



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

MINUTES

BOARD OF DIRECTORS

September 27, 2017

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Nancy Bierman, Director 2019
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019
Jessica Sawyer, Director 2017
Bill Swanson, Director 2018
Monica Lang, (Past Pres.) Director 2018

Andy Alloway, (MLS) Director 2018
Angel Starks, (WCR) Director 2016
Kyle Schulze, YPN Chair
Laura Longo, Affiliates President-Elect
Annali Leach, Education Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Megan Bengtson, Director 2020

Lisa Powell, (Affiliates) Director 2018

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 August 23, 2017 meeting.

The monthly financial statements were reviewed and filed for audit.

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

It was moved, seconded and carried to appoint Crystal Archer to fill the vacancy of the director term expiring 2018 that was formally held by Susan Clark.

It was moved, seconded and carried to approved the 2018 committees as presented.

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

MLS Report

MLS Chair Alloway reported the Directors will continue regionalization discussions with SWIAR and RAL and their next meeting is October 5, 2017.

Chair Alloway reported the MLS Directors appointed Shawn Ilg to a three-year term on the MRCIE Board of Directors beginning in 2018.



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The MLS Directors also approved removing the commercial property types and commercial subtypes from the Paragon MLS system effective January 1, 2018, leaving Multi-Family with four units or less intact.

Foundation

It was moved, seconded and carried to contribute \$50,000 to the OABR Foundation.

Governmental Affairs

Vice-Chair Swanson reported that Cindy Andrew updated the committee on the Omaha Public Schools bond issue effort that will take place Spring of 2018.

The National Flood Insurance Program has been temporarily extended for another 3 months.

RPAC Fundraising

Co-Chair Swanson reported that \$116,900 had been collected surpassing the 2017 goal of \$110,000; however, the 49 percent participation is below the goal of 55 percent, with 153 additional members needing to contribute.

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

Education

Chair Leach reported Seniors Real Estate Specialists (SRES) is October 26-27, with Nate Johnson; Tax Lien Workshop is November 16, with Marty Barnhardt and all proceeds go to the OABR Foundation. A membership luncheon is scheduled December 7 with speaker George Ratiu, NAR Director, Quantitative & Commercial Research.

Social Events

Chair Swanson reported Glow Golf was held on September 8 and the Trolley Tours in October were cancelled. The task force is looking at having a "Car Show" in 2018. Lancer Hockey is tentatively scheduled for January 26, 2018.

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



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Young Professionals Network

YPN Chair Schulze reported on the YPN's Strategic plan "WHY YPN" to increase interest in their committee. The Power Up Technology Summit was held on September 22 at the DC Centre.

Affiliates

Affiliate President-Elect Longo reported there is an "Affiliate Only" event on October 19 at Charlie's on the Lake and Toys for Tots Turkey Bowl is scheduled for November 1, at The Mark.

Omaha WCR Chapter

Director Sawyer reported 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 the Commission meetings are September 28 and 29, 2017.

Adjournment

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

- Wednesday, October 25
- Wednesday, November 29
- No December meeting

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

October 25, 2017

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Crystal Archer, Director 2018
Megan Bengtson, Director 2020
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019
Jessica Sawyer, Director 2017
Bill Swanson, Director 2018

Monica Lang, (Past Pres.) Director 2018
Andy Alloway, (MLS) Director 2018
Angel Starks, (WCR) Director 2016
Kyle Schulze, YPN Chair
Lisa Powell, (Affiliates) Director 2018
Annali Leach, Education Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Nancy Bierman, Director 2019

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 September 27, 2017 meeting.

The monthly financial statements were reviewed and filed for audit.

It was noted that Steve Rishel, CPA, will present the 2017 year-end financial audit at the November OABR Director meeting.

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

CEO Report

It was moved seconded and carried to allow MLS Only members to join as Secondary REALTORS® with the Omaha Area Board of REALTORS® without payment of initial fees.

MLS Report

MLS Chair Alloway updated the directors on the progress of the Regional MLS task force with Midlands MLS, Lincoln.

The MLS Directors discussed revisions on the Uniform Purchase Agreement.



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The MLS Directors also approved adding “Compensation Agreement” to “Agreement Type” to residential listings.

Foundation

Foundation President Lang reported Ron Dotzler, CEO of Abide Network, spoke on Abide Network’s vision and their Lighthouse Program being carried out in North Omaha.

The Foundation approved a \$60,000 donation in 2018, with the intention to continue that support in future years.

Governmental Affairs

Vice-Chair Swanson reported that Robynn Tysver, former Omaha World Herald reporter spoke on her years covering politicians at the state and national level.

The National Association of REALTORS® has an open Call for Action regarding tax reform.

RPAC Fundraising

Co-Chair Swanson reported that \$131,594 had been collected surpassing the 2017 goal of \$110,000; however, the 51 percent participation is below the goal of 55 percent, with 93 additional members needing to contribute.

RPAC held a Last Chance CE Day on October 23 with 45-50 attendees in both morning and afternoon sessions.

