



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

MINUTES
BOARD OF DIRECTORS (VIA ZOOM)
Wednesday, September 30, 2020

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Ashley Livengood, 2020 Women's Council President
Megan Bengtson, President-Elect	Joe Gehrki, Governmental Affairs Chair
Crystal Archer, Secretary/Treasurer	Charles Chadwick, Governmental Affairs Vice Chair
Herb Freeman, Director 2021	Vaugh Wiebusch, Governmental Affairs Committee Member
Brad Fricke, Director 2022	Kate Reeker, Social Events Chair
Annali Leach, Director, 2021	Ervin Youmans, Diversity Chair
Denise Poppen, Director 2023	Deda Myhre, REALTOR® Safety Chair
Jessica Sawyer, Director 2023	Mike McGlynn, Education Chair
Dakotah Smith, Director 2021	Doug Rotthaus, Chief Executive Officer
Angel Starks, Director 2022	Donna Shipley, Programs Director
Susan Clark, (Past Pres.) Director 2021	Perre Neilan, OABR GAD
Eric Petersen, (Affiliates) Director 2021	Jodi Carper, Marketing and Events Director
Jen Monjaras (Women's Council) Director 2021	

Excused:

Jennifer Bixby, (MLS Chair) Director 2021

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 meeting minutes dated August 26, 2020.

The monthly financial statements were reviewed and filed for audit.

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

Market activity and statistics were reviewed.

It was moved, seconded and carried to appoint Dakotah Smith to fill the vacancy of the director term expiring 2021 that was formally held by Crystal Archer.



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

The OABR Board of Directors discussed the Nebraska RPAC Trustee Representation.

It was moved, seconded and carried that OABR send a letter volunteering for the NRA task force, and empower the Executive Committee to work with our local Governmental Affairs and RPAC leadership to move to a more equitable allotment of NRA RPAC Trustees.

The rationale is OABR fair-allotment by REALTOR® population would be 5.4, OABR have never had more than 3, and 50% of the time only 2. Also, Lincoln has received 24 (67%) of the 36 al-large appointments over that past 12 years.

MLS Report

MLS Director Smith gave an update to the Uniform Purchase Agreement Task Force.

Foundation

Foundation President Clark reported the next Foundation meeting is scheduled for Wednesday October 14 at 9:00am.

Governmental Affairs

Chair Gehrki reported Brain Kruse, Douglas County Election Commissioner spoke to the committee about Douglas County voter numbers in the 2020 primary election, the projected numbers for 2020 general election and the processes the election commission does each election to ensure fair and free elections.

RPAC

Chair Dohse reported approximately \$124,000 has been collected towards the 2020 RPAC goal of \$139,500, which includes pledges.

It was moved, seconded and carried to have OABR participate in the RPAC Corporate Ally Program in the amount of \$5,000.

It was moved, seconded and carried to request the MLS participate in the RPAC Corporate Ally Program in the amount of \$5,000.

Education

Chair McGlynn reported on the current changes to the OABR New Member Orientation with the required pre-licensing class and discussed classes that are planned for 2021. There will be a Zoom "Face the REALTORS®" with Mayor Jean Stothert on Tuesday October 13 at 1:30pm.

Social Events

Chair Reeker reported Kona Ice Family Event was held on Thursday Sept 24 at the OABR Office and the committee is working on a Virtual Scavenger Hunt on Thursday Oct 29 with a Halloween theme.



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

Diversity

Chair Youmans reported two members of the Diversity Committee will be attending the Omaha Chamber of Commerce conference “Opportunity, Diversity and Equity” on October 15-16. The committee interviewed and approved two Ethnic Minority Outreach Scholarship applicants.

REALTOR® Safety

The REALTOR® Safety Committee conducted a postcard campaign with safety reminders that were sent to the membership at their home. The REALTOR® Safety Committee partnered with Women’s Council of REALTORS® on their August 13 luncheon to bring Carl Carter in as their safety speaker. The REALTOR® Safety Committee is sponsoring a hole at the Affiliate Council golf event.

YPN Advisory Committee

Vice Chair Starks reported the committee had a Bootcamp and Strategic Planning session and discussed goals of the committee and the YPN individual committee members.

Affiliate Council

Affiliate President Petersen reported the Affiliate Golf event is Wednesday October 7 at Indian Creek Golf Course with about 9 or 10 spots still available. The Turkey Bowl/Toys for Tots is scheduled for November 18 at The Mark, date may change. This year there will be a morning and afternoon session in order to social distance.

Women’s Council Omaha Network

2021 President Monjaras reported Women’s Council of REALTORS® Member Appreciation Event is October 15 at Bellevue Berry Farm. The Women’s Council elections will be held virtually in October.

NREC

NREC Commission Gehrki reported on the Nebraska Real Estate Commission meetings that were consisting of a backlog of disciplinary actions.

CEO Report

CEO Rotthaus discussed the technology improvements for the two rooms which included remote meeting and conferencing, as well as distance education and training for the Education Center. Estimated installation will be in November.

The NAR Online Governance Meetings and Virtual Conference & Expo is scheduled for November 4-17. The revised travel policy allows for directors and committee chairs opportunities to attend.

NRA Gad Jeff Hebb last day is Friday October 2 and there is a reception scheduled for Thursday October 1 at the Nebraska Club in Lincoln.



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

Future Meetings

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

- October 28, 2020
- November 25, 2020
- No December meeting

Adjournment

There being no further business, the meeting adjourned.



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

MINUTES
BOARD OF DIRECTORS (VIA ZOOM)
Wednesday, October 28, 2020

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Eric Petersen, (Affiliates) Director 2021
Megan Bengtson, President-Elect	Jen Monjaras (Women's Council) Director 2021
Crystal Archer, Secretary/Treasurer	Ashley Livengood, 2020 Women's Council President
Herb Freeman, Director 2021	Charles Chadwick, Governmental Affairs Vice Chair
Brad Fricke, Director 2022	Christie Leelsey, Social Events Vice Chair
Annali Leach, Director, 2021	Ervin Youmans, Diversity Chair
Denise Poppen, Director 2023	Deda Myhre, REALTOR® Safety Chair
Jessica Sawyer, Director 2023	Mike McGlynn, Education Chair
Dakotah Smith, Director 2021	Doug Rotthaus, Chief Executive Officer
Angel Starks, Director 2022	Donna Shipley, Programs Director
Susan Clark, (Past Pres.) Director 2021	Perre Neilan, OABR GAD
Jennifer Bixby, (MLS Chair) Director 2021	Jodi Carper, Marketing and Events Director

Excused:

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 meeting minutes dated September 30, 2020.

