seconded and carried to recommend to support the nomination of Darlene Fletcher for the 2017 Nebraska REALTORS® Association President-Elect and to support the nomination of Andy Alloway as the 2017 Nebraska REALTORS® Association Treasurer. Alloway was excused from the room during discussion and voting.

Young Professionals Network

Chairperson Kays reported that YPN would be sponsoring the reception following REALTOR® Ring Day with the Affiliates Council. Rebuilding Together Omaha was selected as the 2017 YPN Community Outreach charity. Rebarcamp is scheduled for April 20.

Omaha WCR Chapter

2017 President Darla Bengtson reported the Installation & Holiday Reception is December 8, at 3:00 p.m. Business Luncheons will be held January 26, and February 16. March 9 is Eat, Drink and Lip Sync.

NREC

Commissioners Freeman and Alloway reported on the issues and events of the commission, including changing document retention rules, a new Seller Property Condition Disclosure form, and new rules for real estate teams.

Leadership Academy

It was moved and seconded to offer up to five, \$500 scholarships to OABR members applying to attend the Leadership Evolution training offered by the Nebraska REALTORS® Association. Motion amended so that the final selection would be made by the eight individuals who attended the training in 2016; no more than two scholarships would be granted to individuals from the same company; that recipients be actively involved in OABR committees and events; and that the NRA criteria be applied. The motion was approved, as amended.



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Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, January 25
- Wednesday, February 22
- Wednesday, March 29

There being no further business, the meeting adjourned.



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MINUTES

Board of Directors

January 25, 2017

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Megan Bengtson, Director 2017
Susan Clark, Director 2018
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019

Jessica Sawyer, Director 2017
Bill Swanson, Director 2018
Andy Alloway, (Past Pres.) Director 2017
Darla Bengtson, (WCR) Director 2016
Bryan Kays, YPN Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Nancy Bierman, Director 2019
Vince Leisey, (MLS) Director 2017

Erin Trescott, (Affiliates) Director 2017
Crystal Archer, Education Chair

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

Officer Reports

It was moved, seconded and carried to approve the minutes of the November 30, 2016 meeting.

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

The Omaha Area Board of REALTORS® received nine applications for the Nebraska REALTORS® Leadership Evolution training program; the OABR Board of Directors approved five, \$500 scholarships:

Cindy Andrew, Nebraska Realty
Brian Kays, BHHS Ambassador Real Estate
Andrea Lane, BHHS Ambassador Real Estate
Monica Seybold, CBSHOME Real Estate
Derick Lewin, PJ Morgan Company

Four applicants were forwarded to NRA and subsequently received \$250 scholarships:

Bradley Fricke, RE/MAX the Producers
Brandon Lee Frans, Nebraska Realty
Sean Lee, Nebraska Realty
Terri Pruitt, Coldwell Banker REA



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CEO Report

CEO Rotthaus reported a safety text alert was sent out to the membership on Monday concerning a suspicious individual.

Lisa Welch's last day is February 3 and Porscha Smith will be taking over Lisa's position.

GPRMLS Report

GPRMLS Vice Chair Alloway reported on the activities of the MLS Board.

The Midlands Regional CIE, a joint venture with Midlands MLS in Lincoln, is expected to launch on May 1.

The MLS Directors denied licensed assistants access to the electronic keybox system.

Governmental Affairs

Director Swanson reported that Bruce Fountain, Sarpy County Planning Director spoke on active developments in Sarpy County.

It was moved, seconded and carried to approve the Proposed Candidate Interview Policy as presented.

RPAC Fundraising

Co-Chairs Swanson and Dohse reported that \$55,650 towards the \$110,000 goal had been raised for 2017. RPAC will make a presentation at the WCR Business Luncheon on February 16, the RPAC Appreciation Party at Blazin' Piano Bar is on March 2, and the RPAC Photo day is scheduled for March 28 and 29, at the OABR Office.