The Nebraska REALTORS® Association conducted Major Investor meetings last week with speaker Leigh Brown. The Omaha sessions raised \$11,250 and increased OABR’s Major Donors to 40.

Education

Chair Leach reported Seniors Real Estate Specialists (SRES) is October 26-27, with Nate Johnson; Uncle Sam Wants You! To be an Expert to Best Serve Our Military and Veterans in Buying & Selling Homes is November 14 and Tax Lien Workshop is November 16, with Marty Barnhardt and all proceeds for both classes go to the OABR Foundation. A membership luncheon is scheduled December 7 with speaker George Ratiu, NAR Director, Quantitative & Commercial Research.

The Education Task Force is researching having free one-hour self-defense training classes on Monday November 6. Sherri Hinkle of Keller Williams and Devin Crinklaw of the Omaha Police Department will teach “Behaviorally Based” Tactical Training & Personal Security Consulting.



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Social Events

Chair Swanson reported the annual Coat Drive saw a decrease in items donated this year, discussion on changing up some things next year to increase participation. REALTOR® Ring Day is December 1, Omaha Lancers Hockey night is Friday January 26 against the Lincoln Stars. Zoo Day is tentatively scheduled for Thursday June 14.

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

Diversity

Diversity Chair Youmans reported the committee is scheduled to interview eight candidates for the Minority Outreach Scholarship on Tuesday November 14, and Wednesday November 15.

Young Professionals Network

YPN Chair Schulze reported on the progress of YPN's Strategic plan "WHY YPN" to increase interest in their committee. YPN is sponsoring the REALTOR® Ring Day reception at DJ's Dugout.

Affiliates

Affiliate President Powell reported there was an Affiliate-Only event on October 19, at Charlie's on the Lake and Toys for Tots Turkey Bowl is scheduled for November 1 at The Mark. The Affiliate Council is helping YPN with the REALTOR® Ring Day reception with a donation of \$300.

Omaha WCR Chapter

WCR President Starks reported the WCR Success Forum, "Extraordinary Success with Buyers in a Changing Market" with Rich Levin was held on October 19. The next Business Luncheon is November 9, highlighting a new format. December 7, is the Past President's luncheon.

NREC

Commissioners Alloway and Freeman reported the Commission meetings are September 28 and 29.



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Adjournment

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

- Wednesday, November 29
- No December meeting
- Wednesday, January 24, 2018
- Tuesday, February 27 (Note date change.)

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

November 29, 2017

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Crystal Archer, Director 2018
Megan Bengtson, Director 2020
Nancy Bierman, Director 2019
Herb Freeman, Director 2018
Jessica Sawyer, Director 2017
Bill Swanson, Director 2018

Monica Lang, (Past Pres.) Director 2018
Andy Alloway, (MLS) Director 2018
Angel Starks, (WCR) Director 2016
Lisa Powell, (Affiliates) Director 2018
Kyle Schulze, YPN Chair
Annali Leach, Education Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Lindsey Krenk, Director 2019

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

Officer Reports

Steve Rishel, CPA, presented the 2017 year-end financial audit. It was moved, seconded and carried to accept the auditor's written report as presented.

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

The monthly financial statements were reviewed and filed for audit.

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

CEO Report

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

MLS Report

MLS Chair Alloway updated the directors on progress with the Regional MLS task force.

The MLS Directors approved the annual audit, revisions to the Uniform Purchase Agreement, a waiver of all MLS Fees in January 2018, and MLS Policy changes regarding compensation agreements.



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Foundation

Foundation President Lang reported the Foundation has delayed any decisions with regards to the Abide Network until the January meeting.

Governmental Affairs

Vice-Chair Swanson reported that Dan Pittman, Sarpy County Assessor spoke on the Sarpy County Assessor's Office and changes that are taking place in Sarpy County.

RPAC Fundraising

Co-Chair Swanson reported that \$132,393 had been collected surpassing the 2017 goal of \$110,000. Approximately 90 new contributors were needed to raise the 2018 participation level from 51 percent to the goal of 55 percent.

Education

Chair Leach reported Uncle Sam Wants You! To be an Expert to Best Serve Our Military and Veterans in Buying & Selling Homes was November 14 and Tax Lien Workshop was November 16, with Marty Barnhardt. The two classes generated \$1,300 to the OABR Foundation for support of the Abide Network. Real Estate Negotiation Expert, a 2-day certification course is scheduled for January 25-26 with national speaker Evan Fuchs.

Social Events

Chair Swanson reported REALTOR® Ring Day is Friday, December 1. Omaha Lancers Hockey night is Friday, January 26, against the Lincoln Stars; and the Chili Cook-off is February 21.

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

Diversity

Diversity Chair Youmans reported the committee interviewed eight candidates for the Minority Outreach Scholarship and approved three. The next Diversity meeting is scheduled for January 9 with three interviews scheduled after the meeting.

Nominating

It was moved, seconded and carried to recommend to the Nebraska REALTORS® Association, Steve Coram as the 2019 Nebraska REALTORS® Association President-Elect.