The monthly financial statements were reviewed and filed for audit.

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

Market activity and statistics were reviewed.

MLS Report

MLS Chair Bixby gave an update to the Uniform Purchase Agreement Task Force. Chair Bixby also reported the GPRMLS Inc Board of Directors donated \$10,000 to the NAR Corporate Ally Program and \$20,000 to NAR REALTOR® Relief Foundation. Susan Clark was appointed to serve a 3-year term on the GPRMLS LLC Board of Directors and Jenn Haeg was appointed to serve a 3-year term on the MRCIE Board of Directors.



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

Foundation

Foundation President Clark reported on past donations to the REALTOR® Relief Foundation and thanked the GPRMLS Inc on their donation of \$20,000.

Governmental Affairs

Ervin Youmans reported OPPD plans for two back up natural gas power plants in Sarpy County and Mayor Stothert has unofficial reelection plans for a third term and there are other possible candidates for the Mayor's office.

Face the REALTORS® with Mayor Stothert was held in conjunction with the Education Committee on October 13.

RPAC

Chair Dohse reported the 2020 RPAC goal of \$139,500 has unofficially been reached. The GPRMLS Inc Board of Directors has invested \$10,000 to the RPAC Corporate Ally Program and the speaking engagement with BHHS Ambassador Real Estate received good results.

Education

Chair McGlynn reported the Education Committee is consolidating events until we are able to meet in person. There is a Code of Ethics class scheduled for Friday November 6.

Social Events

Vice Chair Leelsey reported Kona Ice Family Event was held on Thursday Sept 24 at the OABR Office and the committee is working on a Virtual Scavenger Hunt on Thursday Oct 29 with a Halloween theme. REALTOR® Ring Day is scheduled for December 4.

Diversity

Chair Youmans reported the committee interviewed and approved two Ethnic Minority Outreach Scholarship applicants. The committee is updating the scholarship to reflect on-line pricing options.

REALTOR® Safety

The REALTOR® Safety Committee conducted a postcard campaign with safety reminders that were sent to the membership at their home. The REALTOR® Safety Committee is currently reviewing a new safety app.

YPN Advisory Committee

Chair Starks reported the committee is working on their Strategic Plan and outreach goals for the group and the individual YPN members. YPN has a team signed up for Turkey Bowl.

Affiliate Council



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

Affiliate President Petersen reported the Turkey Bowl/Toys for Tots is scheduled for November 18 at The Mark. This year there will be a morning and afternoon session in order to social distance. There has been a memorial bench ordered for Debbie Peterson.

Women's Council Omaha Network

2021 President Monjaras reported Women's Council of REALTORS® held their elections virtually in October and Chrissy Cameron was elected 2021 President-Elect and Jeanne Lamoureux was elected 2021 Treasurer. The member appreciation event, Bellevue Berry Farms was held on October 15 and the next event is November 19 at Champions Club, How to Set and Achieve Your Biggest Goals.

CEO Report

CEO Rotthaus reported the technology improvements for the two rooms which includes remote meeting and conferencing, as well as distance education and training for the Education Center and Board Room has begun. The tenant EVO has leased the entire lower level for 6 years.

The NAR Online Governance Meetings and Virtual Conference & Expo is scheduled for November 4-17.

President Swanson reported REcharge 2021 will be held virtually and a subcommittee will be appointed to work on the event.

Future Meetings

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

- November 25, 2020
- No December meeting
- January 20, 2021

Adjournment

There being no further business, the meeting adjourned.



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

MINUTES
BOARD OF DIRECTORS (VIA ZOOM)
Wednesday, November 25, 2020

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Eric Petersen, (Affiliates) Director 2021
Megan Bengtson, President-Elect	Jen Monjaras (Women's Council) Director 2021
Crystal Archer, Secretary/Treasurer	Charles Chadwick, Governmental Affairs Vice Chair
Herb Freeman, Director 2021	Doug Dohse, RPAC Chair
Brad Fricke, Director 2022	Ervin Youmans, Diversity Chair
Annali Leach, Director, 2021	Deda Myhre, REALTOR® Safety Chair
Denise Poppen, Director 2023	Doug Rotthaus, Chief Executive Officer
Jessica Sawyer, Director 2023	Donna Shipley, Programs Director
Dakotah Smith, Director 2021	Perre Neilan, OABR GAD
Susan Clark, (Past Pres.) Director 2021	Jodi Carper, Marketing and Events Director
Jennifer Bixby, (MLS Chair) Director 2021	

Excused:

Angel Starks, Director 2022

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 meeting minutes dated October 28, 2020.

The monthly financial statements were reviewed and filed for audit.

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

Market activity and statistics were reviewed.

NAR Virtual meetings were discussed.

MLS Report

MLS Chair Bixby reported the new Uniform Purchase Agreement will be available February 2021 and the member training conducted via Zoom will be offered shortly after.



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

Governmental Affairs

Vice Chair Chadwick reported former Congressman Lee Terry spoke on the what happened in the election and what's next for the Congressional District 2 member of Congress, Don Bacon.

The OABR Board of Directors approved via email to support Omaha Mayor Jean Stothert with a \$10,000 RPAC Contribution to her re-election campaign.

RPAC

Chair Dohse reported the 2020 RPAC goal of \$139,500 has been surpassed currently raising \$145,893. The OABR is 57 short of new investors to meet their 45% participation goal. A RPAC Thank-a-Thon has been scheduled for December 7 and 8 and NRA is conducting a raffle/drawing for anyone who finishes their 2020 pledge or invests in the 2020 RPAC year through December 4, 2020.

Education

Vice Chair Dohse reported the Education Committee will provide training for the Uniform Purchase Agreement for the MLS. The Education Committee will launch a "Passport to Professionalism" in January 2021, which is a local Mark of Excellence program for OABR Members.

Social Events

Deda Myhre reported there was a Virtual Scavenger Hunt on Thursday Oct 29. REALTOR® Ring Day is scheduled for December 4 and asked the Directors to encourage their fellow agents to sign up.