Education

The Education Forum's first class as a certified REBAC provider, "At Home With Diversity" was held on January 18. State of the Real Estate Market with Gregg Mitchell is March 16 and Paragon MLS Prospecting Featuring Client Connect 2 is April 20.

Social Events

Chairperson Swanson reported UNO Hockey was held on January 20, and the Chili Cook-Off is February 15.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.



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Diversity

The committee interviewed five Minority Outreach Scholarship candidates in January in place of their monthly meeting.

Placemaking

Dohse reported the design on the benches will have the REALTOR® R on the side with a grass design on the back and a plaque will be placed on the benches with the association name on them.

Young Professionals Network

Chairperson Kays reported that Bingo is February 2, at DJ's Dugout, Rebarcamp is scheduled for April 20, at Regency Lodge. Rebuilding Together Omaha was selected as the 2017 YPN Community Outreach charity.

Affiliates

YPN Chairperson Kays reported the Annual Golf outing is scheduled for August 21, at Oak Hills Country Club.

Omaha WCR Chapter

2017 President Darla Bengtson reported the Business Luncheons will be held January 26, and February 16. March 9, will be the Eat, Drink and Lip Sync event.

NREC

Commissioners Freeman and Alloway reported on the issues and events of the commission, which includes placing a link on their website listing real estate schools and their student pass-rate on pre-licensing classes, and adoption of the new rules for real estate teams effective July 1.

New Business

It was the consensus of the Board to review via email on March 9, the recommendations of the Governmental Affairs Committee, following candidate interviews being held on Wednesday March 8.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, February 22
- Wednesday, March 29
- Wednesday, April 26

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

February 22, 2017

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Megan Bengtson, Director 2017
Lindsey Krenk, Director 2019
Bill Swanson, Director 2018
Andy Alloway, (Past Pres.) Director 2017

Vince Leisey, (MLS) Director 2017
Darla Bengtson, (WCR) Director 2016
Erin Trescott, (Affiliates) Director 2017
Bryan Kays, YPN Chair
Annali Leach, Education Vice Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Nancy Bierman, Director 2019
Susan Clark, Director 2018
Herb Freeman, Director 2018
Jessica Sawyer, Director 2017

Crystal Archer, Education Chair
Mary Sindelar, Diversity Chair

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

Officer Reports

It was moved, seconded and carried to approve the minutes of the January 25, 2017 meeting.

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

CEO Report

CEO Rotthaus reported on progress filling the open staff position.

Governmental Affairs

Director Swanson reported that Ben Gray, Omaha City Councilman, District 2, updated the committee on current issues in the district and Omaha in general, as well as other initiatives of the council. The Governmental Affairs Committee has scheduled Candidate Interviews for March 8.



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RPAC Fundraising

Co-Chairs Swanson and Dohse reported that \$84,019 towards the \$110,000 goal had been raised for 2017. The participation rate is currently 55 percent. RPAC Appreciation Party at Blazin' Piano Bar is March 2, and RPAC Photo day is March 28 and 29, at the OABR Office.

Education

The Education Forum's next certified REBAC class, "Military Relocation Professional" is March 23, with Andrea Lane as speaker. State of the Real Estate Market with Gregg Mitchell is March 16, and Paragon MLS Prospecting Featuring Client Connect 2 is April 20. Throwback Thursday Membership Luncheon with David Brown was rescheduled for April 27.

Social Events

Chairperson Swanson reported the results of the Chili Cook-Off held on February 25. The committee is having a Crosskey Villages Park clean-up May 6.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.

Diversity

The committee approved four Minority Outreach Scholarship candidates in February and is researching offering a mentoring program to help candidates in obtaining their license.

Young Professionals Network

Chairperson Kays reported that Bingo on February 2, raised \$2,194. Rebarcamp is scheduled for April 20, at Regency Lodge.

Affiliates

Affiliate President Trescott reported \$2,004 was raised for the Food Bank of the Heartland in conjunction with the Chili Cook-Off. Also, Affiliate Golf in 2016 raised over \$1,300 in donations to Angels Among Us and Toys for Tots in November raised \$7,500 plus 900 toys.

