



JULY 14, 2016
SAR OFFICES

SAR Board Meeting Minutes

1. The meeting was called to order at 8:30am
2. A MOTION was made, seconded and passed to approve the minutes from the June meeting as written.
3. Consent Agenda was reviewed.
 - Mollie McGee – Primary, Keller Williams Top of the Rockies
 - Travis Williams – Primary, Colorado Real Estate, Barb Schneeman
 - Dishon Lutz – Secondary, Cherry Creek Properties
 - Monica Breckenridge – Secondary, Pink Real Estate
 - Andrew Podore – Affiliate, Breckenridge Resort
 - Josie Neuzil – Affiliate, Deeper Green Consulting
 - Greg Moss – Affiliate, Carpet Express

A MOTION was made, seconded and passed to approve the above members for membership.

4. Review of membership count:
 - Full Members – 542
 - Secondary Members – 41
 - Non Member Licensees – 3
 - Affiliate Members – 72
 - MLS Only – 43
 - Totals – 701
5. Announcement Review:
 - MLS Training – July 26th
 - HOA Class – July 27th
 - SAR Membership Picnic – July 29th
 - August 4th – MLS BOD
 - August 11th – SAR BOD

Member Comments:

6. Jack Wolfe, Liv Sotheby's and Elisabeth Lawrence, Summit Foundation, presented the REALTOR® office challenge for the Rubber Duck Races. Jack noted that they are asking the Association to endorse the broker challenge. Jack and Elisabeth are volunteering to meet with offices to help them set up their Duck Race Challenge come up with ideas for each office to fit their specific needs. Elisabeth noted that \$132,000 was raised last year and approximately \$15,000 of this was from a few of the REALTOR® offices that participated. They would like to see this grow bigger as a show of support by our Association. It was noted that August 1st is the kickoff for selling the ducks. Elisabeth would meet with Sarah to help set up an email campaign to our members. There would also be advertising showing SAR's endorsement of this fundraiser. A MOTION was made, seconded and approved to endorse the Duck Race Office Challenge.
7. Town Council Update: Elisabeth Lawrence updated the board on current events in Breckenridge

Attendees:

Tom Harmon
Ryan Walsh
Maggie Dew
Kathy Christina
Jason Smith
Eric Degerberg
Tom Coolidge
Jackie Mcpheeters
Stacy Sheldon
Carmen Yonn
Bonnie Smith
Kijah Hansen
Mikel Ziruolo

Not in Attendance:

Dennis Clauer

Guests:

Elisabeth Lawrence
Jack Wolfe

Minutes taken by:

Stacie Buer

- There will be a meeting on Tuesday to discuss an affordable housing tax of .6% over 10 years. This tax would be the capital behind the new affordable housing developments that are being planned.
 - Parking in Breck – the council is doing a round-about study with CDOT on Park Ave. This would help make Breck more walkable.
 - Breck is adding more buses this winter. Breck has also purchased a trolley for Main Street to help shuttle guests from one end to the other.
 - Breck will be increasing the amount of heated sidewalks this year.
 - Parking garage is still being discussed and needs to happen eventually. The study showed that there are other issues that need to be dealt with first prior to building a parking garage. The garage alone would make matters worse if the other issues first.
 - Managed parking will be put in place for this next season.
 - Blue River routes seem to be going well. The council is working with Summit Stage to continuously improve the system.
8. A MOTION was made to move into Executive Session. This was seconded and approved.
- During Executive Session, a MOTION was made, seconded and passed to approve the June financials.
- A MOTION was made to move out of Executive Session. This was seconded and approved.
9. Operating Procedures Update – Kathy Christina reported that she is hoping to have a draft out by next week. Please check your mail box as these will be need to reviewed prior to August’s BOD meeting. Please be ready for discussion and hopefully approval of these.
10. President’s Report: Tom requested an update on the elections, which Sarah will cover in her report. Tom updated the board on his report during Executive Session.
11. CEO Report:
- A nominating committee needs to be appointed which will consist of 3 people to create the slate of candidates to the membership. A MOTION was made that Kijah Hanson, Stacy Sheldon and Eric Degerberg would make up the Nominating Committee. This was seconded and approved. There are 3 positions up for election and these are: Copper Director, Member @ Large Director and Frisco Director. The Board will appoint the committee, then the committee will send an email to the membership with the slate of candidates for the open positions. If a member wishes to challenge and run against these candidates, they are required to send a letter of intent to the CEO along with signatures 5 of supporters (members). They will then be added to the ballot which will be presented to the membership on August 1. Sarah will email the board member qualifications to the board. A MOTION was made, seconded and approved to put the request for nominees on the website and message of the day as well as emailed to the membership.
 - The REALTOR® of the Year Award Committee will need to assemble soon. This consists of the last 5 REALTOR® of the Year Award Winners, with the Chair being Amy Cagniglia. Sarah will be sending out an email to membership which will include the process to nominate a fellow REALTOR®.
 - Expanding Boundary Proposal – Sarah noted that all letters were sent out to those in the proposed expansion areas. She was received one verbal objection from a broker in Guffie. She hasn’t received anything in writing and the deadline is tomorrow. Sarah feels we can move forward with this process. Board agreed to move forward with the petition to NAR.
 - Sarah reviewed the RPAC report from NAR
 - Colorado RPAC day is August 4th. This will be run via a phone-a-thon.
12. MLS Chair Update – Eric Degerberg
- ShowingTime did a presentation at this month’s MLS BOD meeting. ShowingTime has purchased the 10K Report that we utilize. The MLS board voted to move forward with investigation of this product. Cost will be less than \$1.50 per user.
 - MATRIX 360 will be released the first quarter of 2017.
 - Matrix 7.5 will be release sometime this year. This includes an upgrade to the customer portal.
 - Eric discussed Upstream vs. Tressel. Tressel is CoreLogic’s product which will allow the user to control where the data goes once it is entered into MATRIX.
 - There have been many upgrades to Ski MLS.
 - Eric noted the many brokers concerns on stats.

- The MLS Board spent time discussing Year built field vs. Year occupied. It was decided that nothing will change with the way we collect data. If the broker needs to add additional information, it should be added in the remarks field.
- The MLS Board discussed the issue with the Assessor's office having one paying member but having 7-15 admins with free MLS access. The MLS board have voted to move the Assessor's office to a "public service" category and will be setting a fee structure specifically for them.
- There will be a SUPRA presentation coming up in the near future for contract renewal.

13. CAR Legislative Policy Committee Update:

- First-Time Homebuyers Savings Account bill was passed and is now being proposed at the national level. With this bill, people will be able to set aside up to \$25,000 towards homeownership for anyone, free from Colorado tax. There is no limit on how long this account exists. There is a max of \$14,000 per year that can be put into this account. More information is available on our website, but this is a great thing for first time home buyers.
- Housing through Modernization Benefits – there is a call to action out on this. Jackie encouraged everyone to go online and click to support this. This is a great benefit to homeowners for many different reasons. More information is available at www.coloradorealtors.org.

14. SAR REALTORS® Care Program – Jackie noted that she has had two phone calls on the Care program. One was from a neighbor of Sue Frank. They requested that we clean up the logs on the property. Jackie noted that now that the house is under contract, it would be best to wait until the sale is final to ensure that the new homeowners are in agreement. The second phone call was an elderly man that wanted his vacant lot cleared in order to sell the property. That is outside the scope of the CARE program. Jackie was able to give him some resources to assist with this. Jackie requested that if anyone on the board knows of someone in the community that needs assistance or going through something, please let her know so she can show that REALTORS® Care!

15. SAR Wildfire

- Sarah update the board on the Defensible Space grant. She has had one application completed and another one that she is waiting on. She is proposing that we completely mitigate both properties to make a big impact on these homes as there hasn't been a lot of interest. Those that have applied are really interested in mitigation and can't do this without the support. The board was in agreement with Sarah's proposal.
- It was also noted that Sarah hasn't received any calls regarding hauling slash to the street (other than the 2 calls Jackie received).

16. Open House Summit - Sarah updated the board on the feedback we received from this event. There seemed to be mixed responses. Some had no visitors to their open houses, but some had 30. We were over budget on this event because of the advertising. The SAR Staff will be looking at ways to improve this event for the future by reviewing broker remarks and utilizing brokers to be part of a task force for planning in the future.

17. Meeting was adjourned at 11am.