



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

MINUTES

BOARD OF DIRECTORS

Wednesday, September 27, 2023

The meeting was called to order at 10:00 a.m. by 2023 President Crystal Archer.

Present:

Denise Poppen, President
Jessica Sawyer, President-Elect
Brad Fricke, Secretary/Treasurer
Jill Anderson, Director, 2024
Darla Bengtson, Director 2025
Kyle Schulze, Director 2024
Angel Starks, Director 2025
Ervin Youmans, Director 2025
Crystal Archer, (Past Pres.) Director 2024

Melanie Doeschot, (Affiliates) Director 2024
Sarina McNeel, 2024 Women's Council President
Doug Dohse, NRA President
Nicole Riddle, Social Events Vice Chair
Matt Circo, YPN Vice Chair
Mike McGlynn, REcharge Vice Chair
Mandi Lackas, Social Events Member
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director

Excused:

Charles Chadwick, Director 2024

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 August 23, 2023.

CEO Rotthaus updated the OABR Directors on the status of the OABR's Association Management System which controls the dues payments. The OABR Financials will be unavailable until the OABR Staff will be able to catch up.

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 appoint Mike McGlynn to fill the vacancy of the director term expiring 2025 that was formally held by 2024 Secretary/Treasurer Brad Fricke.

President Poppen reported the OABR received the Salvation Army's 2023 Bill Ringing Award for REALTOR® Ring Day.

President Poppen asked the Directors to familiarized themselves with the OABR By-Laws and the Strategic Plan.

President Poppen encouraged the Directors to support and attend OABR events and to register for REcharge scheduled for February 21, 2024.



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GPRMLS

Director Anderson updated the Directors regarding the Homesnap conversion to Homes.com and the availability and release of the Paragon Connect native app. The Directors were also updated regarding EasyCMA, a new Paragon feature that will soon be available.

Foundation

No report

Governmental Affairs

Director Anderson reported Don Rowe, Omaha City Councilman spoke to the Governmental Affairs Committee on the current activities of the Omaha City Council including the city budget approval and the timeline of the district 4 wear that will be occupied by Ron Hug on September 26.

Secretary/Treasurer Sawyer reported RPAC Music Bingo at the NRA Fall Meetings was held on September 11, 2023.

RPAC

Vice-Chair Bengtson reported RPAC has raised \$160,713 toward their goal for 2023 of \$179,745 with \$9,000 of outstanding pledges. Vice-Chair Bengtson reported RPAC Hall of Fame is October 17 at Happy Hollow and RPAC CE Day is October 19.

Professional Development

Professional Development member Lackas reported Block Chain Technology in Real Estate will be held on September 28, Brent and Brad's Excellent FHA & VA Adventure will be scheduled in March 2024 and still working on Understanding Lead Hazards for Omaha REALTORS® in January 2024.

Chair Fricke reported the Professional Development Committee's goal is to offer the Annual Membership Meeting held in August to offered at no cost to the OABR Members who attend. Any members who RSVP and are a no-show, the member would be charged a fee.

Social Events

Member Lackas reported the Chili Cook-Off is schedule for October 11 with a tailgate theme. REALTOR® Ring Day is scheduled for December 1 and a REALTOR® Night at Hockey to be held February 24, 2024. More info to follow.



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Diversity

Chair Youmans reported the committee interviewed and approved two Ethnic Minority Outreach Scholarship applicants. The Diversity Scholarship applicants have joined the OABR in the last month.

YPN Advisory Committee

Vice Chair Circo reported YPN had a Strategic Planning meeting in September, S'More Fun at Vala's Pumpkin Patch is Thursday September 28 and 101 Tips for New Agents will be scheduled later this year or early next.

Affiliates

Affiliate President Doeschot reported Turkey Bowl is scheduled for November 8 at Maplewood Lanes and the Golf is tentatively scheduled for May 13, 2024 at Oak Hills Country Club. The Affiliate Council has approved a "rebranding" for the Affiliate Members of the OABR.

Women's Council Omaha Chapter

President Otto reported on the new Women's Council leadership is: Trac Burkhart, President-Elect; Cali Rethwisch, First Vice-President; Sam Hamrick, Treasurer; Amy Dritley, Membership Director; Angie Thiel, Events Director. October 19 will be the Membership Appreciation Party, November is the Holiday Boutique and December 14 is the Installation.

NREC

Commissioner Dohse gave an update on the Nebraska Real Estate Commission meetings.

CEO Update

OABR CEO Rotthaus updated the directors on the OABR dues renewal and the payment deadline is September 30, 2023. After that date, unpaid accounts will be terminated.

OABR CEO Rotthaus reminded the directors to sign up for REcharge before the early bird discount ends on October 1, 2023.

Future Meetings

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

- October 25, 2023
- November 29, 2023
- No meetings in December 2023

Adjournment

There being no further business, the meeting adjourned



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MINUTES

BOARD OF DIRECTORS

Wednesday, October 25, 2023

The meeting was called to order at 10:00 a.m. by 2023 President Crystal Archer.

Present:

Denise Poppen, President	Nicole Riddle, Social Events Vice Chair
Brad Fricke, Secretary/Treasurer	Milt Schneider, Diversity Scholarship Vice Chair
Jill Anderson, Director, 2024	Matt Circo, YPN Chair
Charles Chadwick, Director 2024	John Massih, Social Events Member
Kyle Schulze, Director 2024	Jonathan Jameson, 2023 Affiliate President
Mike McGlynn, Director 2025	Doug Rotthaus, Chief Executive Officer
Ervin Youmans, Director 2025	Donna Shipley, Programs Director
Melanie Doeschot, (Affiliates) Director 2024	
Sarina McNeel, 2024 Women's Council President	

Excused:

Jessica Sawyer, President-Elect	Angel Starks, Director 2025
Darla Bengtson, Director 2025	Crystal Archer, (Past Pres.) Director 2024

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 September 27, 2023.