Omaha WCR Chapter

2017 President Darla Bengtson reported March 9, will be the Eat, Drink and Lip Sync event and Business Luncheons will be held April 13, and May 11.



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NREC

Commissioner Alloway reported on the issues and events of the commission, which includes a document to help clarify questions about the new rules for real estate teams effective July 1.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, March 29
- Wednesday, April 26
- Wednesday, May 24

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

March 29, 2017

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2019
Susan Clark, Director 2018
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019

Jessica Sawyer, Director 2017
Andy Alloway, (Past Pres.) Director 2017
Erin Trescott, (Affiliates) Director 2017
Bryan Kays, YPN Chair
Crystal Archer, Education Chair
Mary Sindelar, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Bill Swanson, Director 2018
Vince Leisey, (MLS) Director 2017

Darla Bengtson, (WCR) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

Officer Reports

It was moved, seconded and carried to approve the minutes of the February 22, 2017 meeting as corrected.

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

CEO Report

It was moved, seconded and carried to adopt a mandatory bylaw change requested by the National Association of REALTORS®.

MLS Report

MLS Vice-Chair Alloway reported the MLS Directors approved a Paragon contract extension implementing the Courthouse Retrieval System (CRS) which integrates county public records information for a total of 12 counties; 3 in Iowa, 9 in Nebraska. The contract extension also adds the Homesnap Pro mobile application. The Board also reviewed possible incentives for new MRCIE subscribers.



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Governmental Affairs

Director Dohse reported the committee approved a recommendation by the Interview Subcommittee who reviewed all City Council Candidates and interviewed four of the candidates. The recommendation was moved, seconded and was approved by the Directors on March 9, via email to make financial contributions to the campaigns of Brinker Harding, District 6, \$2,500; and Jim Rogers, District 4, \$1,500.

RPAC Fundraising

Co-Chair Dohse reported that \$87,729 towards the \$110,000 RPAC goal had been raised for 2017, with 43.7 percent participation. RPAC Photo day is March 28 and 29; Grillin' and Chillin' July 27.

Education

e-Pro Certification: Day 1, is a certified REBAC class being held June 22, with speaker Terry Watson. Paragon MLS Prospecting, Featuring Client Connect 2, will be on April 20, and Throwback Thursday Membership Luncheon with David Brown is April 27 at the DC Centre.

Social Events

Director Dohse reported Rebuilding Together Omaha project is Saturday April 29; the Crosskey Villages Park clean-up is May 6.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.

Diversity

Chair Sindelar reported the committee interviewed four Minority Outreach Scholarship candidates in March in place of their meeting.

Young Professionals Network

Chairperson Kays reported that PREbarcamp is April 20, at Casual Pit and REbarcamp is April 21, at Regency Lodge.

Affiliates

Affiliate President Trescott reported Affiliate Golf is scheduled for August 21 at Oak Hills Country Club and Toys for Tots/Turkey Bowl is scheduled for November 1 at The Mark. The Affiliates are investigating replacing Blue Jean Barbeque with a new event.



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Omaha WCR Chapter

2016 President Crystal Archer reported March 9, was the Eat, Drink and Lip Sync event. Business Luncheons are scheduled for April 13, and May 11.

NREC

Commissioners Alloway and Freeman reported on the issues and events of the commission meetings.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, April 26
- Wednesday, May 24
- Wednesday, June 28

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

April 26, 2017

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Nancy Bierman, Director 2019
Susan Clark, Director 2018
Lindsey Krenk, Director 2019
Jessica Sawyer, Director 2017
Bill Swanson, Director 2018

Andy Alloway, (Past Pres.) Director 2017
Vince Leisey, (MLS) Director 2017
Bryan Kays, YPN Chair
Rob Pittenger, Education Member
Lisa Powell, Affiliate President-Elect
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Megan Bengtson, Director 2017
Herb Freeman, Director 2018

Erin Trescott, (Affiliates) Director 2017
Darla Bengtson, (WCR) Director 2016

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

Officer Reports

It was moved, seconded and carried to approve the minutes of the March 29, 2017 meeting as corrected.