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It was moved, seconded and carried with Alloway abstaining, to recommend to the Nebraska REALTORS® Association, Andy Alloway as the 2019 Nebraska REALTORS® Association Treasurer.

It was moved, seconded and carried with Bengtson abstaining, to reappoint Megan Bengtson for a three-year term on the Nebraska REALTORS® Association Board of Directors beginning in 2019.

It was moved, seconded and carried with Swanson abstaining, to reappoint Bill Swanson for a three-year term on the Nebraska REALTORS® Association Board of Directors beginning in 2019.

It was moved, seconded and carried, utilizing a paper ballot, to support Vince Leisey as the Nebraska REALTORS® Association 2018 REALTOR® of the Year.

Young Professionals Network

YPN is sponsoring the REALTOR® Ring Day reception at DJ's Dugout. Bingo Night is tentatively scheduled for February 8. The YPN leadership is also working to establish a Leadership Series.

Affiliates

Affiliate President Powell reported the Toys for Tots Turkey Bowl on November 1, raised \$6,000 and collected over 300 toys. The Affiliate Council contributed \$300 to the YPN REALTOR® Ring Day reception and also filled REALTOR® Ring Day bags with items for the ringers.

Omaha WCR Chapter

WCR President Starks reported the WCR Holiday Tea and Installation will be December 14, at Champions Run.

NREC

Commissioners Alloway and Freeman reported on meetings held in November.

New Business

President Leaders encouraged directors to attend the Membership Luncheon on December 7, at il Palazzo, with guest speaker George Ratiu, NAR Director, Quantitative & Commercial Research.



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Adjournment

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

- January 24, 2018
- Tuesday, February 27 (Note: date change)

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

January 24, 2018

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Crystal Archer, Director 2018
Megan Bengtson, Director 2020
Herb Freeman, Director 2018
Bill Swanson, Director 2018
Monica Lang, (Past Pres.) Director 2018

Andy Alloway, (MLS) Director 2018
Angel Starks, (WCR) Director 2016
Lisa Powell, (Affiliates) Director 2018
Kyle Schulze, YPN Chair
Annali Leach, Education Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director

Excused:

Nancy Bierman, Director 2019
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 November 29, 2017 meeting.

The monthly financial statements were reviewed and filed for audit.

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

President Leaders reported NAR's Political Actions Days is scheduled for Tuesday, Wednesday, January 30-31 with the Bill Review Session on Saturday January 27. The Bill Review Session is the only meeting where NRA will take positions on bills.

CEO Report

The NAR Legislative Meetings and Trade Expo is scheduled for May 14-19 in Washington DC.

MLS Report

MLS Chair Alloway updated the directors on progress with the Regional MLS task force.

The MLS Directors approved removing the restriction limiting MLS Multifamily properties to a maximum of four dwelling units.



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The MLS Directors approved enabling the auto-update feature on No Show status listings to New status on the Available to Show Date.

Foundation

Foundation President Lang reported the Foundation approved \$50,000 financial support for Abide Network.

Governmental Affairs

Vice-Chair Swanson reported that Bary Habrock, Elkhorn School District superintendent spoke on the proposed \$149.6 million bond issue to be voted on during a special election in March.

It was moved, seconded and carried to support the Elkhorn School District bond issue in the amount of \$1,000.

RPAC Fundraising

Co-Chair Dohse reported the 2018 RPAC goal is \$132,000. To date, RPAC has raised \$55,484 with 1,099 investors. Upcoming events include WCR Membership Luncheon presentation on February 8, RPAC Appreciation Party at Blazin' Pianos on March 8, and Photo Day on March 20-21.

Education

Chair Leach reported Real Estate Negotiation Expert, a two-day certification course is scheduled for January 25-26 with national speaker Evan Fuchs. Currently, 28 members have signed up.

Social Events

Chair Swanson reported Omaha Lancers Hockey night is Friday, January 26; the Chili Cook-off is February 21. Upcoming events include a Zoo Day and a Car Show.

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

Diversity

Chair Youmans reported the committee interviewed three candidates for the Minority Outreach Scholarship and approved one. The next Diversity meeting is scheduled for February 13 with three interviews scheduled at that time.



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Nominating

President Leaders reported the NRA Nominating Committee is sending the following Slate of Candidates to the NRA Board of Directors for approval on Tuesday January 30.

2019 President-Elect	Steve Coram, Kearny
2019 Treasurer	Andy Alloway, Omaha
2019-2021 NAR Director	Lisa Ritter, Omaha

Young Professionals Network

YPN is sponsoring Bingo Night on February 8 with proceeds benefiting The Abide Network. Pre-Rebar Camp is scheduled for April 19 and Rebar Camp is scheduled for April 20.

Affiliates

The Affiliate Council is conducting the annual Food Drive in conjunction with the Chili Cook-Off.

Omaha WCR Chapter

WCR President Starks reminded everyone of upcoming WCR Business Luncheons on Thursday January 25, Look How Far We've Come, 45 Years of Women's Council in Omaha; February 8, RPAC Presentation by Doug Dohse and Bill Swanson; and March 15, Puttin' On the Glitz, a Las Vegas theme party and costume contest.

