

Summit MLS Inc.
BOARD OF DIRECTORS MEETING MINUTES
 Summit Association of Realtors
 SAR Office/352 Lake Dillon Dr., Dillon
 October 1, 2015

2015/2016 MLS BOARD OF DIRECTORS

Summit MLS Inc. Board Members Present:

Eric Degerberg, Chair
 Kathy Christina, Immediate Past Chair
 Kevin Broadrick, Director
 Andrew Biggin, Director

Summit MLS Inc. Board Member Not-Present:

Lisa Bova, Director
 Spencer Thomas, Chair-Elect

Summit MLS Committee

Mike Krueger
 Lisa Angell
 Frank Hofmeister
 Tom Kozlowski

Staff Present:

Sarah Thorsteinson, CEO
 Kristi Gifford, MLS Director
 Mikel Ziruolo, Membership Director

I. CALL TO ORDER:

Eric Degerberg, Chair

The meeting was called to order at 8:35 AM

II. APPROVAL OF MINUTES:

Eric Degerberg, Chair

MOTION & SECOND: To approve the September 3, 2015 Minutes
APPROVED

III. CONSENT AGENDA:

Eric Degerberg, Chair

A. New Members:

MOTION & SECOND: To make a recommendation to the SAR BOD: If all applications are complete and the applicant meets the requirements, to approve

Name	Membership	Office	Location
Mike Dirver	MLS Only	Driver Developments	Grand Junction
Joan MacDougall	Primary	Jefferson Real Estate	Jefferson
Julie Smith	Primary	Summit Real Estate	Dillon
Paula Walker	Primary	Jovan Inc.	Breckenridge
Deborah Clawson	Secondary Out Of State	The Real Estate Group	Dillon

IV. NEXT MLS BOARD MEETING:

Eric Degerberg, Chair

November 5, 2015

NEXT SAR BOD MEETING:

October 15, 2015

CHAIR REPORT:

Eric Degerberg, Chair

MLS Board of Directors and Committee Members:

Eric welcomed the new committee members Frank Hofmeister and Tom Kozlowski.

VI. Financials

Sarah Thorsteinson, CEO

The board reviewed The Bank of the West Bank Statement and Financials prepared by accountant Lindsey Gremmer. The Bank Statements that were in the packet are a month old. The board felt that this was a long lag time and requested more current statements. Going forward Sarah will prepare an up to date Bank Statement print out from the bank website. On this balance sheet there was only the current month, the board requested the previous month for comparisons. Going forward Sarah will have Lindsey prepare the financials with the current and previous month.

Sarah provided a state of the Association's financials. Reporting that before the theft there was 9 months of reserves. It is a NAR recommendation to have 6-12 months of reserves. Currently we have 4 months of reserves and are keeping spending lean to get back up to the minimum recommendation of 6 Months.

Today the association will inactivate 13 members for nonpayment of RETS and MLS monthly fees. Going forward it will be a priority of the Staff to push the information about the Auto Pay. We will start putting it on the message of the day and in new member paperwork. It will also be a part of email correspondence and a topic of conversation when members come into the office.

The board felt it would be helpful to have member totals on the agenda, going forward the information will be provided.

VI. UNFINISHED BUSINESS

RESO

Kristi Gifford, MLS Director

Kristi reported that according to NAR Standards we need to be RESO Compliant by January 1, 2016 there is a membership to RESO that is \$500.00 per year. The membership will provide not only support to staff, but will also make us RESO certified. There will be about two upgrades a year and the MLS would need to be compliant every second upgrade. The cost to have the mandatory certificate is \$125.00 each upgrade (should we keep our RESO membership).

CoreLogic's product Tressel will help us get compliant but will not certify the MLS. Kristi reported that she has signed up to be a part of Tressel when it releases.

