



AUGUST 4, 2016
SAR OFFICES

MLS Board Meeting Minutes

1. MLS Chair called the meeting to order at 8:40am.
2. Bill Love with SUPRA presented the updates to the SUPRA product and also presented a proposal contract.
3. A **MOTION** was made, seconded and approved to accept the minutes from the July meeting as written.
4. New member applications were reviewed. A **MOTION** was made to approve the applicants and forward them to the SAR Board for final approval. This motion was seconded and approved.
The following members were approved:
 - a. Sinjin McNicholl – Primary, Coldwell Banker, Breck
 - b. Gretchen Gallacher – Primary, Keller Williams, Frisco
 - c. Cheryl Henderson – Secondary, Re/Max Unlimited, Aurora
 - d. Triah Cox – Secondary, Bradford RE, Denver
 - e. Shannon Denny – Appraiser (Secondary), Appraisal Shop, Avon
 - f. Laura McInnes – Affiliate, McInnes Staging, Jax, FL
 - g. Duck White-Petteruti – Affiliate, Domus Pacis, Frisco
5. The board reviewed the current member count:
 - a. Full Member – 543
 - b. Secondary Member – 41
 - c. Non Member Licensees – 2
 - d. Affiliate Member – 65
 - e. MLS Only – 43
 - f. Totals – 694
6. Announcements:
 - a. Office Closed – Sept 5 for Labor Day
 - b. MLS Board Meeting – Sept 1st
 - c. SAR Board Meeting – Sept 8th
 - d. Psychology of Sales and Negotiation – Sept 12th
 - e. Annual Meeting – Sept 14th
 - f. CREC – Sept 29th
7. MLS President Report – Eric Degerberg noted that he received the final contract back from ShowingTime and Market Stats as presented at a previous meeting. The quote is for 95 cents per member. Eric has received verification that they will NOT charge the Association for Assistants. A **MOTION** was made to move forward with legal review of the contract for this service. This was seconded and approved. Kristi Gifford noted that there is a discrepancy between the service agreement and the contract. One states 2 years and the other states 3 years. This will be looked into.
8. CEO Update:
 - a. Sarah updated the board on:
 - i. The chipping program – received no phone calls to assist with getting slash to the roads. However, Dan

Attendees:

Lisa Bova
Kathy Christina
Eric Degerberg
Kristi Gifford
Mike Krueger
Spencer Thomas
Sarah Thorsteinson
Tom Kozlowski
Frank Hofmiester

Minutes taken by:

Stacie Buer

Guests:

Bill Love - SUPRA

Absent:

Lisa Angell
Kevin Broadrick
Andrew Biggin

Schroeder has stated that the chipping program has grown this year. They have 200 more homes than last year and its only made one run so far this year.

- ii. Defensible Space Grants – Had two families apply and SAR is happy to report that we will be assisting with the complete mitigation of both properties.
- iii. Sarah also noted that the sale of Sue Frank's house will be finalized tomorrow. SAR will receive \$76,000 which will go towards her restitution.
- iv. REALTOR Ally Program – Sarah explained this NAR program and that rather than giving money to candidates, money can be given to issues. Sarah presented this to the board and asked for their opinion. The board decided to hold off at this point.
- v. Sarah also noted that today is Colorado RPAC day. CAR is asking for \$25.00 per member.

9. Financials: Financials were reviewed by the board. A MOTION was made to approve the financials as submitted. This was seconded and approved.

10. Unfinished Business:

- **MLS Bylaw Revision Proposed Board of Directors**

Section 6.2 Board of Directors. There shall be a total of **six (6)** ~~five (5)~~ elected directors, including the Chair, Chair-Elect, ~~and Secretary of the Service~~. In addition, the current Chair of the Association or a person appointed by the Chair of the Association, and the immediate past Chair of the Service shall serve as directors, ex-officio, with full voting privileges. The composition of the Board of Directors of the Service may not have a majority of its voting members from one office and/or employing broker.

A MOTION was made to accept this change and present it to the membership at the annual meeting. This was seconded and approved.

- **MLS Bylaw Revision Proposed Requirements**

- Be an active full-time REALTOR in Summit, Park, or Lake Counties
- Be a full-time resident of an area covered by the Summit MLS.
- Have an office or home in the represented jurisdiction.
- Be willing to commit four (4) hours per month necessary for Board activities
- Be willing to travel, if required, for Board activities
- Be willing to serve on one or more committees for the Board
- Attend six (6) Board meetings within the year prior to being nominated as a Director of Service.
- **Serve a minimum of two (2) years as an elected director of the service prior to being nominated as president-elect.**

A MOTION was made to accept the above additional requirement and present it to membership at the annual meeting. This was seconded and approved.