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

The Board reviewed market activity and statistics.

The year-end and monthly financial statements were reviewed and filed for audit.

President Poppen reported the National Association of REALTORS® NXT Convention and Meetings are scheduled for November 13-17, 2023.

President Poppen discussed the OABR's 2024 Promotional Packages that are being offered to Affiliates and Brokerages and challenged the OABR Directors to contact 5 people regarding the packages. \$100 will be awarded to each Director whose contact results in a purchase.

GPRMLS

No report

Foundation

The Foundation Board of Directors changed their verbiage for the OABR Foundation Strategic Plan.



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Governmental Affairs

Vice-Chair Chadwick reported Daria Dudzinski, Political Representative National Association of REALTORS® updated the Governmental Affairs Committee on current and upcoming federal issues. GAD Neilan gave an update on the Elkhorn Public Schools proposed \$122.9 million bond and the Truth in Taxation public hearings.

Moved, seconded and carried to make a \$2500 RPAC contribution to Omaha City Councilman Don Rowe. Moved, seconded and carried to make a \$500 RPAC contribution to Douglas County Commissioner Jim Cavanaugh.

RPAC

Chair Chadwick reported RPAC has raised \$168,516 toward their goal for 2023 of \$179,745 with \$8,000 of outstanding pledges. Chair Chadwick reported RPAC Hall of Fame was October 17 at Happy Hollow and RPAC CE Day was October 19 which raised \$1530.

Professional Development

Professional Development Chair Fricke reported Brent and Brad's Excellent FHA & VA Adventure will be scheduled in March 2024 and still working on Understanding Lead Hazards for Omaha REALTORS® in January 2024 and the committee has scheduled Dave Legaz for September 19, 2024.

Chair Fricke reported for the Fair Housing Committee, there is an introductory cocktail hour explaining NAREB and NAHREP at the Omaha Press Club on November 2.

Social Events

Member Massih reported the Chili Cook-Off was held on October 11 with a tailgate theme. REALTOR® Ring Day is scheduled for December 1 with a reception following at Rookies and a REALTOR® Night at Hockey to be held February 24, 2024. More info to follow.

Diversity

Chair Youmans reported the committee interviewed and approved one Ethnic Minority Outreach Scholarship applicant. The Diversity Scholarship had one applicant past their test and one join the OABR this past week and the Diversity Scholarship Committee attended the African American Fair on October 17.

YPN Advisory Committee

Chair Circo reported YPN had S'More Fun at Vala's Pumpkin Patch on Thursday September 28 and 101 Tips for New Agents will be scheduled for November 28 from 11:30-1:00.

Affiliates

Affiliate President Doeschot reported Turkey Bowl is scheduled for November 8 at Maplewood Lanes and the Golf is tentatively scheduled for May 13, 2024 at Oak Hills Country Club.

Women's Council Omaha Chapter

President McNeel reported the Membership Appreciation Party was October 19, November 2 is the Holiday Boutique and December 14 is the Annual Installation.



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NREC

Director Chadwick gave an update on the Nebraska Real Estate Commission meetings.

CEO Update

Moved, seconded and carried to approve the 2024 OABR Committee Rosters.

There was a consensus of the OABR Board of Directors to change the meeting time to 9:30 a.m.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- November 29, 2023
- No meetings in December 2023
- January 24, 2024 (9:00am meeting time)

Adjournment

There being no further business, the meeting adjourned



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MINUTES

BOARD OF DIRECTORS

Wednesday, November 29, 2023

The meeting was called to order at 10:00 a.m. by 2024 President Denise Poppen.

Present:

Denise Poppen, President	Sarina McNeel, 2024 Women's Council President
Jessica Sawyer, President-Elect	Nicole Riddle, Social Events Vice Chair
Brad Fricke, Secretary/Treasurer	Milt Schneider, Diversity Scholarship Vice Chair
Jill Anderson, Director, 2024	Deda Myhre, REALTOR® Safety Vice-Chair
Darla Bengtson, Director 2025	Cindy Kinsler, Social Events Member
Charles Chadwick, Director 2024	Jonathan Jameson, 2023 Affiliate President
Kyle Schulze, Director 2024	Kim Moneto, Affiliate Member
Angel Starks, Director 2025	Doug Rotthaus, Chief Executive Officer
Mike McGlynn, Director 2025	Donna Shipley, Programs Director
Ervin Youmans, Director 2025	
Crystal Archer, (Past Pres.) Director 2024	
Melanie Doeschot, (Affiliates) Director 2024	

Excused:

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 October 25, 2023.

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

The Board reviewed market activity and statistics.

The year-end and monthly financial statements were reviewed and filed for audit.

Moved, seconded and carried to approved the amended OABR Investment Policy which includes IntraFi Network.

President Poppen and other Directors reported the National Association of REALTORS® NXT Convention and Meetings that were held November 13-17, 2023.

GPRMLS

GPRMLS Inc Chair Anderson reported the GPRMLS Inc Directors appointed Susan Clark as GPRMLS LLC Director with term expiring December 31, 2026, Jenn Haeg as MRCIE Director with term expiring December 31, 2026 and Brad Fricke as Vice-Chair of the 2024 MLS Users Group.



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Foundation

The Foundation Board of Directors next meeting is scheduled for December 20, 2023 at 9:00am.

Governmental Affairs

Nicole Riddle reported Senator Brad von Gillern updated the Governmental Affairs Committee on property tax relief and the upcoming elections. An RPAC check presentation was conducted right before the meeting to Omaha City Councilman Don Rowe.

RPAC

Chair Chadwick reported RPAC has raised \$175,540 toward their goal for 2023 of \$179,745 with \$1,100 of outstanding pledges. With CAP investments, OABR is over goal. Chair Chadwick reported RPAC Thank-a-Thon will be Wednesday December 13 from 11:00am-1:00pm.