Diversity

Chair Youmans reported the committee interviewed and approved one Ethnic Minority Outreach Scholarship applicant and an existing scholarship recipient joined the OABR in November.

REALTOR® Safety

Chair Myhre reported the REALTOR® Safety Committee reviewed current postcards with safety reminders and decided social media should be in the forefront in the coming weeks. The REALTOR® Safety Committee is currently reviewing a new safety app.

YPN Advisory Committee

YPN had past YPN chairs as their featured speakers to talk about their journey before real estate and how they became involved in real estate and the Omaha Area Board of REALTORS®.

Affiliate Council

Affiliate President Petersen reported the Turkey Bowl/Toys for Tots did not happen this year but some sponsors and teams decided to donate their fees to the cause. To date, \$17,793 and 20 bikes have been donated. The Affiliates will be doing swag bags for REALTOR® Ring Day.



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

Women's Council Omaha Network

2021 President Monjaras reported Women's Council of REALTORS® held an event both virtual and in person on November 19 at Champions Club, How to Set and Achieve Your Biggest Goals. The Holiday Installation in December has been postponed at this time.

NREC Update

NREC Commissioner Dohse reported on the Nebraska Real Estate Commission meetings.

CEO Report

CEO Rotthaus reported the downstairs tenant EVO has leased the entire lower level for 6 years. The NAR Governance meetings will be available on-line until December 18, 2020. CEO Rotthaus updated the directors on the OABR Office holiday schedule.

President Swanson reported the Installation will be held virtually on Tuesday January 5, 2021 at 5:00pm.

Future Meetings

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

- No December meeting
- January 20, 2021
- February 24, 2021

Adjournment

There being no further business, the meeting adjourned.



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

MINUTES
BOARD OF DIRECTORS (VIA ZOOM)
Wednesday, January 20, 2021

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Jen Monjaras (Women's Council) Director 2021
Megan Bengtson, President-Elect	Joe Gehrki, Governmental Affairs Chair
Crystal Archer, Secretary/Treasurer	Charles Chadwick, Governmental Affairs Vice Chair
Herb Freeman, Director 2021	Doug Dohse, RPAC Chair
Brad Fricke, Director 2022	Kate Reeker, Social Events Chair
Annali Leach, Director, 2021	Mike McGlynn, Education Chair
Jessica Sawyer, Director 2023	Ervin Youmans, Diversity Chair
Dakotah Smith, Director 2021	Deda Myhre, REALTOR® Safety Chair
Angel Starks, Director 2022	Doug Rotthaus, Chief Executive Officer
Susan Clark, (Past Pres.) Director 2021	Donna Shipley, Programs Director
Jennifer Bixby, (MLS Chair) Director 2021	Perre Neilan, OABR GAD
Eric Petersen, (Affiliates) Director 2021	Jodi Carper, Marketing and Events Director

Excused:

Denise Poppen, Director 2023

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 meeting minutes dated November 25, 2020.

Patrick Culhane, Verdant Accounting, presented the 2020 OABR fiscal 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.

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

Market activity and statistics were reviewed.

President Swanson reported REcharge 2021 will be held virtually and a subcommittee will be appointed to work on the event.



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

MLS Report

MLS Inc Chair Bixby reported the GPRMLS LLC Board of Directors approved NAR Mandatory changes to the MLS Rules. The Directors are recommending that Midlands MLS Inc. and Great Plains REALTORS® MLS Inc. discontinue the use of their existing Purchase Agreements and to adopt the GPRMLS LLC Uniform Purchase Agreement for future use.

Foundation

Foundation President Clark reported the Foundation Directors approved to donate \$10,000 to Builders of the Future for 2020 and \$5,000 to the Food Bank for the Heartland.

Governmental Affairs

Vice Chair Chadwick reported Omaha City Council Ben Gray spoke to the committee on current issues the city of Omaha is facing and the activity of the Omaha Municipal Land Bank. The Omaha City Council and Omaha Mayor seats are up for election this year.

RPAC

Chair Dohse reported the 2020 RPAC goal of \$139,500 has been surpassed raising \$145,893. The RPAC goal was set at \$148,000 for 2021. There was discussion on local entitlement for local boards using the Corporate Ally Program.

Chair Gehrki updated the Board of Directors on the NRA RPAC Trustee Task Force recommendation to NRA Board of Directors on the realignment of the NRA RPAC Trustees to a more equitable allotment between local associations.

Education

Chair McGlynn reported the Education Committee launched a "Passport to Professionalism" in January 2021, which is a local Mark of Excellence program for OABR Members. The Education Committee will establish a "Zoom Etiquette" for attendees for New Member Orientation and future CE classes.

Social Events

Chair Reeker reported REALTOR® Ring Day has held on December 4 which raised \$9,505, most since 2012. Social Events is participating in a "Volunteer Day" on February 10 at the Food Bank for the Heartland.

Diversity

Chair Youmans reported the committee interviewed and approved three Ethnic Minority Outreach Scholarship applicants.



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

Nominating

It was moved, seconded and carried to empower the OABR Executive Committee to approve and recommend to the Nebraska REALTORS® Association the name submitted by the OABR Nominating Task Force for 2021 NRA REALTOR®-of-the-Year.

YPN Advisory Committee

YPN Chair Starks reported the committee discussed the value of attending YPN and getting members involved for future leadership and reviewed the National YPN Value Proposition.

Affiliate Council

Affiliate President Petersen reported the council reviewed the 2021 calendar selected chairs for the golf and bowling events. The golf event will be held in September 2021 at Indian Creek Golf Course and the bowling event will be held in November 2021 at The Mark.

Women's Council Omaha Network

2021 President Monjaras reported Women's Council of REALTORS® will have a breakfast event at Champions on February 11 with guests Bill Swanson and Doug Dohse to speak on RPAC. The Installation is scheduled for March 4 at Champions.

NREC Update

NREC Commissioner Dohse reported on the Nebraska Real Estate Commission meetings will meet tomorrow January 21, 2021.

CEO Report

CEO Rotthaus reported the OABR Office will be modernizing the phone system to Ring Central which is a cloud-based communication that includes phone, text, video and faxing.

Future Meetings

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

- February 24, 2021
- March 24, 2021
- April 28, 2021

Adjournment

There being no further business, the meeting adjourned.