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

MLS Report

MLS Chair Leisey reported an additional funding, up to \$10,000 was approved to offset initial startup costs and promotion of the Midlands Regional CIE.

The MLS Directors approved removing 4 fields, 1st Mortgage Payment, 1st Mortgage % Rate, 1st Mortgage Balance and 1st Mortgage Holder and to add the field Builder Committed to Land Property type.

Governmental Affairs

Vice-Chair Swanson reported that Brian Kruse, Douglas County Election Commissioner, had spoke on voter turnout and other issues related to the Election Commission



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The Directors approved on April 12, via email, a recommendation for the following campaign contributions in the upcoming City Elections:

Jean Stothert, Mayor, \$10,000
Pete Festersen, District 1 City Council, \$1,000
Ben Gray, District 2 City Council, \$2,000
Jim Rogers, District 4 City Council, \$1,500
Brinker Harding, District 6 City Council, \$2,500
Aimee Melton, District 7 City Council, \$2,500

It was also noted that the Nebraska RPAC Trustees approved an additional \$5,000 for Omaha Mayor Jean Stothert reelection effort.

RPAC Fundraising

Co-Chair Dohse reported that \$92,584 had been collected towards the 2017 goal of \$110,000, with 44.5 percent of members participating.

Education

It was moved, seconded and carried to approve changing the MLS training-portion of the New Member Orientation to utilize the online Paragon MLS Academy.

Social Events

Chair Swanson reported that the Rebuilding Together Omaha project is on Saturday April 29; and the Crosskey Villages Park clean-up is May 6. The Omaha Storm Chasers game will be July 14.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.

Diversity

The Diversity committee reviewed the four Minority Outreach Scholarship candidates that were interviewed in March, and approved one candidate.

Young Professionals Network

Chairperson Kays reported that PRE-barcamp and REbarcamp were held April 20 and 21. The next YPN event is Power-Up Technology Summit on September 22 at DC Centre.

Affiliates

Affiliate President-Elect Powell reported that Affiliate Golf is scheduled for August 21 at Oak Hills Country Club, and Toys for Tots/Turkey Bowl is scheduled for November 1, at The Mark. The Affiliates are also replacing Blue Jean Barbeque with a Tailgate Party on October 28, at The Mark.



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Omaha WCR Chapter

Director Sawyer reported the WCR Women Build event is May 5, and Business Luncheons are scheduled for May 11, and June 8, 2017.

NREC

Commissioner Alloway reported on the most recent commission meeting.

New Business

It was moved, seconded and carried to reconsider a motion made on August 31, 2016 meeting to decline a request of the Nebraska REALTORS® Association for their upcoming Centennial celebration, "REALTORS® Building Communities".

It was moved, seconded and carried, to appoint Bill Swanson as Task Force Chair for OABR to participate in the La Vista, NE parade on July 4, 2017, and to make related arrangements. A budget of \$700 for participation expenses was also approved.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, May 24
- Wednesday, June 28
- July – no meeting

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

May 24, 2017

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Doug Dohse, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2019
Susan Clark, Director 2018
Herb Freeman, Director 2018
Bill Swanson, Director 2018
Andy Alloway, (Past Pres.) Director 2017

Vince Leisey, (MLS) Director 2017
Erin Trescott, (Affiliates) Director 2017
Darla Bengtson, (WCR) Director 2016
Trudy Meyer, Education Member
Mary Sindelar, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Mark Leaders, President-Elect
Lindsey Krenk, Director 2019

Jessica Sawyer, Director 2017

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

Officer Reports

It was moved, seconded and carried to approve the minutes of the April 26, 2017 meeting.

The monthly financial statements were reviewed and filed for audit.

It was moved, seconded and carried to approve the 2018 OABR Budget as presented.