NAR Major Investment Council Member Sawyer reported Nebraska REALTORS® Association is close to making RPAC goal.

Professional Development

Professional Development Chair Fricke reported "Is Your Home Hurting You" is scheduled for January 18, 2024 for two hours of CAT and NAR's ABR designation class will be offered the first half of 2024.

Angel Starks reported she gathered ideas from NAR Meetings for possible training and events for 2024 and plans on working with OABR to apply for NAR grants for Diversity to curate more of an experience instead of a class/session during Fair Housing Month.

Deda Myhre reported September is REALTOR® Safety month and Dave Legaz has been obtained to speak to our membership on September 19, 2024. NAR Safety Committee is focusing on wellness and mental health for 2024.

Social Events

Cindy Kinsler reported the Chili Cook-Off was held on October 11 which raised \$3,361 and 51lbs of food. REALTOR® Ring Day is scheduled for December 1 with a reception following at Rookies and a REALTOR® Night at Hockey to be held February 24, 2024. Cindy also spoke on the proposed holiday gathering for OABR Committee members.

The OABR Directors suggested the Social Events continue with their Holiday Gathering and to not charge the committee members for attending and to take the cost from their budget. If Social Events depletes their budget, the OABR Directors will take that in consideration at that time with funding.

Diversity

Chair Youmans reported the committee interviewed and approved two Ethnic Minority Outreach Scholarship applicant. The Diversity Scholarship had one applicant join the OABR this past week.

YPN Advisory Committee

Director Schulze reported YPN's 101 Tips for New Agents has been postponed and looking to reschedule for March 2024. YPN will be the sponsor for the REcharge Happy Hour.



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Affiliates

Affiliate President Doeschot reported Turkey Bowl was held on November 8 at Maplewood Lanes and raised \$29,000. The Affiliate will discuss ideas on allowing nonmembers allowed to be spectators.

Women's Council Omaha Chapter

President McNeel reported the Annual Installation is December 14, Membership Mixer is January 25 and RPAC Breakfast is February 29.

CEO Update

CEO Rotthaus reported paid membership is 3% higher than it was last year. The OABR Directors today has 100% attendance and some added guests.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- No meeting in December
- Friday, January 26, 2024
- Friday, February 23, 2024

Adjournment

There being no further business, the meeting adjourned



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MINUTES

BOARD OF DIRECTORS

Friday, January 26, 2024

The meeting was called to order at 10:00 a.m. by 2024 President Denise Poppen.

Present:

Denise Poppen, President	Crystal Archer, (Past Pres.) Director 2024
Jessica Sawyer, President-Elect	Melanie Doeschot, (Affiliates) Director 2024
Brad Fricke, Secretary/Treasurer	Sarina McNeel, 2024 Women's Council President
Jill Anderson, Director, 2024	Milt Schneider, Diversity Scholarship Vice Chair
Darla Bengtson, Director 2025	Cindy Kinsler, Social Events Member
Charles Chadwick, Director 2024	Jonathan Jameson, 2023 Affiliate President
Kyle Schulze, Director 2024	Doug Rotthaus, Chief Executive Officer
Angel Starks, Director 2025	Donna Shipley, Programs Director
Mike McGlynn, Director 2025	
Ervin Youmans, Director 2025	

Excused:

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 November 29, 2023.

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

The Board reviewed market activity and statistics.

The year-end and monthly financial statements were reviewed and filed for audit.

Moved, seconded and carried to approved to recommend to the Nebraska REALTORS® Mindy Kidney for the NRA REALTOR® of the Year award.

President Poppen reported the Omaha Lancers hockey event in February 24, 2024 and OABR Committee members are offered one free ticket to attend the game with their families.

NRA Political Action Days is January 29-31, 2024 at the Cornhusker Marriott Hotel in Lincoln.

GPRMLS

GPRMLS Inc Chair Anderson reported the GPRMLS Inc Directors elected Andy Alloway as Chair, Dan Mlnarik Vice-Chair, and Scott Vogt as Secretary-Treasurer for 2024.

A request from HŌM Realty to provide "The HŌM Experience" app to GPRMLS was discussed.

Paragon Connect app is now available to download for GPRMLS LLC members.



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Foundation

The Foundation Board of Directors approved a \$10,000 Charitable Donation to the Omaha Municipal Land Bank.

Governmental Affairs

Director Anderson reported on the Governmental Affairs Committee meeting which included the Sienna Francis House compound of 50 tiny houses, Omaha City Council approving a \$551,000 in tax-increment financing for a development of nine new housing in North Omaha, a bond issue in Bennington for a new high school and Roger Garcia has been elected Chair of the Douglas County Board.

RPAC

Chair Chadwick reported RPAC surpassed their 2023 goal of \$179,745 and raised \$191,426. The 2024 RPAC goal is \$187,187. RPAC kick-off will be at Women's Council breakfast meeting on Thursday February 29 beginning at 9:00. Theme is "Take The Leap". Baggin for Braggin Cornhole Tournament is April 20 at Nebraska Brewing and invest and play the Bracket Bonanza for college hoops, registration must be completed by March 18, 2024.

Moved, seconded and carried to donate \$1000 to NRA RPAC Silent Auction that will be held at the Nebraska REALTORS® Association Annual Convention April 8-10, 2024. Kyle Schulze abstained.

Professional Development

Professional Development Chair Fricke reported "Is Your Home Hurting You" was scheduled for January 18, 2024 for two hours of CAT, Brent and Brad's Excellent FHA & VA Adventure is March 21 and the committee is discussing ideas for the Membership meeting in August. The New Member Orientation agenda is being reviewed and the GPRMLS LLC will be adding MLS training in the afternoon on the same day as Orientation and training will be open to all GPRMLS LLC members.