NREC

Commissioners Alloway and Freeman reported on meetings held in November.

Adjournment

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

- Tuesday, February 27 (Note: date change)
- Wednesday, March 28
- Wednesday, April 25

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

February 27, 2018

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

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

Monica Lang, (Past Pres.) Director 2018
Andy Alloway, (MLS) Director 2018
Lisa Powell, (Affiliates) Director 2018
Annali Leach, Education Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director
Diane Stevens, Communications Director

Excused:

Megan Bengtson, Director 2020
Angel Starks, (WCR) Director 2018

Kyle Schulze, 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 January 24, 2018 meeting.

The monthly financial statements were reviewed and filed for audit.

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

CEO Rotthaus reported the OABR RPAC investments have quadrupled in the last seven years, and recognized Swanson and Dohse for the efforts as RPAC Co-Chairs during that time.

MLS Report

GPRMLS Chair Alloway updated the directors on progress with the Regional MLS task force.

The MLS Directors approved housekeeping changes to the MLS Rules and MLS Listing Policy.

The MLS Directors approved a contribution to the NAR Corporate Ally Program.



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Foundation

President Lang reported the Foundation presented Ron Dotzler, of The Abide Network with a \$50,000 donation. The Abide Network has purchased the house at 3182 Fowler Street and intends to rehab the property for occupancy by a program-selected family in 2019.

Governmental Affairs

President-Elect Dohse reported that Brad Soderwall, Managing Director for Hines shared a presentation on the Conagra Development project in downtown Omaha.

The committee will be conducting Candidate Interviews for Douglas County Assessor and Bellevue Mayor on March 12, and for other races following the March 1 filing deadline.

RPAC Fundraising

Co-Chair Swanson reported the 2018 RPAC goal is \$132,000, with \$93,256 raised through 1,117 investors to date. Upcoming events include an appreciation party at Blazin' Pianos on March 8, Photo Day on March 20-21, and Grillin' and Chillin' on the Platte River on July 26.

Education

Chair Leach reported Real Estate Negotiation Expert, a 2-day certification course was held on January 25-26 with 34 people in attendance. Upcoming events include State of the Real Estate Market with Gregg Mitchell on March 15, and Proven Business Tax Strategies for the Real Estate Professional on April 19. The Education Forum has agreed to co-sponsor Floyd Wickman on March 27, with \$15 from every attendee being donated to the OABR Foundation. The Education Forum will compete in the "RPAC Short Video" contest against other OABR Committees to help bring awareness and increase participation in RPAC.

Social Events

Chair Swanson reported on the Omaha Lancers Hockey Night and the Chili Cook-Off. Future plans include a Zoo Day and Car Show events.

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

Diversity

Diversity Chair Youmans reported the committee interviewed three candidates for the Minority Outreach Scholarship and approved all three; another interview is scheduled for March 13. A Diversity Committee Facebook page will also be launched soon.



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Nominating

It was moved, seconded and carried to forward to the Nebraska REALTORS® Association, Scott Vogt for consideration as the Nebraska Real Estate Commission, Second District Broker Member, for a six-year term beginning in 2018. Freeman abstained.

Young Professionals Network

Bingo Night raised \$2,100 benefiting The Abide Network. A Pre-Rebar Camp is scheduled for April 19, with Rebar Camp April 20.

Affiliates

President Powell reported the Affiliate Council conducted an annual Food Drive and provided fruit and cinnamon rolls in conjunction with Chili Cook-off in February. A Golf Outing is scheduled for August 27; Turkey Shoot Bowling/Toys for Tots will be November 14.

Omaha WCR Chapter

The RPAC program on February 8 raised nearly \$10,000. "Puttin' On the Glitz," a Las Vegas theme party and costume contest, will be at Champions Club on March 15.

NREC

Commissioners Alloway and Freeman reported on meetings held in February.

Adjournment

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

- Wednesday, March 28
- Wednesday, April 25
- Wednesday, May 23

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

March 28, 2018

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Crystal Archer, Director 2018
Megan Bengtson, Director 2020
Nancy Bierman, Director 2019
Herb Freeman, Director 2018
Bill Swanson, Director 2018
Lindsey Krenk, Director 2019

Monica Lang, (Past Pres.) Director 2018
Andy Alloway, (MLS) Director 2018
Angel Starks, (WCR) Director 2018
Annali Leach, Education Chair
Kyle Schulze, YPN Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director
Diane Stevens, Communications Director

Excused:

Jessica Sawyer, Director 2017

Lisa Powell, (Affiliates) Director 2018

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 February 27, 2018 meeting.

The monthly financial statements were reviewed and filed for audit.

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

CEO Rotthaus reported on the Associations Executives Institute meetings. NAR CEO Bob Goldberg will send a proposal to the National Association Board of Directors to increase the National dues by \$30.00. NAR is also modifying the REALTOR® logo which will be released on April 9.

MLS Report

GPRMLS Chair Alloway updated the directors on progress with the Regional MLS task force.