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

MINUTES
BOARD OF DIRECTORS (VIA ZOOM)
Wednesday, February 24, 2021

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Joe Gehrki, Governmental Affairs Chair
Megan Bengtson, President-Elect	Charles Chadwick, Governmental Affairs Vice Chair
Crystal Archer, Secretary/Treasurer	Doug Dohse, RPAC Chair
Herb Freeman, Director 2021	Kate Reeker, Social Events Chair
Brad Fricke, Director 2022	Ervin Youmans, Diversity Chair
Annali Leach, Director, 2021	Trudie Ahlstrom, Diversity Vice-Chair
Jessica Sawyer, Director 2023	Ashley Livengood, Women's Council 2020 Pres
Dakotah Smith, Director 2021	Doug Rotthaus, Chief Executive Officer
Angel Starks, Director 2022	Donna Shipley, Programs Director
Jennifer Bixby, (MLS Chair) Director 2021	Perre Neilan, OABR GAD
Eric Petersen, (Affiliates) Director 2021	Jodi Carper, Marketing and Events Director
Jen Monjaras (Women's Council) Director 2021	

Excused:

Denise Poppen, Director 2023	Susan Clark, (Past Pres.) Director 2021
------------------------------	---

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 meeting minutes dated January 20, 2021.

The monthly financial statements were reviewed and filed for audit.

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

Market activity and statistics were reviewed.

It was moved, seconded, and carried to donate \$10,000 to the Texas Association of REALTORS® for the Texas Disaster Relief Fund.

MLS Report

MLS Inc Chair Bixby reported the GPRMLS Inc Board of Directors approved their annual audit and adopted the GPRMLS LLC Uniform Purchase Agreement and will remove the OABR Uniform Purchase Agreement from circulation.



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

Foundation

OABR President-Elect Bengtson reported the Foundation Directors would be reaching out to various committees for their help to bring more exposure to the Foundation and its mission.

Governmental Affairs

Vice-Chair Chadwick reported the Governmental Affairs Committee had two speakers this month. Omaha City Council Member Pete Festersen spoke on affordable housing, crossroads development, and city police, and Omaha City Council Member Vinny Palermo spoke on current issues the city of Omaha is facing and the future he sees for his district, which includes South Omaha.

It was moved, seconded, and carried for the OABR support the following with RPAC contributions:

Mayor	Jean Stothert	\$15,000 R
	Opportunity race up to	\$15,000
City Council		
District 1	Pete Festersen	\$2,500 D
District 2	Ben Gray	\$2,500 D
District 3	Danny Begley	\$1,500 D
District 3	Cammy Watkins	\$1,500 NP
District 4	Vinny Palermo	\$2,500 D
District 5	Don Rowe	\$1,500 R
District 5	Jeff Moore	\$1,500 R
District 5	Patrick Leahy	\$1,000 D
District 6	Brinker Harding	\$5,000 R
District 7	Aimee Melton	\$5,000 R

RPAC

Chair Dohse reported approximately \$95,743 (including pledges) had been collected toward the 2021 RPAC goal of \$150,00.

Doug Dohse and Joe Gehrki updated the Board of Directors on the three pending NRA Bylaw Changes, which include a recommendation to reallocate the number of NRA RPAC Trustees, resulting in a more equitable allotment for the Omaha area.

It was moved, seconded, and carried for the OABR Board of Directors to formally support all three of Nebraska REALTORS® Association proposed bylaw changes to be voted on by mail out ballot conducted March 19-March 26.

Education

Vice-Chair Dohse reported Tax-Reduction Strategies for the Real Estate Professional is Thursday, March 25, via Zoom. NAR Code of Ethics Training is scheduled numerous times in 2021.

Social Events



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

Chair Reeker reported Social Events participated in a “Volunteer Day” on February 10 at the Food Bank for the Heartland. The Social Events Committee is researching continuing a monthly Volunteer Day at the Food Bank.

Chair Reeker reported the Foundation has visited with the Social Events Committee on organizing two events, a “New Coat Drive” and “Park Clean-Up.” Watch for more details.

Diversity

Chair Youmans reported the committee interviewed two Ethnic Minority Outreach Scholarship applicants and approved one.

Director Sawyer commented on NAR President Charlie Oppler’s “Fair Housing Challenge: Stand Up for Racial Equity” to everyone in a volunteer leadership position.

REALTOR® Safety

CEO Rotthaus reported a REALTOR® Safety Software Task Force meeting on March 19 to review some safety apps.

YPN Advisory Committee

YPN Chair Starks reported that the Omaha Chamber’s YPN Summit would be virtual on March 4-5. YPN hosted two panelists at their February meeting, Brittney McAllister and Dakotah Smith. Also, the committee will create teaser videos for their future committee meetings.

Affiliate Council

Affiliate President Petersen reported the council reviewed creating a partnership in volunteering for the food bank.

Women’s Council Omaha Network

2021 President Monjaras reported Women’s Council of REALTORS® had a breakfast event at Champions on February 11 with guests Bill Swanson and Doug Dohse speaking on RPAC and raising over \$20,000. The Installation will be on March 4, and a Broker Panel on March 11.

NREC Update

NREC Commissioners Gehrki and Dohse reported on the Nebraska Real Estate Commission meeting at which included approving a Safety Class for CE.

CEO Report

CEO Rotthaus reported the OABR Office is updating the phone system to Ring Central which is a cloud-based communication that includes phone, text, video and faxing. The OABR finances are good and membership is increasing even with the pandemic. The downstairs basement is fully leased.



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

CEO Rotthaus also reported that he has been selected to serve on the NAR AE Governance Task Force.

Future Meetings

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

- March 24, 2021
- April 28, 2021
- May 26, 2021

Adjournment

There being no further business, the meeting adjourned.