Social Events

Cindy Kinsler reported REALTOR® Ring Day was held on December 1 and raised @10,262. REALTOR® Night at the Lancers will be held on February 24, 2024.

Diversity

Chair Youmans reported the committee did not meet.

Nominating Task Force

Moved, seconded and carried to hold the appointments of Bill Swanson and Angel Starks for the Omaha Region NRA Director (2025-2027) until May or June. Appointed NRA Directors are now due to the Nebraska REALTORS® Association in August.

YPN Advisory Committee

Director Schulze reported YPN's 101 Tips for New Agents has been postponed until March 26 2024 at Popup Commons. Coffee and Conversations, a networking opportunity for all members to attend will be offered the 3rd Monday of every month at Stories Coffee located at 114th & Davenport. YPN will be the sponsor for the REcharge Happy Hour. YPN will hold a REALTOR® Olympics in conjunction with the Family Day at Mahoney.



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Affiliates

Affiliate President Doeschot reported the Affiliate Golf outing has been scheduled for May 13 at Oak Hills County Club. President Doeschot also reported on the new Affiliate Council branding.

Women's Council Omaha Chapter

President McNeel reported the Membership Mixer was January 25, RPAC Breakfast is February 29 at Champions Run and Music Bingo is March 27 at St Roberts Church.

CEO Update

CEO Rotthaus reported the OABR office has had some issues with freezing pipes with the frigid temps. OABR Directors are encouraged to attend as many OABR events as they can and encourage their fellow members to do the same. Congratulations! The OABR Directors had 100% attendance at their November 2023 meeting and today's meeting.

Just a reminder the Ethics and Fair Housing requirement training is due by December 31, 2024.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Friday, February 23, 2024
- Wednesday, March 27, 2024
- Wednesday, April 24, 2024

Adjournment

There being no further business, the meeting adjourned



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MINUTES

BOARD OF DIRECTORS

Friday, February 23, 2024

The meeting was called to order at 10:00 a.m. by 2024 President Denise Poppen.

Present:

Denise Poppen, President
Jessica Sawyer, President-Elect
Jill Anderson, Director, 2024
Charles Chadwick, Director 2024
Kyle Schulze, Director 2024
Mike McGlynn, Director 2025
Ervin Youmans, Director 2025

Crystal Archer, (Past Pres.) Director 2024
Liz Otto, 2023 Women's Council President
Lynette Arrasmith, 2024 Affiliate Vice President
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director

Excused:

Brad Fricke, Secretary/Treasurer
Darla Bengtson, Director 2025
Angel Starks, Director 2025

Melanie Doeschot, (Affiliates) Director 2024
Sarina McNeel, 2024 Women's Council President

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 January 26, 2024.

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

The Board reviewed market activity and statistics.

The year-end and monthly financial statements were reviewed and filed for audit.

Moved, seconded and carried to approved forwarding the applications of David Carrig and Bill Black for the Nebraska Real Estate Commissioner Vacancy seat, Second District Broker Member to the Nebraska REALTORS® Association Nominating Committee.

President Poppen thanked all directors who helped plan and attend the REcharge Event that was held on Wednesday February 21 at the Embassy Suites LaVista.

National Association of REALTORS® Legislative Meetings are May 4-9 2024 in Washington DC.

GPRMLS

GPRMLS Inc Chair Anderson reported the GPRMLS Inc Directors met on Tuesday February 20 and as things are going well.



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Foundation

The Foundation Board of Directors next meeting is scheduled for April 17, 2024

Governmental Affairs

Director Anderson reported on the Governmental Affairs Committee meeting which included the Environmental Protection Agency announced it is lowering recommended screening levels for lead in resident soil, Bellevue's adding a 100,000 square-foot indoor water park. Guest speakers were Omaha City Council member Brinker Harding and Greater Omaha Chamber of Commerce President and CEO Heath Mello.

RPAC

Chair Chadwick reported RPAC has raised \$57,830 towards their goal of \$187,187. RPAC kick-off will be at Women's Council breakfast meeting on Thursday February 29 beginning at 9:00. Theme is "Take The Leap". Baggin for Braggin Cornhole Tournament is April 20 at Nebraska Brewing and invest and play the Bracket Bonanza for college hoops, registration must be completed by March 18, 2024.

Professional Development

Director McGlynn reported "Is Your Home Hurting You" was scheduled for January 18, 2024 for two hours of CAT, Brent and Brad's Excellent FHA & VA Adventure is March 21 and the committee is discussing ideas for the Membership meeting in August.

There is an interactive session scheduled with the Undesign the Redline exhibit at the University of Nebraska at Omaha for April 17, 2024. In collaboration with the Black & Brown Real Estate Professionals group, they will continue to build out programming for all OABR Members during Fair Housing Month.

Beginning March 2024, MLS Tuesday training will be offered to all GPRMLS LLC members after of the OABR New REALTOR® Orientation. There will be a "Fast Tuesday Lunch" between orientation and the MLS training for anyone who would like to participate.

Social Events

OABR President Poppen reported REALTOR® Night at the Lancers is scheduled for February 24, 2024. The OABR Mahoney Park event in June will be held in conjunction with YPN and Women's Council and maybe RPAC.

Diversity

Chair Youmans reported the committee interviewed and approved one Diversity Scholarship applicant.

YPN Advisory Committee

Director Schulze reported YPN's first Monday Morning Grind was held on February 19 with a great turn out. YPN sponsored REcharge Happy Hour and will have "REALTOR® Olympics" at the OABR Mahoney Park event in June.

Affiliates

Affiliate Vice-President Arrasmith reported the Affiliate Golf outing has been scheduled for May 13 at Oak Hills County Club. President-Elect Arrasmith also reported on the new Affiliate Council branding.



