



MARCH 17, 2016  
SAR OFFICES

## SAR Board Meeting Minutes

1. Tom Harmon called the meeting to order at 8:43pm.
2. Minutes were reviewed from the February meeting. A MOTION was made to approve the minutes as written. This was seconded and approved.
3. Consent Agenda:
  - Matthew Penner – Primary
  - Daniel Sung – MLS Only
  - Bill Wasinski – Secondary In State
  - Chip Sloneker – Primary
  - Courtney Taft – Primary
  - Studio Kiva Photography- AffiliateA MOTION was made to approve the above for membership. This was seconded and approved.
4. Membership Count:
  - Full Members – 522
  - Secondary Members – 40
  - Non-Member Licensee – 3
  - Affiliate – 72
  - MLS Only – 41
  - Total Members – 678
5. Maggie Dew asked the board if they would be willing to do a proxy vote if she had some Affiliate members that wanted to join prior to the Trade Show. A MOTION was made, seconded and approved to allow this for this month.
6. Next Board Meeting – A discussion took place regarding the date of the next board meeting. It was schedule to take place during the school districts Spring Break. It was decided that the meeting would take place on April 8<sup>th</sup>.
7. Announcements:
  - March 17 & 18 classes were cancelled due to low sign ups.
  - March 24 – CREC Class at SAR offices
  - March 30 – Affiliate Trade Show
  - May 3 – New Development in Summit Event
8. Member Comment from Jon Whinston regarding SAR Ethics Class Requirements

Jon noted that the Ethics requirements by NAR and SAR are different. SAR requires 4 credit hours every 4 years.

### Attendees:

Tom Coolidge  
Kathy Christina  
Eric Degerberg  
Maggie Dew  
Kristi Gifford  
Tom Harmon  
Jackie McPheeters  
Stacy Shelden  
Bonnie Smith  
Jason Smith  
Sarah Thorsteinson  
Ryan Walsh  
Mikel Ziruolo

### Not in Attendance:

Dennis Clauer  
Kijah Hanson  
Carmen Yonn

### Guests in Attendance:

Jon Whinston

### Minutes taken by:

Stacie Buer

NAR requires 2 credit hours every 3 years. Jon wanted to propose a change to the SAR requirements to make the process easier for brokers. He proposed a change to 4 credit hours every license cycle (3 years). The board agreed that a change like this made sense. Bonnie Smith noted that NAR is in the process of changing their requirements. Sarah also noted that CAR is looking at changing theirs as well. It was determined that no changes to requirements will take place until NAR and CAR announce what their changes will look like. The Board thanked Jon for his input.

9. Affiliate Update –

- Maggie reminded the Board of the Affiliate Trade Show which is on March 30<sup>th</sup> from 11-1 at the Frisco Senior Center. She noted we are on track with planning and Affiliate sign ups at this point. She feels that we will have a bigger show of affiliates this year than last. There will be some great prizes provided by our Affiliates.
- SSO Advertising – SAR is still working on the advertising agreement with the lawyers. It was determined at a previous board meeting that the cost would be \$250 per month with a 6 month commitment. We will begin advertising for this opportunity once we get the contact in hand.

A MOTION was made, seconded and approved to go into Executive Session

10. Financial Report – Lindsay Gremmer, our CPA, joined us by phone to review the financial statements for February. A MOTION was made, seconded and approved to accept the financials as written.

11. Tom Harmon also gave his Presidents report while in Executive Session.

A MOTION was made, seconded and approved to leave Executive Session

12. CEO Report –

- Sarah noted that the new website is currently live at [www.summitREALTORS.org](http://www.summitREALTORS.org). Sarah noted that one of the issues we ran across when working on the site is that Sue Frank purchased [www.summitassociationofrealtors.com](http://www.summitassociationofrealtors.com) as a personal site rather than a corporate site. Therefore, we have no access/permissions to change this site. This was the major reason for changing the URL of our website. Sarah noted that the staff is hoping to go live with the website and SSO on Friday, March 25. (note: due to vendor issues, this did not happen).
- Sarah also noted that all adjoining counties have approved the boundary change that was proposed. She noted that NAR requires that these changes be submitted to them 45 days prior to their meeting. We have already missed that window. This will be presented to NAR and they will vote on this during their November meeting. Sarah still needs to send letters to our members to inform them of this.
- AE Institute –
  - Sarah noted that Stacie and herself attended the first ever MMSI User Group meeting in San Antonio, TX. She noted that MMSI will be releasing a single sign on product as well as an update to their dashboard by the end of the year.
  - Sarah attended a class on how to manage member expectations. She thought the instructor was great. She will be looking into the possibility of having this instructor Skype with the board in April.
  - Sarah noted that she would like to have a leadership training in the fall and potentially share the costs of this with some of the surrounding associations.
  - Sarah noted that we are currently doing a Reserve study to address some of the members concerns on the Association's reserve amounts. The building has been reviewed by this company and they will have a report back to us on April 29<sup>th</sup>. They will also give us the software

they use to create these reports so that we can adjust and tweak things as we replace/repair items on the building. The study will be based on a remodel in the fall.