The MLS Directors approved creating a task force to explore increasing membership in the MRCIE.

The MLS Directors discussed syndication of listings to the Nextdoor app.



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Foundation

President Lang reported the \$50,000 donation to Abide was made. The Foundation donation will help fund the planned renovation of 3182 Fowler Street which is the 34th Abide home in North Omaha to be acquired by Abide. This is a larger home that will likely take nine months or more to complete. Abide has agreed to keep the Foundation informed on the progress.

Governmental Affairs

President-Elect Dohse reported the Governmental Affairs Committee interviewed candidates from the offices of Bellevue Mayor, Sarpy County Commissioner District 2 seat and Douglas County Assessor/Register of Deeds.

It was moved, seconded and carried to approve the candidate recommendations below:

- Rusty Hike, Bellevue Mayor with \$1,000 contribution
- Benjamin Justman, Sarpy County Commissioner District 2 with \$500 contribution
- Jim Cavanaugh, Douglas County Commissioner with \$1,000 contribution
- Dan Pittman, Sarpy County Assessor with \$1,000 contribution
- Jim Warren, Sarpy County Commissioner District 5 with \$2,000 contribution
- John Hansen, Bellevue City Council with \$500 contribution
- David Black, Papillion Mayor with \$1,000 contribution
- Diane Battiato and Walt Pepper, Douglas County Assessor/Register of Deeds each with \$1,000 contribution

RPAC Fundraising

Co-Chair Swanson reported the 2018 RPAC goal is \$132,000, with \$97,189 with 42.5 percent of members participating. Upcoming events include an RPAC Short Video contest among OABR Committees and Grillin' and Chillin' on the river on July 26.

Education

Chair Leach reported instead of their meeting the Education Forum worked on their RPAC video for the contest. Floyd Wickman was held on March 27 with a full house. \$15 from every attendee will be donated to the OABR Foundation. The Education Forum will discuss having a "Commercial" class to help raise membership for the MRCIE.

Social Events

Chair Swanson reported the Zoo Day has been cancelled and the committee is researching other family events. Chair Swanson invited all Directors to attend Bridging the Gap on Thursday April 5 in conjunction with the Southwest Iowa Association of REALTORS®.



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

Diversity

Diversity Chair Youmans reported the committee interviewed and approved one candidate for the Minority Outreach Scholarship. The Diversity Committee Facebook page is active and invited all directors to join.

Young Professionals Network

Chair Schulze reported YPN appointed Melana Scott as Community Service Chair, Justin Lorimer as MLS Users Group Ambassador and Jessica Bellus as Education Committee Ambassador. Pre-bar reception is scheduled for April 19; Rebar Camp, April 20.

Omaha WCR Chapter

Puttin' On the Glitz, a Las Vegas theme event was held on March 15. The upcoming Business Resource meetings are April 19, with Low Ball, High Dollar Panel; and May 10, with David Brown, Omaha Chamber.

NREC

Commissioners Alloway and Freeman reported on meetings held in March.

Executive Session

The Board moved to Executive Session to review a membership issue.

Adjournment

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

- Wednesday, April 25
- Wednesday, May 23
- Wednesday, June 27

There being no further business, the meeting adjourned.



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MINUTES BOARD OF DIRECTORS April 25, 2018

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Crystal Archer, Director 2018
Megan Bengtson, Director 2020
Nancy Bierman, Director 2019
Herb Freeman, Director 2018
Jessica Sawyer, Director 2017
Bill Swanson, Director 2018
Monica Lang, (Past Pres.) Director 2018

Andy Alloway, (MLS) Director 2018
Lisa Powell, (Affiliates) Director 2018
Angel Starks, (WCR) Director 2018
Brad Fricke, Education Member
Kyle Schulze, YPN Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director
Diane Stevens, Communications Director

Excused:

Lindsey Krenk, Director 2019

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 March 28, 2018 meeting.

The monthly financial statements were reviewed and filed for audit.

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

President Leaders reported the OABR Executive Committee is organizing a “workgroup” to discuss the association’s numerous events in an effort to prioritize and develop the most valuable events. Volunteers serving on committees will be asked to participate.

CEO Rotthaus reported the Grand Island Board of REALTORS® has requested with NAR to change their name to Central Nebraska Association of REALTORS®. The Nebraska REALTORS® Association asked that “Association” be dropped from the name. No further action was taken.

The National Association of REALTORS® Legislative Meetings are May 14-19. NAR 2019 committee sign-up deadline is May 1.





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MLS Report

GPRMLS Chair Alloway updated the directors on their latest meeting and the overall progress toward a Regional MLS.

Foundation

President Lang reported the OABR Lighthouse has been gutted and Abide is now working on rebuilding the interior of the home.

Governmental Affairs

Vice-Chair Swanson reported that Jay Lund, with GreenSlate Development spoke to the Governmental Affairs Committee on the proposed Omaha street car line.