President Lang reviewed market activity, statistics and the calendar of events.

The National Association of REALTORS® Legislative Meetings were reviewed by those officers and directors in attendance.

MLS Report

MLS Chair Leisey reported the Midlands Regional CIE has 90 members and 5 of those are OABR Members and Homesnap was launched on May 16. Also discussed was adding verbiage to the Purchase Agreement on wire fraud.

GPRMLS Chair Leisey reported July MLS Fees will again be waived. Susan Clark was nominated for a new term, as Category 3 director.



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Governmental Affairs

Vice-Chair Swanson reported that Congressman Don Bacon spoke on issues related to Tax Reform and other issues in Washington DC.

The OABR Governmental Affairs Committee supported six out of the seven local candidates that won the Omaha General Election.

Jean Stothert – Mayor

Pete Festersen – Council District 1

Ben Gray – Council District 2

Rich Pahls – Council District 5

Brinker Harding – Council District 6

Aimee Melton – Council District 7

RPAC Fundraising

Co-Chair Swanson reported that \$100,473 had been collected towards the 2017 goal of \$110,000, with 45.6 percent of members participating. The Grillin' & Chillin' at the Beach event is scheduled for July 27 and the committee will be sponsoring a RPAC Last Chance CE Day.

Education

e-Pro Certification: Day 1, is a certified REBAC class being held June 22, with speaker Terry Watson. The Education Committee to offer the Membership Luncheon on quarterly basis at Anthony's Restaurant.

Social Events

Chair Swanson reported that the Rebuilding Together Omaha project on Saturday April 29 was rained out; and the Crosskey Villages Park clean-up was on May 6. The Omaha Storm Chasers game will be July 14.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.

Nominating

Chairperson Lang reported that the following slate of candidates were approved by the Committee: Doug Dohse, 2018 President-Elect; Susan Clark, 2018 Secretary/Treasurer; Megan Bengtson and Jessica Sawyer as Directors (2018-2020 term).

The Nominating Committee would like to forward Crystal Archer and Annali Leach for consideration when filling the expected vacant Director position of Susan Clark in September.

It was moved, seconded and carried to recommend the Nebraska REALTORS® Association, Mike Riedmann as State RPAC Trustee (Member At Large) for an additional term (01/01/2018-12/31/2020).

Young Professionals Network

The next YPN event is Power-Up Technology Summit on September 22 at DC Centre.



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Affiliates

Affiliate President Trescott reported that Affiliate Golf is scheduled for August 21 at Oak Hills Country Club, and Toys for Tots/Turkey Bowl is scheduled for November 1, at The Mark. The Affiliates are also revamping their website.

Omaha WCR Chapter

WCR President Bengtson reported the WCR Business Luncheons are scheduled for June 8, and August 10. The WCR Golf Tournament is July 13 at Pacific Springs Golf Course.

The Women's Council of REALTORS® Omaha Chapter is now the Women's Council of REALTORS® Omaha Network.

NREC

Commissioners Alloway and Freeman reported on the regulations that go in effect on July 1, such as the new Agency Disclosure form, changes in record keeping requirements and amendments to real estate teams and advertising regulations.

New Business

Secretary/Treasurer Dohse reported Doug Rotthaus was awarded the RHO Epsilon Honoree of the Year on Friday May 12.

Director Swanson reported the truck and trailer have been obtained for the Ralston Parade Float on July 4. Looking for volunteers from numerous companies to participate. An email will be sent to Brokers with parade specifics and jobs available for volunteers.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, June 28
- July – no meeting
- Wednesday, August 23

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

June 28, 2017

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2019
Susan Clark, Director 2018
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019

Jessica Sawyer, Director 2017
Bill Swanson, Director 2018
Andy Alloway, (Past Pres.) Director 2017
Erin Trescott, (Affiliates) Director 2017
Darla Bengtson, (WCR) Director 2016
Crystal Archer, Education Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Vince Leisey, (MLS) Director 2017

Brian Kays, YPN Chair

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

Officer Reports

It was moved, seconded and carried to approve the minutes of the May 24, 2017 meeting.