VI. NEW BUSINESS

A. RPR / Upstream *not profitable.*

Eric Degerberg, Chair

Eric reported that this is a very important time for our board of directors to make a presence at NAR. He provided the board with some background on RPR. Stating currently NAR has spent roughly 121 Million dollars on getting this product to be profitable. Then reported that Upstream was discussed a lot at the CAR Convention. The idea of Upstream is that listing information will be directly entered in to one localized database, then that information will be fed to MLS Systems like CoreLogic and put into out MLS; then to websites, etc. The current policy is the reverse, we feed the info the MLS and CoreLogic has the option to push the information out. NAR sees a benefit in this because the information is vetted and accurate. The negative would be it is not customizable to the Association's specific needs, fields like Pets, Ski in Ski Out, would not be able to be added. Upstream is predicted to be released in @ 3 years. The board will continue to review these two products to see if they do become profitable.

B. Auction Listing Agreement Review and Rules Review

Kristi Gifford, MLS Director

Kristi reported that a listing was put into the MLS last month with 0 Commission listed. After requesting the listing agreement, it was found that the listing agreement is in violation of Section 1. Listing Procedures. Legal reminded the board that the Commission does not require signatures on the listing agreement. The board reserved their right to refuse to accept a listing from which fails to adequately protect the interests of the public and the participant. The listing agreement was not signed or dated by either party. Going forward it is recommended to add to our rules and regulations that "For Auction House Listings: A signed Listing Contract is necessary. In this specific situation there is a clear rule violation of Co-Op Compensation and the Listing Agreement.

Sarah will draft the fine and get approval from Legal, and send to the member that they are in violation of Page 6 Rules and Regulations and Fines page 36.

This issue was brought to Kristi's attention by a member, if a member does not feel comfortable notifying Kristi of a violation they can report issues anonymously by using Data Compliance Checker – located in the MLS system under the photo's and is the "whistle" icon.

C. Commission Fields**Kristi Gifford, MLS Director**

Kristi reported that an issue has come up where a commission is listed and then changed after the listing is under contract. It was suggested to lock the commission field so that these changes cannot be made. There will need to be a paper trail in the case that the listing agreement allows for a commission change. Discussion followed that requesting the brokers to provide amends (thus giving a paper trail) we are also teaching brokers how to get around this issue. The general agreement was that nothing would be added to make the commission field locked after submitting into the MLS System.

C. Non-Member Licensee Fees**Kristi Gifford, MLS Director**

Kristi reported staff has sent out the letter drafted by Legal, we have gotten a little push back from a few members. Members are frustrated that they are being charged for the non-member licensee who may not have access to the MLS.

The group discussed Clarity's security back end monitoring which will red flag when multiple computers are utilizing the systems. The board instructed Kristi to start getting pricing for this product as well as a single sign on for the SAR website. With the current members, staff will reach out to other associations and pull together their waivers, we can produce a wordy document to remind the member they are being monitored. This waiver will be sent yearly to all members who have non-member licensees under them.

The board instructed Mikel Ziruolo, Membership Director to give Legal contact info out to the member who would like to push the issue. Also that January 1, 2016 members not in compliance will be suspended.

D. REcolorado Invitation**Kristi Gifford, MLS Director**

Kristi reported that REcolorado has invited the MLS to data share. The Summit MLS would receive \$500.00 a month for the data. Discussion followed that this is a form of syndication and the Board has already decided that is up to the Designated REALTOR® in the office. The individual offices will have this option if they like. The association and MLS will not do it provide a full MLS Feed.

D. Matrix Cutover**Eric Degerberg, Chair**

Andrew reported that CoreLogic has agreed to get rid of the Auto Email Expiration, however because of the "CAN-SPAM Act, the client will still need to validate the search feed by clicking on the Welcome Letter Link. CoreLogic is projecting the expiration date issue will be fixed in the second quarter of 2016.

VII. MEETING ADJOURNMENT:**Eric Degerberg, Chair**

The Meeting was adjourned at 11:08 AM

Respectfully Submitted,

Mikel Ziruolo, Membership Director, Summit Association of REALTORS®

