

**MLS Board of Directors Meeting Minutes
November 12 2020**

Protect and Promote the interest of our Summit MLS participants by providing the most appropriate and comprehensive information services that will enhance our member's ability to conduct their business.

I. Call to Order Spencer Thomas, President

The meeting was called to order at 8:30 am.

II. Roll Call and Confirmation of Quorum (3) Sarah Thorsteinson, Executive Director

Eight voting members were present for a quorum including, Spencer Thomas, Jim Schlegel, Eric Degerberg, Dana Cottrell, Isabel Rawson and Chantal Wener and Tom Kozlowski. Committee members present were: Andrew Biggin, Lisa Bova, Mike Krueger, Shannon Bosgraaf, and Betsy Goodell.

Staff present Kristi Gifford, Sarah Thorsteinson, Lindey Miller.

III. Public Comment Period – there was no public comment.

IV. SAR Snapshot Review Sarah Thorsteinson, Executive Director

The November Snapshot was reviewed with the Board.

V. Consent Agenda Spencer Thomas, President

-The Board reviewed the October 2020 Minutes, New Members, and Membership Policy Compliance. There was a Motion and Second to approve the October Consent Agenda. The MOTION PASSED.

VI. Financials Review Sarah Thorsteinson, Executive Director

The Executive Director reviewed the October financials with the Board of Directors. There was a MOTION and SECOND to APPROVE the October Financials as presented. The MOTION PASSED.

VII. Old Business Spencer Thomas, President

A. Update: New Products & MLS Updates Kristi Gifford, MLS Director

-After a series of email communications with member office and NAR being notified, the member office who wanted to go with a VOW, decided to register for an IDX plus. No action is needed at this time by the Board.

CAR Conference update:

The NAR smaller state lawsuits have been dismissed but they are being re-written and the bigger, blanket commission cases are moving forward with the discovery stage.

-Top requests from MLS during COVID is data sharing and consumers wanting more data.

-Top complaints during COVID10 Competency 2) speed of transactions being slowed due to appraisals taking up to 5 weeks. 3) incomplete data or brokers not updating status in a timely manner.



-Fair Housing: Recommends MLS update sensitive phrases or ban phrases like Master bedroom, walk-in closet, walking distance, or anything wording of “family”, man cave, jack and jill or American dream. The MLS felt that our current language will stay the same but will monitor any further actions by NAR or RESO.

-Recommends MLS also put policy in place to avoid photos with people as it could be race steering. Avoid photos with religious symbols or political symbols. Rather than allow jingles, educate members to use professional descriptions.

NAR Conference MLS:

-Address issue: Workgroups and conversations leaned on this being board discretion rather than blanket policy. Due to privacy and safety issues, new developments, many MLS’s oppose the blanket rule. There are cases where it would benefit the seller to publicly advertise on portals but not be mandated to have the address displayed.

-Sanctions: participant and subscriber cannot receive more than three sanctions in a year before being called to a hearing board.

-Fair Housing: tools for reporting potential fair housing violations

-Days on market. There is talk about creating a nationwide blanket policy on DOM calculation. Should DOM count office exclusive time or Coming soon time? Ethical issues have risen regarding broker withdrawing and reactivating and skewing DOM.

B. New product considerations One Home, Home Snap, etc.

One home package from Corelogic is \$2.00 a month per member and will be coterminous with our current Corelogic contract which expires in June 2022. Other products offered in the package cannot be broken out separately. It is all or none. The Board is interested in one home, but not sure about the entire package. They would like to see a demo again in December before making a final decision.

The Board discussed HomeSnap briefly. With the buyout by a larger company, the Board would like to wait until the dust settles before considering Homesnap again.

C. 2021 MLS Budget Review-

- New email product Noterouter MLS will pay for half of.
- Inman subscriptions. We have a 4 pack for Inman. Who would like subscriptions? Who else would like it?
- New technology- if we add one home, and other products will \$15,000 in new technology be enough. The Board felt it was enough.
- Given the high cost of marketing, SAR will cover the full cost of the marketing campaign to help the MLS Budget.

VIII. New Business

Spencer Thomas, President

A. President’s Report

-Jim gave an update on Executive Committee discussions on SAR and MLS benefits. While the Board would like to move some of the benefits to SAR, it is not easily possible to do so. The discussions will continue. Spencer



stated that The Board may cancel the December meeting if there is a lack of content. Corelogic is having a product update December 8-10th if anyone is interested in attending.

B. SAR Presidents Report-

Dana Cottrell, SAR President

Reminder regarding Board Installation and Board Training in January.

C. Executive Director Report-

Sarah Thorsteinson

The Executive Director reviewed the MLS election policies and noted that there are inconsistencies in the election process. After legal review, it was ok to continue the process as is because it is the way that it has been done but should be reviewed in the future.

D. MLS Policy Questions-

-The Board discussed whether to add a defensible space field with a drop down menu for fully mitigated, partial mitigation, Assessment received or none known. Other boards are considering this field. The Board is not interested in doing this at this time.

-Right of First Refusal- Damien cox would like to see some mountain boards create policies on right of first refusal and who should receive the commission. Damien and Scott have received many calls about this. Our attorneys suggest a guideline rather than a rule. It was suggested that we partner with Vail but the Board did not see a reason for that to do so. The Board recognized that this is an issue but did not take action at this time.

E. Action Items from August Meeting

It was asked if we could pre-set the MLS to have deed-restricted =no. The Board decided that a tips and tricks on how to do your own preset is more valuable for the brokers and will not accidentally leave out other field's clients may be interested in.

Adjournment: The meeting adjourned at 10:51 AM