RPAC Fundraising

Co-Chair Swanson reported the 2018 RPAC goal is \$132,000, with \$102,688 collected, and 44 percent of all members participating. OABR welcomed three new \$1,000 investors this past month, including Peter Katt, Mindy Kidney and Kyle Schulze. Upcoming events include Grillin' and Chillin' on the Platte River on July 26, and CE-Day on October 26.

Education

Education member Brad Fricke reported Business Tax Strategies was held in April. Oh, Hail No! Wind, Water and Hail, Oh My! is May 17; Tactical Training & Personal Security Consulting is June 7.

Social Events

Chair Swanson reported on Bridging the Gap held in conjunction with the Southwest Iowa Association of REALTORS®. Wheel-tors Car Show is June 16, with proceeds benefiting the Home Buyer Assistance Program. The next family event is at Fun Plex on July 13.

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

Diversity

The committee did not meet.





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Young Professionals Network

Chair Schulze reported Pre-Rebar and Rebar Camp were held April 19-20. The next YPN event planned is the Technology Summit.

Affiliates

President Powell reported the Affiliate Golf Event is schedule for August 27, at Oak Hills Country Club.

Omaha WCR Chapter

The upcoming Business Resource meeting is May 10, with David Brown as the speaker. The Women's Build event is also scheduled for May 10. WCR Golf is July 12, at Tiburon Golf Course. The WCR National President has been invited to Omaha to attend the October 11, Business Resource Meeting.

NREC

Commissioners Alloway and Freeman reported on recent meetings.

Adjournment

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

- Wednesday, May 23
- Wednesday, June 27
- Wednesday, August 29

There being no further business, the meeting adjourned at 10:55 a.m.





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MINUTES

BOARD OF DIRECTORS

May 23, 2018

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Crystal Archer, Director 2018
Megan Bengtson, Director 2020
Nancy Bierman, Director 2019
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019
Bill Swanson, Director 2018

Monica Lang, (Past Pres.) Director 2018
Lisa Powell, (Affiliates) Director 2018
Angel Starks, (WCR) Director 2018
Annali Leach, Education Chair
Kyle Schulze, YPN Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director
Diane Stevens, Communications Director

Excused:

Jessica Sawyer, Director 2017

Andy Alloway, (MLS) Director 2018

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 April 25, 2018 meeting.

The monthly financial statements were reviewed and filed for audit.

President-Elect Clark reported the OABR Executive Committee met with the chairs of the committees to discuss the association's numerous events in an effort to prioritize and develop the most valuable events.

President Leaders reviewed market activity and statistics.

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

CEO Rotthaus reported the Scottsbluff Board of REALTORS® has requested with NAR to change their name to Western Nebraska Association of REALTORS®. The Nebraska REALTORS® Association asked that "Association" be dropped from the name. No further action was taken.

CEO Rotthaus reported OABR will conduct a survey to all members in the first week of June regarding membership satisfaction.

It was moved, seconded and carried to offer to the membership as a motivation to complete the survey for one member to receive their 2019 OABR dues free.



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MLS Report

GPRMLS Vice Chair Clark reported there was no MLS Directors meeting due to lack of quorum.

Foundation

President Lang shared photos on the progress of the OABR's sponsored Lighthouse.

Governmental Affairs

Vice-Chair Swanson reported that Andrew Northwall, Founder and Principal at EZPolitix and Northwall Strategies spoke on voting database and tracking, campaign strategies and political research using social media.

It was moved, seconded and carried to support the Proposed Omaha Street Car concept with zero dollars.

RPAC Fundraising

Co-Chair Swanson reported the 2018 RPAC goal is \$132,000, with \$105,703 collected, and 44.8 percent of all members participating. Upcoming events include Grillin' and Chillin' on the Platte River on July 26, and CE-Day on October 26.

Education

Education Chair Leach reported Oh, Hail No! Wind, Water and Hail, Oh My! was on May 17 and Tactical Training & Personal Security Consulting is June 7.

Chair Leach also reported the "Wheel"tors Car Show is scheduled for Saturday June 16 at the Hy-Vee on 156th & Maple. Looking for sponsors, volunteers and raffle prizes.

Social Events

Chair Swanson reported the next family event is at Fun Plex on July 13. The OABR was recognized by the Salvation Army for "Champion Bellringer Corporate" for REALTOR® Ring Day.

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

Diversity

Diversity Chair Youmans reported the committee interviewed and approved one candidate for the Minority Outreach Scholarship.



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Nominating

Chairperson Leaders reported that the following slate of candidates were approved by the Committee: Susan Clark, 2019 President-Elect; Bill Swanson, 2019 Secretary/Treasurer; Crystal Archer, Herb Freeman and Annali Leach as Directors (2019-2021 term).

It was moved, seconded and carried to recommend the Nebraska REALTORS® Association, Henry Kammandel as State RPAC Trustee (Omaha Region) for an additional term (01/01/2019-12/31/2021).

It was moved, seconded and carried to recommend the Nebraska REALTORS® Association, Bill Swanson as State RPAC Trustee (Member At Large) for term (01/01/2019-12/31/2021).

Young Professionals Network

Chair Schulze reported the next YPN event planned is the Technology Summit on September 21.