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

MINUTES

BOARD OF DIRECTORS (VIA ZOOM)

Wednesday, March 24, 2021

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Charles Chadwick, Governmental Affairs Vice Chair
Megan Bengtson, President-Elect	Doug Dohse, RPAC Chair
Crystal Archer, Secretary/Treasurer	Mike McGlynn, Education Chair
Herb Freeman, Director 2021	Kate Reeker, Social Events Chair
Brad Fricke, Director 2022	Ervin Youmans, Diversity Chair
Annali Leach, Director, 2021	Trudie Ahlstrom, Diversity Vice-Chair
Denise Poppen, Director 2023	Deda Myhre, REALTOR® Safety Chair
Jessica Sawyer, Director 2023	Ashley Livengood, Women's Council 2020 Pres
Dakotah Smith, Director 2021	Angie Podoll, Governmental Affairs Member
Angel Starks, Director 2022	Doug Rotthaus, Chief Executive Officer
Susan Clark, (Past Pres.) Director 2021	Donna Shipley, Programs Director
Eric Petersen, (Affiliates) Director 2021	Perre Neilan, OABR GAD
Jen Monjaras (Women's Council) Director 2021	Jodi Carper, Marketing and Events Director
Joe Gehrki, Governmental Affairs Chair	

Excused:

Jennifer Bixby, (MLS Chair) Director 2021

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 meeting minutes dated February 24, 2021.

The monthly financial statements were reviewed and filed for audit.

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

Market activity and statistics were reviewed.

MLS Report

MLS LLC Director Clark reported the GPRMLS Inc Board of Directors discussed the transition to the GPRMLS LLC Uniform Purchase Agreement and are working on some additional addendums.

Foundation

OABR President-Elect Bengtson reported the Foundation Directors will be reaching out to various committees for their help to bring more exposure to the Foundation and its mission.



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

Governmental Affairs

Governmental Affairs Member Podoll reported Stothert for Mayor Campaign Manager Dave Boomer spoke to the Governmental Affairs Committee on the upcoming primary election, voter analytics and issues the Mayor's campaign is focusing on. National Association of REALTORS® Virtual Legislative meetings is May 3-14, 2021. Admission is complementary to NAR members but you must register. Nebraska Hill visits are scheduled for May 18-19, 2021.

RPAC

Chair Dohse reported approximately \$96,918 (including pledges) had been collected toward the 2021 RPAC goal of \$150,00.

Doug Dohse and Joe Gehrki updated the Board of Directors on the three pending NRA Bylaw Changes, which include a recommendation to reallocate the number of NRA RPAC Trustees, resulting in a more equitable allotment for the Omaha area. Voting is happening now and the deadline is March 26.

Education

Chair McGlynn reported Tax-Reduction Strategies for the Real Estate Professional is Thursday, March 25, via Zoom. NAR Code of Ethics Training is scheduled numerous times in 2021. The annual membership meeting scheduled in August will feature local mayors.

Social Events

Chair Reeker reported Social Events participated in a "Volunteer Day" on February 10 at the Food Bank for the Heartland. The Social Events Committee has signed the OABR up for the first Thursday of every month for six months beginning May 6. Park Clean Up has been scheduled for Saturday May 1, 9:00am-10:30am at Crosskey Villages Park. Other upcoming events, New Coat Drive and Fun-Plex.

Diversity

Chair Youmans reported the committee interviewed and approved four Ethnic Minority Outreach Scholarship applicants. The Diversity Committee is co-sponsoring with the Nebraska REALTORS® Association "At Home With Diversity" class for June 8. This will be offered via Zoom.

Affiliate Council

Affiliate President Petersen reported the Affiliate Golf Event is scheduled for September 29 at Indian Creek. The Affiliates are looking for ways to participate and/or sponsor OABR events. Eric Petersen mentioned the passing of Debbie Peterson last year and the newly installed memorial bench with a plaque that was placed in front of the OABR office in her memory.



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

REALTOR® Safety

REALTOR® Safety Chair Myhre reported there was a REALTOR® Safety Software Task Force meeting on March 19 to review some safety apps.

YPN Advisory Committee

YPN Chair Starks reported that YPN hosted two panelists at their March meeting, Ashley Livengood and Kelly Jourdan. Also, the YPN Executive Committee will have a strategic planning meeting on Thursday March 25, 2021.

Women's Council Omaha Network

2021 President Monjaras reported Women's Council of REALTORS® had a Broker Panel on March 11 offered virtual and in person. April 15 is the next luncheon, speaker to be announced and Trivia has been moved to May. Charles Marshall has been obtained for an event for October 14.

NREC Update

NREC Commissioners Gehrki and Dohse reported on the Nebraska Real Estate Commission meeting which included approving a Safety Class for CE and Zoom classes to be allowed permanently for CE.

CEO Report

CEO Rotthaus reported the OABR staff is attending NAR's AEI meetings this week. April is Fair Housing month and NAR has issued a "Fair Housing Challenge: Stand Up for Racial Equity" which includes completion of three tasks.

OABR Swanson asked for volunteers to research the possibility of having REcharge in 2021. Kate Reeker, Doug Dohse, and Mike McGlynn will join the OABR Executive Committee on this task.

Future Meetings

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

- April 28, 2021
- May 26, 2021
- June 30, 2021

Adjournment

There being no further business, the meeting adjourned



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

MINUTES
BOARD OF DIRECTORS (VIA ZOOM)
Wednesday, April 28, 2021

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Charles Chadwick, Governmental Affairs Vice Chair
Megan Bengtson, President-Elect	Doug Dohse, RPAC Chair
Crystal Archer, Secretary/Treasurer	Mike McGlynn, Education Chair
Herb Freeman, Director 2021	Ervin Youmans, Diversity Chair
Brad Fricke, Director 2022	Trudie Ahlstrom, Diversity Vice-Chair
Annali Leach, Director, 2021	Deda Myhre, REALTOR® Safety Chair
Denise Poppen, Director 2023	Jill Anderson, Governmental Affairs Member
Jessica Sawyer, Director 2023	Ashley Livengood, Women's Council 2020 Pres
Dakotah Smith, Director 2021	
Angel Starks, Director 2022	Doug Rotthaus, Chief Executive Officer
Susan Clark, (Past Pres.) Director 2021	Donna Shipley, Programs Director
Eric Petersen, (Affiliates) Director 2021	Perre Neilan, OABR GAD
Jen Monjaras (Women's Council) Director 2021	Jodi Carper, Marketing and Events Director

Excused:

Jennifer Bixby, (MLS Chair) Director 2021

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

Officer Reports

Moved, seconded, and carried to approve the meeting minutes dated March 24, 2021.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

Market activity and statistics were reviewed.

OABR President Swanson updated the OABR Directors on the 2 billboards that featured the NAR's campaign, "That's Who We Are".