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

CEO Report

CEO Rotthaus updated Directors on improvements to the overall association office operation and his satisfaction with the current staff, especially the progress of the newer team members.

MLS Report

MLS Vice Chair Alloway reported the Directors decided to create a wire-fraud statement on a separate addendum to the Purchase Agreement after discussion with legal counsel. The MLS Directors are also creating a new authorization from and policy to allow "Buyer-Agent Comp" listings to be entered in the MLS system.

It was moved, seconded and carried to update the language in the OABR 2017 Strategic Plan regarding the merger of MLS systems across the region.



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Governmental Affairs

Vice-Chair Swanson reported that Ray Somberg, President & Executive Director of the First Responders Foundation spoke on their key programs, other initiatives and providing funds for the police and fire departments.

It was moved and seconded to approve a \$10,000 contribution to the First Responders Foundation. It was moved, seconded and carried to amend the main motion to \$5,000. Amended motion carried.

Henry Kammandel was recognized by the National Association of REALTORS® by being indoctrinated into the NAR RPAC Hall of Fame at the Legislative Meetings.

RPAC Fundraising

Co-Chair Swanson reported that \$111,308 had been collected surpassing the 2017 goal of \$110,000; however, the 47 percent participation was below the goal of 55 percent, with 205 additional members needed to contribute.

Upcoming RPAC events include Grillin' & Chillin' scheduled for July 27 (\$15 for attendees); RPAC Last Chance CE Day in November; and the phone-bank Thank-a-Thon in August.

Education

Chair Archer reported the e-Pro Certification: Day 1, was held June 22, with Terry Watson. Military Relocation Professional (MRP) will be July 25-26; Real Estate Safety Matters: Safe Business with Mark Wehner is September 28; and Seniors Real Estate Specialists (SRES) is October 26-27, with Nate Johnson.

Social Events

Chair Swanson reported that the Omaha Storm Chasers event will be July 14; the annual picnic event will also kick off the Coat Drive on August 9. Volunteers for the Ralston Fourth of July Parade are still needed.

It was the consensus of the Board that the committee is empowered to make decisions on requests from members for charitable contributions when the contribution is within the committee's annual budget. The board previously approved a \$50 request to provide a raffle item for the Sunshine Kids Golf event.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.



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Diversity

Past scholarship winners are attending the Diversity meetings to help streamline the mentoring process for future candidate winners. Three scholarship interviews are scheduled for July.

Young Professionals Network

The next YPN event is the Power-Up Technology Summit on September 22, at DC Centre. Discussion was held about providing additional funding for YPN leadership to attend additional NAR meetings. The policy and accounting will be reviewed at a future meeting.

Affiliates

Affiliate President Trescott reported that Affiliate Golf is scheduled for August 21, and the Toys for Tots Turkey Bowl is scheduled for November 1.

Omaha WCR Chapter

WCR President Bengtson reported that their Business Luncheons were scheduled for July 13, and August 10, and the WCR Golf Tournament will be July 13.

The WCR Success Forum, “Extraordinary Success with Buyers in a Changing Market” with Rich Levin is scheduled for October 12, and is approved for three R-hours of CE credit.

NREC

Commissioners Alloway and Freeman reported on the Commission meeting held on June 22-23.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, August 23
- Wednesday, September 27

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

August 28, 2017

The meeting was called to order at 10:00 a.m. by 2017 President Monica Lang.