- Pro-Standards – Sarah stated that she recently found out that Jackie Mcpheeters is the Pro-standards contact for our Association.
- The Management Agreement and Lease Agreement have both been signed and are now being followed.
- Frisco short term rental issue – Sarah attended the forum and it was a full house with a lot of representation from the members. The town noted that they are not going to disallow short term rentals but want to shore up the ordinances surrounding parking, trash and noise.
- Candidate forums – The Breck and Blue River forum had the biggest attendance ever for this type of meeting. Blue River had approximately 60 in attendance and Breck had approximately 80 in attendance. The Silverthorne and Frisco Forum had about 30 in attendance for each. She noted that TV 8 was there to record the meeting.
- NAR is working on a new campaign which includes the TV show “Modern Family”. The main character is a REALTOR and NAR is working with the show to building the REALTOR image. Look for an episode in May dealing with REALTOR issues.
- Sarah noted that overall the AE Institute was good. She met with the Mountain District AE’s and all expressed frustration with CAR and the MLS issues.

13. Kathy Christina suggested that those that travel on the board to conferences do up an update to the board in writing which would be included in the minutes of the next meeting. This was agreed upon.

14. MLS Update:

- Eric Degerberg noted that the MLS Board approved the complete migration to MATRIX on April 5<sup>th</sup>. Data entry will be live at this time as well. Kathy noted that she is working with individuals on MATRIX training; 3 tomorrow, 4 on Monday and 2 on Tuesday.
- Eric noted that we will be offering more classes in May or June
- Eric gave an update on his Clarity conference. The first part of the day was all geared towards trends and technology. The 2<sup>nd</sup> half was on MLS and the idea of “upstreaming” where you enter your information and then upload it to different places from there. It seems NAR is moving toward this concept. He noted that this isn’t being received well. They also discussed AMP (Advanced Multlist Platform).
- Eric noted that the MLS had a fine appeal which was removed due to a loop hole found in our Rules and Regulations. Eric noted that the Board voted on a wording change to close this loop hole. He noted that there were two earlier in the year that appealed fines, but those fines remained.

15. REALTOR Emeritus status –

- Dennis Clauer proposed (via email) that we offer some sort of Emeritus status for those who have served on the board. There was a suggestion of doing a wall of recognition. The board did not decide on anything more at this time.

16. CAR Meetings – Bonnie Smith noted that that a representative from the board needs to be attending the CAR meetings. Bonnie noted that she can carry a proxy vote for the representatives. She noted that when a certain number of meetings/votes are missed, we lose our rights to vote. Bonnie noted that the meetings are in April and November.

17. Jackie Mcpheeters gave an update on the CAR Legislative Policy Committee and the different bills that they are reviewing and economic updates:

- Authorization of fire impact fee – she noted that this bill is not very well written and the committee’s approval is in a holding position. Jackie will find out how this progressing this week.
- Liability for Conduct of oil and gas operations – the committee is against this bill. This bill would give homeowners, where there is drilling present, 5 years to sue to damages.
- Inclusionary zoning in unincorporated areas of country – The committee is opposing this as written.
- Fire mitigation was talked about quite a bit. Jackie stated that in her conversations locally, it appears that the towns are on board to help fund the mitigation process. Sarah noted that the county has stated that they will come up with the funds to make the chipping program continue. The wildfire mailer will go out again this year. Bonnie Smith noted that there is money available to assist with this through CAR/NAR.

#### 18. Sponsorships –

- Mike Krueger sent Sarah an email requesting that the Association consider sponsoring the Summit Hockey Classic. A MOTION was made to sponsor this event at \$250. This motion was seconded and approved.
- Parade of Homes – Lowest level of sponsorship is \$1500. There was discussion about how the board felt about the sponsorship this year. It was noted that because of our financial situation last year, we were not able to sponsor at all. Jackie noted that the Community Outreach Committee was meeting this next week to discuss how the budgeted money should be spent. They will be putting together a list of places that they would like to see the Association support. It was determined that the board would like to see Jackie’s list prior to making any commitment at this time. It was decided that the board would do a proxy vote on this decision if necessary.

#### 19. Meeting was adjourned at 11:20am.