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Women's Council Omaha Chapter

Past President Otto reported the RPAC Breakfast is February 29 at Champions Run and Music Bingo is March 27 at St Roberts Church.

Moved, seconded and carried to sponsor \$1000 to the Women's Council Music Bingo event on March 27, 2024.

CEO Update

CEO Rotthaus reported REcharge was held on Wednesday February 21 at Embassy Suites La Vista with great attendance. A survey has been sent out to members in attendance. As of this morning over 25% have responded with high approval rating for the event.

Face the REALTORS® was held on Wednesday, February 14 at the OABR Office.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, March 27, 2024
- Wednesday, April 24, 2024
- Wednesday, May 29, 2024 with a possibility of changing.

Adjournment

There being no further business, the meeting adjourned



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MINUTES

BOARD OF DIRECTORS

Wednesday, March 27, 2024

The meeting was called to order at 10:00 a.m. by 2024 President Denise Poppen.

Present:

Denise Poppen, President
Jessica Sawyer, President-Elect
Darla Bengtson, Director 2025
Charles Chadwick, Director 2024
Kyle Schulze, Director 2024
Angel Starks, Director 2025
Ervin Youmans, Director 2025

Crystal Archer, (Past Pres.) Director 2024
Sarina McNeel, 2024 Women's Council President
Melanie Doeschot, (Affiliates) Director 2024
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director

Excused:

Brad Fricke, Secretary/Treasurer
Jill Anderson, Director, 2024

Mike McGlynn, Director 2025

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 February 23, 2024.

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

The Board reviewed market activity and statistics.

The year-end and monthly financial statements were reviewed and filed for audit.

The OABR Board of Directors briefly discussed the proposed settlement agreement that would end litigation of claims brought on behalf of home sellers related to broker commissions. The settlement is subject to court approval.

National Association of REALTORS® Legislative Meetings are May 4-9 2024 in Washington DC.

GPRMLS

GPRMLS CEO Rotthaus reported the GPRMLS LLC Directors met on Tuesday March 19 and discussed the NAR litigation proposed settlement and the possible impact on MLS operations. The GPRMLS board decided that updates to Paragon system fields and changes to the MLS rules would not be initiated until the settlement is approved by the court.



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Foundation

The Foundation Board of Directors next meeting is scheduled for April 4, 2024

Governmental Affairs

Director Chadwick reported on the Governmental Affairs Committee meeting which included the ADU Ordinance approved by the Omaha City Council, the failed bond issue for Bennington Public Schools, the impact of OABR members responding to an NAR Call for Action to opposition to increasing the Doc Stamp Tax to offset a proposed property tax relief. Guest speaker was Andy Bassett, CEO at Ellerbrock Norris Insurance agency.

Moved, seconded and carried to approve a total of \$9,500 in RPAC support for twelve candidates in Douglas County.

Moved, seconded and carried to approve a total of \$5,000 in RPAC support for five candidates in Sarpy County.

Moved, seconded and carried to approve \$5000 for the St. Patrick's Day fundraising event for Douglas Council Commissioner Jim Cavanaugh.

RPAC

Chair Chadwick reported RPAC has raised \$68,580 towards their goal of \$187,187. RPAC kick-off was at the Women's Council breakfast meeting on Thursday February 29. The Bracket Bonanza for college hoops raised over \$700 and brought in 10 new investors. Baggin for Braggin Cornhole Tournament is April 20 at Nebraska Brewing.

Professional Development

Director Starks reported Brent and Brad's Excellent FHA & VA Adventure was March 21 and the committee is discussing ideas for the Membership meeting in August.

There is an interactive session scheduled with the Undesign the Redline exhibit at the University of Nebraska at Omaha for April 17, 2024. In collaboration with the Black & Brown Real Estate Professionals group, they will continue to build out programming for all OABR Members during Fair Housing Month.

The Professional Development Committee will be offering an ABR Class June 6 and June 12, 2024. Watch for more info to follow.

Social Events

Social Events member Lackas reported REALTOR® Night at the Lancers was scheduled for February 24, 2024. The OABR Mahoney Park event is scheduled for August 2 and will be held in conjunction with RPAC, YPN and Women's Council.

Diversity

Chair Youmans reported one Diversity Scholarship recipient has joined the OABR and the Diversity Scholarship Committee has a completion rate of 41% for their recipients in completing the required training and joining the OABR.



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YPN Advisory Committee

Director Schulze reported YPN's Monday Morning Grind was held on March 18 with a great turn out. YPN to request to have panel of speakers for the May Monday Morning Grind on May 20th. An Agent's Advantage: Winning Tips for Personal and Professional Success was held on Tuesday March 26 with good attendance.

Affiliates

Affiliate President Doeschot reported the Affiliate Golf outing has been scheduled for May 13 at Oak Hills County Club. Charles Chadwick will be guest speaker at the April Affiliate meeting. President Doeschot also reported on the new Affiliate Council branding.

Women's Council Omaha Chapter

President McNeel reported Women's Council membership is up to 171 members and Music Bingo is March 27 at St Roberts Church. Josh Dotzler with ABIDE is the speaker for the April 18 luncheon.

CEO Update

CEO Rotthaus updated the OABR Board of Directors on the rented space downstairs and on the 2023 OABR Audit.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, April 24, 2024 at 9:00am
- Wednesday, May 29, 2024
- Wednesday, June 26, 2024

Adjournment

There being no further business, the meeting adjourned.



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MINUTES

BOARD OF DIRECTORS

Wednesday, April 24, 2024

The meeting was called to order at 9:00 a.m. by 2024 President Denise Poppen.