Affiliates

President Powell reported the Affiliate Golf Event is schedule for August 27, at Oak Hills Country Club. The council is looking at ways to get more Affiliates engaged in OABR and their events.

Omaha WCR Chapter

WCR Golf is July 12, at Tiburon Golf Course. The WCR National President has been invited to Omaha to attend the October 11, Business Resource Meeting.

NREC

Commissioner Freeman reported the commission meetings will be the next day.

Adjournment

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

- Wednesday, June 27
- No meeting in July
- Wednesday, August 29

There being no further business, the meeting adjourned at 10:55 a.m.



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MINUTES

BOARD OF DIRECTORS

June 27, 2018

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Crystal Archer, Director 2018
Megan Bengtson, Director 2020
Nancy Bierman, Director 2019
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019
Jessica Sawyer, Director 2020
Bill Swanson, Director 2018
Monica Lang, (Past Pres.) Director 2018

Andy Alloway, (MLS) Director 2018
Lisa Powell, (Affiliates) Director 2018
Denise Poppen, WCR President-Elect
Annali Leach, Education Chair
Kyle Schulze, YPN Chair
Ervin Youmans, Diversity Chair
Steve Rischel, OABR CPA
Doug Rotthaus, CEO
Donna Shipley, Programs Director
Diane Stevens, Communications Director

Excused:

Angel Starks, (WCR) Director 2018

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 May 23, 2018 meeting.

Steve Rishel, CPA, spoke to the Board of Directors, thanking them for allowing him to audit the association's accounting over the past 36 years. Steve was 29 when he first audited the OABR books. He was presented with a well-deserved thank you and parting gift.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

President-Elect Clark presented a revised Affiliate Membership structure and dues policy, creating a two-tiered membership; Affiliate Keyholder (\$50) and Affiliate Sponsor (\$300).

It was moved and seconded to approve the proposed policy as drafted. After discussion, it was moved, seconded and carried to amend the title of the membership tiers to Affiliate Key-Only and Affiliate Member; and changing the Affiliate Key-Only annual fee to \$100. Amended motion carried.

It was moved, seconded and carried to approve the 2019 OABR Budget as presented.

It was moved, seconded and carried to approve up to a total of \$160,000 for improvements to the OABR Building roof (\$80,000 est.), parking lot (\$60,000), and kitchen (\$20,000).

President Leaders reviewed market activity and statistics.



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CEO Rotthaus reported that the Buffalo County Board of REALTORS® a NAR name change request to become the REALTORS® of Greater Nebraska. No objections were made.

MLS Report

GPRMLS Chair Alloway reported the MLS Directors meeting was cancelled due to lack of a quorum available to meet. A special meeting has been scheduled for July 18, to approve the Great Plains Regional MLS, LLC Operating Agreement with Midlands MLS in Lincoln.

Foundation

President Lang reported on the ABIDE on the property sponsored by the Foundation and presented photographs of the progress.

Education

Education Chair Leach reported the Education Forum was reviewing the new member orientation material and the classroom time required to attend.

There was a consensus of the OABR Directors that the Education Forum also review the proposed pre-licensing (six hours), and post-licensing (twelve hours) education requirements being considered by the Nebraska Real Estate Commission.

Governmental Affairs

Vice-Chair Swanson reported that Brinker Harding, Omaha City Council District 6 seat spoke on annexation plans and other activities across the City.

RPAC Fundraising

Co-Chair Swanson reported the 2018 RPAC goal is \$132,000, with \$115,826 collected, and 46.3 percent of all members participating. Upcoming events include Grillin' and Chillin' on the Platte River on July 26, and CE-Day on October 26. RPAC has obtained three new Major Investors, Dakotah Smith, Chris Rock and Bill Black.

Social Events

Chair Swanson reported the next family event is at Fun Plex on July 13 and the OABR Annual Picnic is August 8 at Crosskey Villages Park.

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



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Diversity

Diversity Committee did not meet in June.

Young Professionals Network

Chair Schulze reported on the OABR Young Professionals Network.

Affiliates

President Powell reminded the Board about the Affiliate Golf Event on August 27, at Oak Hills Country Club. The Affiliate Council has also started a new Facebook campaign (Affiliates – a council of the Omaha Area Board of REALTORS®) designed to drive business toward Affiliate members and reinforce the “Think Affiliates First” message.

Omaha WCR Chapter

The WCR Golf event on July 12, will be at Tiburon Golf Course. The WCR National President has been invited to Omaha to attend the October 11, Business Resource Meeting.

NREC

Commissioners Alloway and Freeman reported on recent meetings.

Future Meetings

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

- Wednesday, August 29
- Wednesday, September 26

Executive Session

The Board moved to Executive Session to review policy matters.

Adjournment

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

August 29, 2018

The meeting was called to order at 10:00 a.m. by 2018 President Mark Leaders.