MLS Report

MLS LLC Director Clark reported the GPRMLS LLC Board of Directors are reviewing the creation of GPRMLS VA/FHA Addendum, a Mutual Release Addendum, and an Escalation Addendum.



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

Foundation

OABR Foundation President Clark reported Social Event's Committee initiative to promote the Foundation with these upcoming events, Park Clean-Up and New Coat Drive. The first Judi Anding Scholarship was awarded this month.

Moved, seconded and carried for the OABR Board of Directors contribute \$10,000 to the OABR Foundation for continued support to the Home Buyers Assistance Foundation.

Governmental Affairs

Governmental Affairs Member Anderson reported on the passage of all three NRA Bylaw Changes which includes the realignment of the NRAP RPAC Trustees to a more equitable allotment between locations association. OABR will now have five dedicated Trustees out of eleven instead of two of nine. RPAC contributions that were approved via email were reviewed.

GAD Neilan reported the General Election is May 11, 2021 and also on the independent expenditure that was conducted by the National Association of REALTORS® for Mayor Stothert.

RPAC

Chair Dohse reported approximately \$107,000 (including pledges) had been collected toward the 2021 RPAC goal of \$150,00.

Education

Chair McGlynn reported CMA-BPO-Appraisal-What's The Difference, 3 hours of CE will be offered on May 25 and an one hour CAT safety class will be offered May 20. The annual membership meeting scheduled in August will feature local mayors.

Social Events

Social Events member Myhre reported Park Clean Up has been scheduled for Saturday May 1, 9:00am-10:30am at Crosskey Villages Park and Fun-Plex is tentatively scheduled for Friday July 30.

NAR's REALTORS® Are Good Neighbors Volunteer Days take place September 28-October 3, 2021. NAR encourages REALTORS® across the country to participate in a local volunteer activity and log their hours with the program.

Diversity

Chair Youmans reported the committee interviewed four and approved three Ethnic Minority Outreach Scholarship applicants. The Diversity Committee is co-sponsoring with the Nebraska REALTORS® Association "At Home With Diversity" class for June 8. This will be offered via Zoom.



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

REALTOR® Safety

REALTOR® Safety Chair Myhre reported there was a REALTOR® Safety Software Task Force meeting on March 19 to review safety apps.

Moved, seconded and carried for the OABR Board of Directors adopt the FOREWARN safety app and forward to the Great Plains Regional MLS LLC to consider regional adoption to use as an added MLS benefit for all Users at the cost of \$1.40 per user per month.

YPN Advisory Committee

YPN Chair Starks reported that YPN approved their three involvement levels of joining YPN, executive committee, advisory committee and general members and what each level entails. Also Chair Starks reported on their voting process and attendance policy.

Affiliate Council

Affiliate President Petersen reported the Affiliate Golf Event is scheduled for September 29 at Indian Creek and the Turkey Bowl to held in November. Affiliates will be participating at the Food Bank for the Heartland on May 6.

Women's Council Omaha Network

2021 President Monjaras reported Women's Council of REALTORS® had their luncheon April 15 offered virtual and in person and Trivia has been scheduled for May 15. Charles Marshall has been obtained for an event for October 14.

NREC Update

NREC Commissioner Dohse reported on the Nebraska Real Estate Commission meetings.

CEO Report

CEO Rotthaus reported the National Association of REALTORS® Virtual Legislative meetings is May 3-14, 2021. Admission is complementary to NAR members but you must register. Nebraska Hill visits are scheduled for May 18-19, 2021.

Future Meetings

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

- May 26, 2021
- June 30, 2021

Adjournment

There being no further business, the meeting adjourned



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

MINUTES

BOARD OF DIRECTORS (VIA ZOOM)

Wednesday, May 26, 2021

The meeting was called to order at 10:00 am by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Charles Chadwick, Governmental Affairs Vice Chair
Megan Bengtson, President-Elect	Doug Dohse, RPAC Chair
Crystal Archer, Secretary/Treasurer	Kate Reeker, Social Events Chair
Herb Freeman, Director 2021	Ervin Youmans, Diversity Chair
Brad Fricke, Director 2022	Trudie Ahlstrom, Diversity Vice-Chair
Denise Poppen, Director 2023	Deda Myhre, REALTOR® Safety Chair
Jessica Sawyer, Director 2023	Ashley Livengood, Women's Council 2020 Pres
Dakotah Smith, Director 2021	Doug Rotthaus, Chief Executive Officer
Angel Starks, Director 2022	Donna Shipley, Programs Director
Susan Clark, (Past Pres.) Director 2021	Perre Neilan, OABR GAD
Jennifer Bixby, (MLS Chair) Director 2021	Jodi Carper, Marketing and Events Director
Eric Petersen, (Affiliates) Director 2021	

Excused:

Annali Leach, Director, 2021	Jen Monjaras (Women's Council) Director 2021
------------------------------	--

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

Officer Reports

Moved, seconded, and carried to approve the meeting minutes dated April 28, 2021.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the 2022 OABR Budget as presented.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

Market activity and statistics were reviewed.



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

MLS Report

MLS LLC Director Smith reported the GPRMLS LLC Board of Directors was reviewing MLS Compliance in terms of enforcement, fines, and time frames. An update to the fine structure for the rule requiring submission of Office Exclusive Listings.

The GPRMLS Inc Board of Directors approved their 2022 budget and confirmed their support for the Forewarn app being provided for all users for the Great Plains Regional MLS.

Governmental Affairs

Governmental Affairs Vice Chair Chadwick reported the NRA Hill Visits were held virtually on May 18 and 19. The May 11 Election Results were discussed. There are four open positions for the Omaha Region N-RPAC Trustees, with one- to three-year terms.

RPAC

Chair Dohse reported approximately \$111,000 (including pledges) had been collected toward the 2021 RPAC goal of \$150,00. July 15 will be the Summer RPAC Event at the River City Star.

Education

OABR Secretary/Treasurer Archer reported the Membership Luncheon is tentatively scheduled for August 12 with a panel of local Mayors.

Social Events

Social Events Chair Reeker reported the Crosskey Villages Park Clean-Up was held on Saturday, May 1. Fun-Plex will be Friday, July 30. OABR will continue its volunteer support for the Food Bank, selecting different committees to coordinate the volunteers from month to month.