Present:

Denise Poppen, President
Jessica Sawyer, President-Elect
Brad Fricke, Secretary/Treasurer
Jill Anderson, Director, 2024
Darla Bengtson, Director 2025
Charles Chadwick, Director 2024
Mike McGlynn, Director 2025
Kyle Schulze, Director 2024

Angel Starks, Director 2025
Ervin Youmans, Director 2025
Sarina McNeel, 2024 Women's Council President
Melanie Doeschot, (Affiliates) Director 2024
Jonathan Jameson, guest
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director

Excused:

Crystal Archer, (Past Pres.) Director 2024

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 27, 2024.

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

The Board reviewed market activity and statistics.

The year-end and monthly financial statements were reviewed and filed for audit.

National Association of REALTORS® Legislative Meetings are May 4-9 2024 in Washington DC.

GPRMLS

Director Anderson reported the GPRMLS LLC Directors met on Tuesday April 23 and gave an updated on the MLS Users Group and PR Task Force meeting.

Foundation

President Poppen reported the Foundation Board of Directors approved a Charitable Donation to NRA's Home Buyer's Assistance Foundation in the amount of \$2,500 and Builders of the Future in the amount of \$20,000.

Governmental Affairs

Director Anderson reported on the Governmental Affairs Committee meeting which included guest speaker Douglas County Board Chairman Roger Garcia, Jean Stothert running for re-election for Omaha City Mayor and John Ewing running against Mayor Stothert and the failed bond issues for Bennington Public Schools.



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RPAC

Vice-Chair Bengtson reported RPAC has raised \$89,011 towards their goal of \$187,187. RPAC kick-off was at the Women's Council breakfast meeting on Thursday February 29. The Baggin for Braggin Cornhole Tournament raised \$795. NRA YPN's silent auction raised a total of \$15,263 for RPAC.

Moved, seconded and carried for the OABR Board of Directors to contribute \$10,000 to the NAR Corporate Ally Program.

Professional Development

Director Starks reported the Professional Development Committee will be offering an ABR Class June 6 and June 12, 2024 at no cost to the membership. Ads for the ABR Manual will be sold to help with the extra costs.

Chair Fricke reported on the RAPPID Education Conference he attended last week.

Diversity

Chair Youmans reported two Diversity Scholarship recipient has joined the OABR and the Diversity Scholarship Committee interviewed and approved one Diversity Scholarship applicant.

YPN Advisory Committee

Director Schulze reported YPN's Monday Morning Grind was held on April 15 with a great turn out. YPN was invited to an after-hour and reception on April 12 at the Steelhouse Center.

Affiliates

Affiliate President Doeschot reported the Affiliate Golf outing has been scheduled for May 13 at Oak Hills County Club. Charles Chadwick was guest speaker at the April Affiliate meeting.

Women's Council Omaha Chapter

President McNeel reported Ron Dotzler with ABIDE is the speaker for the April 18 luncheon. May 22 luncheon will feature 4 local Superintendent Panel, there is no June meeting and July 11 is Women's Council golf at Tiburon Golf Course.

NREC

Director Chadwick updated the OABR Directors on the Nebraska Real Estate Commission meeting held on April 25-26, 2024.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, May 29, 2024
- Wednesday, June 26, 2024
- Friday, August 23, 2024 (note: day/date)

Adjournment

There being no further business, the meeting adjourned



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MINUTES

BOARD OF DIRECTORS

Wednesday, May 22, 2024

The meeting was called to order at 9:30 a.m. by 2024 President Denise Poppen.

Present:

Denise Poppen, President
Jessica Sawyer, President-Elect
Brad Fricke, Secretary/Treasurer
Jill Anderson, Director, 2024
Darla Bengtson, Director 2025
Charles Chadwick, Director 2024
Mike McGlynn, Director 2025
Kyle Schulze, Director 2024

Ervin Youmans, Director 2025
Crystal Archer, (Past Pres.) Director 2024
Sarina McNeel, 2024 Women's Council President
Melanie Doeschot, (Affiliates) Director 2024
Jonathan Jameson, guest
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director

Excused:

Angel Starks, Director 2025

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 April 24, 2024.

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

The Board reviewed market activity and statistics.

The year-end and monthly financial statements were reviewed and filed for audit.

President Poppen reviewed the National Association of REALTORS® Legislative Meetings that were held May 4-9 2024.

GPRMLS

Director Anderson reported the GPRMLS LLC Directors met on Tuesday May 21 and gave an update on the Buyers Agency Agreement Task Force meeting.

Foundation

Foundation President Archer reported the Foundation Board of Directors approved a monetary gift of \$3,000 to individual OABR members, and \$1,500 to full-time W-2 employees of OABR member brokers, who were victims of the April 26, 2024 tornados. The Directors also approved an earmarked \$20,000 contribution to the Nebraska REALTORS® Association's Home Buyers Assistance Foundation for the April 26, 2024 tornado victims in Nebraska.



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Women's Council Omaha Chapter

President McNeel reported today's, May 22 luncheon will feature 5 local Superintendent Panel, there is no June meeting, July 11 is Women's Council golf at Tiburon Golf Course and August 22 meeting will feature a local inspirational speaker.

Governmental Affairs

Director Chadwick reported on the Governmental Affairs Committee meeting which included "Face the REALTORS®" with Omaha Land Bank Executive Director, Leslie Smith. The committee reviewed the results of the 2024 Nebraska Primary election held on Tuesday May 14, 2024. Omaha Mayor Jean Stothert is scheduled for a "Face the REALTORS®" for August 21 at 10:00am.

RPAC

Director Chadwick reported RPAC has raised \$97,381 towards their goal of \$187,187. RPAC has \$24,837 of money pledged.

NRA Phone Bank is scheduled for July 9 and 10, 2024 at the NAR Office in Lincoln.

Professional Development

Director Fricke reported the Professional Development Committee will be offering an ABR Class June 6 and June 12, 2024 at no cost to the membership. Dave Legaz has been obtained to speak on September 19 as a "Lunch and Learn" for REALTOR® Safety Month.