Present:

Mark Leaders, President
Doug Dohse, President-Elect
Susan Clark, Secretary/Treasurer
Crystal Archer, Director 2018
Megan Bengtson, Director 2020
Herb Freeman, Director 2018
Lindsey Krenk, Director 2019
Jessica Sawyer, Director 2020
Bill Swanson, Director 2018
Monica Lang, (Past Pres.) Director 2018

Andy Alloway, (MLS) Director 2018
Lisa Powell, (Affiliates) Director 2018
Angel Starks, (WCR) Director 2018
Annali Leach, Education Chair
Kyle Schulze, YPN Chair
Ervin Youmans, Diversity Chair
Doug Rotthaus, CEO
Donna Shipley, Programs Director
Perre Neilan, Governmental Affairs Director
Diane Stevens, Communications Director

Excused:

Nancy Bierman, Director 2019

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 no meeting memo dated July 23, 2018.

Officer Reports

The monthly financial statements were reviewed and filed for audit.

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

CEO Rotthaus reported that OABR 2019 dues collection is wrapping up. With the revised Affiliate membership structure, as of today 113 Affiliate members have switched to Affiliate Key Only membership, 137 have not paid. Typically, about 70 do not renew their membership with the OABR.

MLS Report

GPRMLS Chair Alloway reported the MLS Directors approved the Great Plains Regional MLS, LLC Operating Agreement with Midlands MLS in Lincoln. An MRCIE update was given. There was discussion on "Business Days" in the Purchase Agreement. The GPRMLS Directors elected the following for 2019: Susan Clark as Chair, Herb Freeman as Vice Chair and Henry Kammandel as Secretary/Treasurer.



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Foundation

President Lang reported on the ABIDE property sponsored by the Foundation and presented photographs of the progress. There was discussion on the amount of time taken on completing the property. There was discussion to schedule a meeting with Abide on the progress of the house.

Governmental Affairs

Vice-Chair Swanson reported Face The REALTORS® on August 23 featured Councilman Ben Gray and Douglas County Commissioner Jim Cavanaugh discussing the juvenile justice center.

It was moved, seconded and carried to approved supporting the following Douglas and Sarpy County Candidates with RPAC Contributions:

Douglas County

Diane Battiato, Assessor/Register of Deeds	\$1,000
Walt Pepper, Assessor/Register of Deeds	\$1,000
James Cavanaugh, County Commissioner Dist 2	\$1,000
PJ Morgan, County Commissioner Dist 4	\$ 500
Timothy Dunning, County Sheriff	\$ 500

Sarpy County

David Klug, County Commissioner Dist 2	\$1,000
Jim Warren, County Commissioner Dist 5	\$1,000
John Hansen, Bellevue City Council Ward 2	\$ 500
Rusty Hike, Bellevue Mayor	\$1,000
David Black, Papillion Mayor	\$1,000

RPAC Fundraising

Co-Chairs Swanson and Dohse reported the 2018 RPAC goal is \$132,000, with \$123,261 collected, and 48 percent of all members participating. Upcoming events CE-Day on October 26 and Nebraska REALTORS® Association Major Investor Event October 22-24, 2018.

Education

Education Chair Leach reported the Education Forum is researching to have a Membership Luncheon/Learn Session on October 18 at Bloomfield Assisted Living with a theme "Lunch with Legends".

It was moved, seconded and carried to approve the proposed One Day New Member Orientation to begin January 1, 2019 with the following changes: new members must complete the Code of Ethics and Fair Housing training within 60 days after joining and to extend the last session "MLS Policy/Supra" from 4:30 p.m. to 5:00 p.m.



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Social Events

Chair Swanson reported the family event at Fun Plex on July 13 and the OABR Annual Picnic on August 8 at Crosskey Villages Park, both had great attendance.

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

Diversity

Chair Youmans reported the committee interviewed and approved two candidates for the Minority Outreach Scholarship.

Past Presidents Advisory

Director Lang updated the board on the discussions at the Past Presidents Advisory meeting that included the newly formed Regional MLS and the OABR Events Workgroup Committee. Director Lang also reported the OABR Foundation purchased a home with the Abide Network to be used as a “light house”. The Abide Network will rehab the property for occupancy by a program-selected Family in 2019.

Young Professionals Network

Chair Schulze reported on the OABR Young Professionals Network which included the YPN Tech Summit on September 19 at the DC Centre.

Affiliates

President Powell reported the Affiliate Golf Event was on August 27, at Oak Hills Country Club. The Affiliate Council elected the following for 2019: Laura Longo as President, Jane Eggenberg as Vice President, Jessica Blake as Treasurer and Eric Petersen as Secretary.

Omaha WCR Chapter

President Starks reported there is a WCR Lunch Event at Champions Club with REALTOR® Safety as the topic. September 20, is REALTOR® Member Appreciation at Pitch Pizzeria and the WCR National President, JoAnn Stevens will attend the October 11, Business Resource Meeting.

NREC

Commissioners Alloway and Freeman reported on recent meetings.



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Future Meetings

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

- Wednesday, October 3 (in place of September meeting)
- Wednesday, October 31
- Wednesday, November 28

Adjournment

There being no further business, the meeting adjourned.