Present:

Monica Lang, President
Mark Leaders, President-Elect
Doug Dohse, Secretary/Treasurer
Megan Bengtson, Director 2017
Nancy Bierman, Director 2019
Susan Clark, Director 2018
Herb Freeman, Director 2018
Jessica Sawyer, Director 2017
Bill Swanson, Director 2018

Andy Alloway, (Past Pres.) Director 2017
Erin Trescott, (Affiliates) Director 2017
Darla Bengtson, (WCR) Director 2016
Crystal Archer, Education Chair
Mary Sindelar, Diversity Chair 2017
Ervin Youmans, Diversity Chair 2018
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Lindsey Krenk, Director 2019
Vince Leisey, (MLS) Director 2017

Brian Kays, YPN Chair

It was moved, seconded and carried to approve the Agenda for the meeting including the Code of Conduct Policy.

Jamesson and Raquel Horton spoke to the OABR Directors about ABIDE's vision and their "Lighthouse in the City" program.

Officer Reports

It was moved, seconded and carried to approve the no meeting memo dated July 24, 2017.

The monthly financial statements were reviewed and filed for audit.

President Lang reviewed market activity, statistics and the calendar of events.

CEO Report

CEO Rotthaus thanked President Lang on her year of service and dedication.





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MLS Report

MLS Vice Chair Alloway reported the Directors will continue regionalization discussions with SWIAR and RAL.

Chair Alloway gave an update on the MRCIE Board meeting and reported they will meet at NRA Fall meetings.

The MLS Directors approved to require that listed new construction properties must be input in the MLS unless a waiver and listing agreement is submitted to the MLS; and to update the listing policy that exempts new construction listings from being input in the MLS

The MLS Directors approved to contribute \$10,000 to the OABR Foundation including matching up to \$25,000 in member donations.

Governmental Affairs

Vice-Chair Swanson reported that Rachel Halbmaier, Director, Missouri River Commons updated the committee on the Riverfront Development project and their future events.

OABR GAD Perre Neilan reviewed with the Governmental Affairs committee the 2018 political landscape for Nebraska which includes 24 seats in the Nebraska legislature, Douglas County Assessor/Register of Deeds office and Governor.

RPAC Fundraising

Co-Chair Swanson reported that \$115,049 had been collected surpassing the 2017 goal of \$110,000; however, the 47 percent participation was below the goal of 55 percent, with 182 additional members needed to contribute.

Upcoming RPAC event include RPAC Last Chance CE Day on October 19 held at the OABR Office.

Education

Chair Archer reported the Military Relocation Professional (MRP) is July 25-26; Real Estate Safety Matters: Safe Business with Mark Wehner is September 28; and Seniors Real Estate Specialists (SRES) is October 26-27, with Nate Johnson. A membership luncheon is scheduled December 7 with speaker George Ratiu, NAR Director, Quantitative & Commercial Research.





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Social Events

Chair Swanson reported that the Annual Summer Picnic in August was good with low attendance. Glow Golf is scheduled for September 8 and Trolley Tours on October 17. There was discussion on reviewing and reducing the number of events offered.

It was moved, seconded and carried to approve the applications presented for REALTOR® and Affiliate membership.

Diversity

Chair Sindelar reviewed stats from 2011 thru 2016 which included 19 members out of 52 applications have joined. For the current year, 4 members out of 15 approved applications have joined. Mary introduced Ervin Youmans who will be the 2018 Diversity Chair.

Young Professionals Network

The next YPN event is the Power-Up Technology Summit on September 22, at DC Centre.

Affiliates

Affiliate President Trescott reported that Affiliate Golf was held Monday August 21, and the Toys for Tots Turkey Bowl is scheduled for November 1.

Omaha WCR Chapter

WCR President Bengtson reported that their Business Luncheon scheduled for September 14 will feature David Brown for the Omaha Chamber of Commerce.

The WCR Success Forum, "Extraordinary Success with Buyers in a Changing Market" with Rich Levin is scheduled for October 19, and is approved for three R-hours of CE credit.

NREC

Commissioners Alloway and Freeman reported on the Commission meeting held on August 17-18.

Adjournment

Future meetings will be held at 10:00 a.m. (Executive Committee at 9:30 a.m.) on:

- Wednesday, September 27
- Wednesday, October 25
- Wednesday, November 29

There being no further business, the meeting adjourned.