Director Fricke also reported on the Membership Breakfast on August 7 at the Alamo featuring an Appraiser and Insurance panel to discuss the impact of changes in homeownership.

Social Events

Member Erin Trescott updated the OABR Directors on the OABR Summer Family Event scheduled for Thursday July 25 at The Barn at the Ackerhust Dairy Farm from 10-4 with events available for the whole family.

Diversity

Chair Youmans reported three Diversity Scholarship recipients have joined the OABR and the Diversity Scholarship Committee interviewed and approved two Diversity Scholarship applicants.

Nominating

President Poppen presented the OABR 2025 slate of candidates for open positions on the board:

- President-Elect Brad Fricke
- Secretary/Treasurer Jill Anderson
- 2027 Directors Charles Chadwick, Sarina McNeel, Kyle Schulze

YPN Advisory Committee

Director Schulze reported YPN's Monday Morning Grind was held on May 20. YPN will be hosting "REALTOR® Olympics" at the Summer Event. YPN is looking at hosting a Tech Summit Event in October.



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Affiliates

Affiliate President Doeschot reported the Affiliate Golf outing has been postponed but looking at rescheduling at Oak Hills Country Club or Tara Hills, no date has been set.

CEO

CEO Rotthaus reported Susan Rauth as been appointed as Director to the Omaha Land Bank and updated the directors on the space in the lower level of the OABR Building.

Jessica Sawyer's installation is scheduled for Thursday August 22 at Champions Run.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Wednesday, May 29, 2024
- Wednesday, June 26, 2024
- Friday, August 23, 2024 (note: day/date)

Adjournment

There being no further business, the meeting adjourned



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MINUTES

BOARD OF DIRECTORS

Wednesday, June 26, 2024

The meeting was called to order at 9:30 a.m. by 2024 President Denise Poppen.

Present:

Denise Poppen, President
Jessica Sawyer, President-Elect
Brad Fricke, Secretary/Treasurer
Jill Anderson, Director, 2024
Charles Chadwick, Director 2024
Mike McGlynn, Director 2025
Kyle Schulze, Director 2024
Angel Starks, Director 2025
Ervin Youmans, Director 2025
Crystal Archer, (Past Pres.) Director 2024

Sarina McNeel, 2024 Women's Council President
Melanie Doeschot, (Affiliates) Director 2024
Nicole Riddle, Social Events Vice-Chair
Milt Schneider, Diversity Scholarship Vice Chair
Angela Peters, Governmental Affairs Member
Jonathan Jameson, guest
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director

Excused:

Darla Bengtson, Director 2025

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 May 22, 2024.

It was moved, seconded and carried to approve the 2025 OABR Budget as presented.

The year-end and 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.

The Board reviewed market activity and statistics.

It was moved, seconded, and carried to approve the OABR Proposed Bylaw changes as presented.

GPRMLS

Director Anderson reported the GPRMLS LLC Directors met on Tuesday June 18 and gave an update on the Buyers Agency Agreement.

Foundation

Foundation President Archer reported the Foundation Board of Directors reviewed the monetary gifts given to members effected by the April 26, 2024 tornados. A total of six REALTOR® members received \$3,000 and one full-time employee received \$1,500.



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The OABR Foundation Board of Directors voted to add a \$25 line item for a Foundation investment on the 2025 OABR Annual Dues Statement.

Governmental Affairs

Angela Peters reported the Governmental Affairs Committee interviewed two Douglas County Board District 5 members, Brian Fahey and Sean Kelly.

It was moved, seconded, and carried to support Sean Kelly for Douglas County Board District 5 in the amount of \$2,500.

It was moved, seconded, and carried to approve the Governmental Affairs Committee to apply for a NAR Level 2 Housing Grant to help conduct the Welcome Home Coalition study on housing.

RPAC

Director Chadwick reported RPAC has raised \$98,356 towards their goal of \$187,187. RPAC has \$24,537 of money pledged.

NRA Phone Bank is scheduled for July 9 and 10, 2024 at the NRA Office in Lincoln.

Professional Development

Director Fricke reported the Professional Development Committee offered an ABR Class June 6 and June 12, 2024 at no cost to the membership. Dave Legaz has been obtained to speak on September 19 as a "Lunch and Learn" for REALTOR® Safety Month.

Director Fricke also reported on the Membership Breakfast, Coverages and Comparables, on August 7 at the Alamo featuring an Appraiser and Insurance panel to discuss the impact of changes in homeownership.

Social Events

Member Nicole Riddle updated the OABR Directors on the OABR Summer Fusion event scheduled for Thursday July 25 at The Barn at the Ackerhust Dairy Farm from 10-4 with events available for the whole family. Social Events looking for volunteers at the Food Bank of the Heartland on Wednesday July 17 from 1:00pm to 3:30pm.

Diversity

Chair Youmans reported the Diversity Scholarship Committee interviewed and approved two Diversity Scholarship applicants.

Nominating

It was moved, seconded, and carried to support the nomination of Charles Chadwick and Susan Clark for the two Omaha Region RPAC Trustee seats (2025-2027). Charles Chadwick abstained.

It was moved, seconded, and carried to support the nomination of Andy Alloway for the Member-at-Large RPAC Trustee seat (2025-2027).

Director Kyle Schulze left the room.



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It was moved, seconded and carried to appoint Kyle Schulze for the Omaha Region NRA Director (2025-2027).

Director Kyle Schulze returned to the room.

YPN Advisory Committee

Director Schulze reported YPN's Monday Morning Grind was held on June 20. YPN is discussing on trying a Friday in September for the Morning Grind. YPN will be hosting "REALTOR® Olympics" at Summer Fusion. YPN is looking at hosting a Tech Summit Event in October.