Diversity

Chair Youmans reported the committee interviewed and approved three Ethnic Minority Outreach Scholarship applicants. The Diversity Committee is co-sponsoring with the Nebraska REALTORS® Association, the At Home With Diversity class on June 8.

Nominating

President Swanson presented the OABR 2022 slate of candidates for open positions on the board:

- President-Elect Crystal Archer
- Secretary/Treasurer Denise Poppen
- 2024 Directors Jill Anderson, Ashley Livengood, and Dakotah Smith

The committee also recommended that the 2022 Board of Directors appoint Herb Freeman as a 2022 Director to fill the vacancy created upon Denise Poppen's election as an officer.



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

YPN Advisory Committee

YPN Chair Starks reported that YPN representatives attended Women's Council Trivia Night and will also sponsor the Fun-Plex event. YPN is also discussing bringing a smaller version of Tech Summit as a precursor to the REcharge event.

Affiliate Council

Affiliate President Petersen reported the Affiliate Golf Event is on September 29 at Indian Creek; the Turkey Bowl will be on November 17. The Affiliate Council also donated \$4,000 to the Nebraska Home Buyers Assistance Foundation.

Women's Council Omaha Network

WCR President Starks reported raising \$3,000 with their trivia event. They also have a luncheon on June 10 with Appraiser Gregg Mitchell. Charles Marshall is scheduled for an event on October 14. The Women's Council golf event will be on July 22 at Tiburon Golf Course.

NREC Update

NREC Commissioner Dohse reported on the Nebraska Real Estate Commission meetings.

CEO Report

CEO Rotthaus reported the National Association of REALTORS® Annual Conference is November 11-15. The OABR revised travel policy now includes leadership support for committee chairs and directors. July 30 is the deadline for application to the NRA Leadership Academy.

OABR is soliciting applications for open NRA Director and RPAC Trustee positions.

The OABR office is following the CDC guidelines, providing masks for individuals not protected by COVID vaccination.

REcharge

Jodi Carper reported that REcharge is Wednesday, February 16, at the La Vista Conference Center. REcharge has a new design, and early registration began on June 1.

Future Meetings

Future meetings will be at 10:00 am (Executive Committee at 9:30 am):

- June 30, 2021
- August 25, 2021
- September 29, 2021

Adjournment

There being no further business, the meeting adjourned.



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

MINUTES

BOARD OF DIRECTORS (VIA ZOOM)

Wednesday, June 30, 2021

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President
Megan Bengtson, President-Elect
Crystal Archer, Secretary/Treasurer
Herb Freeman, Director 2021
Annali Leach, Director, 2021
Brad Fricke, Director 2022
Denise Poppen, Director 2023
Jessica Sawyer, Director 2023
Dakotah Smith, Director 2021
Angel Starks, Director 2022
Jennifer Bixby, (MLS Chair) Director 2021

Jen Monjaras (Women's Council) Director 2021
Charles Chadwick, Governmental Affairs Vice Chair
Doug Dohse, RPAC Chair
Mike McGlynn, Education Chair
Ervin Youmans, Diversity Chair
Deda Myhre, REALTOR® Safety Chair
Ashley Livengood, Women's Council 2020 Pres
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director
Perre Neilan, OABR GAD
Jodi Carper, Marketing and Events Director

Excused:

Susan Clark, (Past Pres.) Director 2021

Eric Petersen, (Affiliates) Director 2021

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

Officer Reports

Moved, seconded, and carried to approve the meeting minutes dated May 26, 2021.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

Market activity and statistics were reviewed.

MLS Report

MLS Inc Chair Bixby reported the GPRMLS LLC Board of Directors were given an update to fine structure for the rule requiring submission of Office Exclusive Listings and approved a new HUD/FHA/VA Addendum with a mid-July implementation. An approval of the replacement of the existing Office Exclusive Addendum with the Elimination of MLS Benefits Addendum as amended, effective August 2.



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

Foundation

President Swanson reported the Foundation Board of Directors donated a remaining balance of \$7,500 from the goal of \$10,000 to the Home Buyers Assistance Foundation.

Governmental Affairs

Governmental Affairs Vice Chair Chadwick reported guest speakers were Sarpy County Commissioners Jim Warren and Don Kelly who described their frustration with OPPD and the proposed natural gas power plant and solar farm along Platteview Road. Omaha Mayor Stothert and City Council members were sworn in and there was discussion on President's Biden Executive order 30 x 30 Initiative. Another Judi Anding scholarship was awarded.

RPAC

President Swanson reported approximately \$114,000 (including pledges) had been collected toward the 2021 RPAC goal of \$150,00. July 15 will be the Summer RPAC Event at the River City Star.

Education

Chair McGlynn reported the Membership Luncheon is scheduled for August 12 at Charlie's on the Lake with a panel of local Mayors. Counseling Homebuyers with Minimal Fees is scheduled for August 26. Education and REALTOR® Safety Committees are volunteering at the Food Bank Thursday July 1.

Social Events

Social Events Member Myhre reported Fun-Plex is scheduled for Friday July 30. OABR has a standing day for volunteers at the Food Bank. Committees have been selected for different months to volunteer. Working on a Fall Coat Drive.

Diversity

Chair Youmans reported the committee did not meet in June and the "At Home With Diversity" class scheduled for June 8 has been postponed at this time.

Nominating

Moved, seconded and carried to place Crystal Archer as the Local Board NRA Director 2022 and move Megan Bengtson to the then open NRA seat expiring 2022, by virtue of the local director positions they hold.

Moved, seconded and carried to appoint Susan Clark and Bill Swanson for a three-year term on the Nebraska REALTORS® Board of Directors beginning 2022.

Moved, seconded and carried to approved the following as State RPAC Trustees (Omaha Region):

Susan Clark and Charles Chadwick for 3-year seats (2024)

Doug Dohse for a 2-year seat (2023)

Joe Gehrki for a 1-year seat (2022)



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

YPN Advisory Committee

YPN Chair Starks reported that YPN held a working meeting in June. Cali Rethwisch and Ben Smail were the panelist and YPN is currently working on expanding their branding to the OABR membership.

Women's Council Omaha Network

Women's Council President Monjaras reported Charles Marshall has been obtained for an event for October 14. Women's Council golf event is scheduled for July 22 at Tiburon Golf Course. August 5 is the next business luncheon, speaker to be announced and September 9 is Member Appreciation with guest Mayor Stothert.