- **MLS Bylaw Revision Proposed Quorum Count**

- **Section 7.4 Meetings of the Board of Directors** The Board of Directors may meet at any time it deems advisable on the call of the Chair or any four (4) ~~three (3)~~ members of the Board of Directors. Three directors shall constitute a quorum. A majority vote by the directors present and voting at a meeting attended by a quorum shall be required for passage of motions. Unless otherwise provided in the Articles of Incorporation or these Bylaws, any action required or permitted to be taken at a meeting of the Board of Directors or a committee thereof may be taken without a meeting if, before or after the action, a written consent thereto is signed by all the members of the Board or of the committee. The written consent must be filed with the minutes of the proceedings of the Board or committee.

It was determined by the board to NOT make this change at this time.

- **MLS Bylaw Revision Proposed Bylaw: Amendments to Bylaws**

- **Section 10.1 Amendments to Bylaws.** Amendments to these bylaws shall be by the participants of the Service, and shall be determined **via online vote and reviewed** at an annual meeting or special meeting of the Service in accordance with the provisions of Article 7 concerning meetings of the Service. Amendments to the bylaws of the Service

approved by the participants shall further be subject to approval of the Board of Directors of the Association.

A **MOTION** was made, seconded and approved to make the above change and present it for a vote to the membership.

- **Admin procedure Proposed Motion: Motion to change Section 4.5 User ID and Password of the Rules and Regulations to:**

User ID and Password. It is prohibited to give your agent id, username or password to anyone except the MLS help desk and the Association Office if needed for confirmation or to access your data. For assistants of MLS Participants, a unique login and password is required per assistant under the shared identity class of the current MLS system. (See Exhibit B)

A **MOTION** was made, seconded and approved to make the above change. This is a Rules and Regulations change therefore, it is not necessary to take this to the membership.

11. New Business:

- a. Kristi Gifford requested that when Admin forms are received that we also add the requirement of a photo id. The board felt this was a great addition to the policy.
- b. Assistants and termination – when assistants are terminated, all the saved searches and contacts are lost. Kristi asked the board if they had any solutions to this. The board felt that assistants shouldn't have searches or contacts saved under themselves and should be using the team functions to save this information under the appropriate broker. Kristi will send out an education piece to the members and assistants regarding this.
- c. Unbranded tour vs. license law – Kristi noted that the commission is requiring unbranded tours to show the listing information. After discussion, it was determined that this is an informational piece that needs to be sent out to the members so that they can comply with this requirement. It was noted that the MLS Rules & Regulations don't match this requirement. This will be discussed and reviewed at the next meeting so that our Rules & Regulations match the commission.
- d. RETS feed to a Partner – Kristi shared a situation where a member of our Association has partnered with an out of area broker for website purpose only, and are asking for a RETS Feed. There is a NAR rule that address this which states that "co-mingling" of listings from different associations can happen provided that both brokers involved are members of both associations. It was suggested that legal be advised of this and asked if there is anything we can add the Rules & Regulations to restrict this.
- e. Sold Book Report for Affiliates - Kristi noted that we provide sold information to affiliates for \$25 a quarter or \$25 for the year end information. She noted that with the new system, she would need to put this quarterly whether needed or not in order to have the information in a small enough format to allow her to download the information. She noted that this is approximately an hour of work each quarter and we currently have one person that asks for the information randomly. The board decided to discontinue this service. There was a **MOTION** to remove this service from the Association. This was seconded and approved.
- f. R & R – NAR recommendations and requests – NAR requires that we allow brokers to have data for AVM purposes. The problem with this is that we have no control of where this information is going. It was suggested that Kristi speak with Clarity to see if there are any securities or means of monitoring we can add to our compliance agreement. Although it's a NAR requirement, they don't have any suggestions on how to regulate the distribution of information or monitoring.
- g. Open House advertisement on Public Remarks – It was brought to the Association's attention that brokers are using the REALTOR remarks for open house information. The question was asked as to whether this is self-promotion which is against our R & R's. The board decided that this wasn't a violation at this time because we don't have any other outlet for brokers to advertise this. There was a discussion on the need for an Open House module for brokers. This is something Kristi will continue to research. It was suggested that, at some point, this be added to the SAR Website.

**Meeting was adjourned at 11:45am.