Matt Circo has been appointed to be YPN Chair for 2025 and Brooke Ayoub has been appointed to be Vice Chair for 2025.

Affiliates

Affiliate President Doeschot reported the Affiliate Golf outing has been rescheduled for Monday July 29 at Oak Hills Country Club. The Affiliates have been challenged to obtain a team for the REALTOR® Olympics at the Summer Fusion event. The Affiliates were updated on the name change at their meeting in June.

Women's Council Omaha Chapter

President McNeel reported July 11 is Women's Council golf at Tiburon Golf Course, August 22 meeting will feature a local inspirational speaker and September will be a Safety Event with hands on training on self-defense.

NREC

Commissioner Dohse reported on the Nebraska Real Estate Commission meetings.

CEO

CEO Rotthaus reported the 2025 Annual Dues Billing will be going out this week with a due date of August 15. There were no dues increase from the local, state or national level. A member survey will be sent out around August 16. This survey is sent out every two years. On July 29, the Cooperating Commission field in the MLS will be removed.

Jessica Sawyer's installation is scheduled for Thursday August 22 at Champions Run.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- No meeting in July
- Friday, August 23, 2024 (note: day/date)
- Tuesday, September 17, 2024

Adjournment

There being no further business, the meeting adjourned



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MINUTES

BOARD OF DIRECTORS

Wednesday, August 23, 2024

The meeting was called to order at 9:30 a.m. by 2024 President Denise Poppen.

Present:

Denise Poppen, President
Jessica Sawyer, President-Elect
Brad Fricke, Secretary/Treasurer
Jill Anderson, Director, 2024
Charles Chadwick, Director 2024
Mike McGlynn, Director 2025
Kyle Schulze, Director 2024
Angel Starks, Director 2025
Ervin Youmans, Director 2025
Crystal Archer, (Past Pres.) Director 2024

Sarina McNeel, 2024 Women's Council President
Melanie Doeschot, (Affiliates) Director 2024
Nicole Riddle, Social Events Vice-Chair
Milt Schneider, Diversity Scholarship Vice Chair
Angela Peters, Governmental Affairs Member
Jonathan Jameson, guest
Doug Rotthaus, Chief Executive Officer
Donna Shipley, Programs Director

Excused:

Darla Bengtson, Director 2025

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

Jody Decker of BMG Certified Public Accountants, LLP presented the 2023 fiscal year-end accounting audit of Omaha Area Board of REALTORS®.

It was moved, seconded, and carried to accept the auditor's written report as presented.

Officer Reports

President Poppen thanked all the Directors and Committee Chair's for their past year of service.

The Board reviewed the Summary of Action Taken via Email for last month's meeting.

The year-end and 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.

The Board reviewed market activity and statistics.

GPRMLS

Director Anderson reported the GPRMLS Inc Directors who met on Tuesday August 22 who approved their 2025 budget and the updates to the GPRMLS LLC Operating Agreement and the GPRMLS Inc Bylaws required as a result of the NAR Settlement Agreement have been completed.



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The following officers and directors for 2025 were elected: Chair is Henry Kammandel; Vice-Chair is Susan Clark and Secretary/Treasurer is Tom Simmons.

Governmental Affairs

Brandon Johnson reported “Face the REALTORS®” event was held prior to the OABR Governmental Affairs Committee with Omaha Mayor Jean Stothert.

It was moved, seconded, and carried to support Jean Stothert for Omaha Mayor in the amount of \$20,000; to support Aaron Hanson for Douglas County Sheriff in the amount of \$2,500; to support Elizabeth Butler for Papillion La Vista School Board in the amount of \$500; and to support Scott Olsen for Ralson City Council in the amount of \$500.

RPAC

Director Chadwick reported RPAC has raised \$118,890 towards their goal of \$187,187. RPAC has \$18,900 of money pledged.

Professional Development

Director Fricke reported the Professional Development Committee is offering an ABR Class August 27 and September 5, 2024 at no cost to the membership. Dave Legaz has been obtained to speak on September 19 as a “Lunch and Learn” for REALTOR® Safety Month.

Social Events

Member Mandi Lackas updated the OABR Directors on the OABR Summer Fusion event feedback that was held on Thursday July 25. The Chili Cook-Off is scheduled for October 9, 2024 and REALTOR® Ring Day is scheduled for Friday December 6, 2024.

Diversity

Vice-Chair Schneider reported the Diversity Scholarship Committee interviewed and approved three Diversity Scholarship applicants and the Diversity Committee will be attending the Real Estate and Construction Conference at the Scotts Center at UNO today, August 23.

YPN Advisory Committee

Chair Circo reported YPN is hosting a Tech Summit Event on October 11 at Bowlero. Monday Morning Grind was not held August and the committee is looking at hosting REALTOR® Olympics as a stand-alone event in the future.

Affiliates

2025 Affiliate Vice-Chair Trescott reported the Affiliate Golf outing was held on Monday July 29 at Oak Hills Country Club and the Turkey Bowl is scheduled for November 20, 2024 at Maplewood Lanes.

Women’s Council Omaha Chapter

President McNeel reported August 22 meeting featured Kelli Thompson, Leadership Coach/National Speaker and September 26 will be a Safety Event with hands on training on self-defense. The Holiday Tea and Installation is scheduled for December 12, 2024.



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NREC

Director Chadwick reported on the Nebraska Real Estate Commission meetings.

CEO

CEO Rotthaus reported the status of unpaid 2025 Annual Dues Billing which were due on August 15.

CEO Rotthaus thank OABR President Denise Poppen and all OABR Directors for their dedication and hard work this past year.

Future Meetings

Future meetings will be at 9:30 a.m. (Executive Committee at 8:30 a.m.):

- Tuesday, September 17, 2024
- Wednesday, October 30, 2024
- Wednesday, November 27, 2024

Adjournment

There being no further business, the meeting adjourned