CEO Report

CEO Rotthaus reported Julissa Gonzales has been hired as the Keybox System Manager. Monica Bayles has been retitled to the Front Office Manager and both of them will back up each other. OABR is currently offering a KeyBox Buyback promotion to Brokers and Office Managers buying keyboxes back for \$75 or \$80 apiece, depending on how many boxes are returned in their name.

REcharge

Jodi Carper reported REcharge is scheduled for Wednesday February 16 at the Embassy Suites La Vista. Currently 59 members are signed up.

Future Meetings

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

- No meeting in July
- August 25, 2021
- September 29, 2021
- October 27, 2021

Adjournment

There being no further business, the meeting adjourned



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

MINUTES
BOARD OF DIRECTORS (VIA ZOOM)
Wednesday, August 25, 2021

The meeting was called to order at 10:00 a.m. by 2021 President Bill Swanson.

Present:

Bill Swanson, President	Charles Chadwick, Governmental Affairs Vice Chair
Megan Bengtson, President-Elect	Doug Dohse, RPAC Chair
Crystal Archer, Secretary/Treasurer	Mike McGlynn, Education Chair
Herb Freeman, Director 2021	Ervin Youmans, Diversity Chair
Brad Fricke, Director 2022	Chrissy Cameron, Women's Council 2022 Pres
Denise Poppen, Director 2023	Ashley Livengood, Women's Council 2020 Pres
Jessica Sawyer, Director 2023	Jerry Ahlvers, guest
Dakotah Smith, Director 2021	Peter Katt, guest
Angel Starks, Director 2022	Susan Rauth, guest
Jennifer Bixby, (MLS Chair) Director 2021	Loretta McNally, guest
Jen Monjaras (Women's Council) Director 2021	Doug Rotthaus, Chief Executive Officer
Susan Clark, (Past Pres.) Director 2021	Donna Shipley, Programs Director
Eric Petersen, (Affiliates) Director 2021	Perre Neilan, OABR GAD
Joe Gehrki, Governmental Affairs Chair	Jodi Carper, Marketing and Events Director

Excused:

Annali Leach, Director, 2021

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

Officer Reports

The OABR Directors reviewed the summary of action taken via email the week of July 22, 2021.

The monthly financial statements were reviewed and filed for audit.

Moved, seconded, and carried to approve the applications presented for REALTOR® and Affiliate membership.

The Board reviewed market activity and statistics.

Moved, seconded, and carried to approve the appointment of a Public Awareness Task Force to determine the messaging for the continuation of the OABR promotional campaign with a budget of up to \$44,000.



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

Foundation

Foundation President Clark reported the Foundation Board of Directors did not meet but encouraged the directors to remember the OABR Foundation when making their charitable contributions.

MLS Report

MLS Inc Chair Bixby reported the GPRMLS Inc Board of Directors were given an update regarding three new addenda to the Uniform Purchas Agreement.

Governmental Affairs

Governmental Affairs Chair Gehrki reported guest speaker was Douglas County Commissioner Mike Friend, who spoke about managing the budget, tax equalization, and property tax valuations.

RPAC

Co-Chair Dohse reported approximately \$134,000 (including pledges) had been collected toward the 2021 RPAC goal of \$150,00. July 15 was the Summer RPAC Event at the River City Star. Charles Chadwick will be the 2022 RPAC Chair, and Darla Bengtson will be the 2022 RPAC Vice-Chair.

Education

Chair McGlynn reported the Membership Luncheon was held on August 12 at Charlie's on the Lake with a panel of local Mayors. Counseling Homebuyers with Minimal Fees will be August 26.

Moved, seconded, and carried to start offering the New Member Orientation via Hybrid beginning October 2021.

Social Events

Social Events Chair Reeker reported the Fun-Plex event was held on Friday, July 30. OABR has a standing day for volunteers at the Food Bank. Committees have been selected for different months to volunteer. Social Events is working on a Fall Coat Drive with a kick-off on September 23 in conjunction with the Kona Ice event. REALTOR® Ring Day is Friday, December 3, 2021.

Diversity

Chair Youmans reported the committee interviewed and approved two Ethnic Minority Outreach Scholarship Applicants. The Diversity Committee participated in the Food Bank Volunteer Day on August 5 and packed 317 boxes.

YPN Advisory Committee

YPN Chair Starks reported that YPN Advisory Committee met and has planned their upcoming year and is currently working on expanding their membership. Angel Starks will be the 2022 Chair, and Bridget Vacha will be the 2022 Vice-Chair.



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

Affiliates

Affiliate President Petersen reported that the Affiliate Golf Outing is scheduled for Wednesday, September 29 at Indian Hills Golf Course. The Turkey Bowl event will be Wednesday, November 17 at The Mark.

Women's Council Omaha Chapter

Women's Council President Monjaras reported their golf event was held on July 22 at Tiburon Golf Course. The August 5 business luncheon was on REALTOR® Safety. The Member Appreciation meeting is scheduled for September 23 at Centris Federal Credit Union, 132nd & Pacific, and October 14 is Charles Marshall for 3 hours CAT Training.

NREC

Commissioners Gehrki and Dohse reported on the Nebraska Real Estate Commission meetings, which included the annual license fee decreased by \$10.

Welcome Home Coalition

Governmental Affairs Chair Gehrki spoke about the newly formed "Welcome Home Coalition," which will introduce and improve regulations and policies that impact the starter home buyer market for families, first-time home buyers, and future Nebraskans.

Moved, seconded, and carried to approve the OABR Board of Directors make a three-year financial commitment of \$25,000 per year to the Welcome Home Coalition organization. Starks opposed.

CEO Report

CEO Rotthaus thanked all outgoing Directors for their leadership on the OABR Board of Directors. CEO Rotthaus also thanked Bill Swanson and Doug Dohse for their 10-year commitment to the RPAC industry and in helping bring RPAC awareness to the OABR Membership.

NRA Leadership Academy

Moved, seconded, and carried to approved to fund the twelve members of the OABR who were selected to NRA Leadership Academy, \$500 to the eight members who did not receive the NRA Scholarship, and \$250 to the four members receiving the scholarship.

Future Meetings

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

- Tuesday, September 28, 2021
- October 27, 2021
- November 24, 2021

Adjournment

There being no further business, the meeting adjourned