

WHITE MOUNTAIN ASSOCIATION OF REALTORS®  
BOARD OF DIRECTORS' MEETING WMAR CONFERENCE ROOM  
5658 Hwy 260, Suite D  
Lakeside, AZ 85929  
Tuesday April 25, 2017 – 8:30 AM

THE FOLLOWING OFFICERS AND DIRECTORS WERE IN ATTENDANCE. A QUORUM WAS PRESENT:

|                                  |                          |
|----------------------------------|--------------------------|
| Bryan Anderson – President       | Amy Johnson - Director   |
| Trisha Reid – President Elect    | Justin Larson – Director |
| June Call – Treasurer            | Bill Lucas - Director    |
| Brenda Ciminski – Past President | Shelby Teel - Director   |
| Linda Cedarblade - Director      |                          |

ALSO PRESENT: Lisa Warco – Association Executive

ABSENT: Jim Burton – Director; Jason Grimes – Director; Robin Jaeger – 1<sup>st</sup> Vice President; Suzanne Meier - Director

- I. CALL TO ORDER – The scheduled meeting was called to order at 8:34 am
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF THE March 28, 2017 MINUTES – **Motioned to approve, seconded and carried.**
- IV. APPROVAL OF MEMBERSHIP CHANGES – March 2017 – **Motioned to approve, seconded and carried.**
- V. COMMITTEE REPORTS –

MLS COMMITTEE REPORT (TRISHA REID / ROBIN JAEGER, CO-CHAIRS)

A. **Motion to move forward with MLS changes, seconded and approved:**

\*Exclusive Right to Sell – Listing Agreement – Proposed Changes

We would like to add to the very top:

**“THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. NO REPRESENTATION IS MADE AS TO THE LEGAL OR TAX CONSEQUENCES OF THIS CONTRACT. IF YOU DESIRE LEGAL OR TAX ADVISE, CONSULT YOUR ATTORNEY OR TAX ADVISOR.”**

In paragraph 2, changing **“SUPRA”** to say **“WMAR Approved Lockbox”**

Section 13 – Take out the last sentence. **“Owner understands that said contractual arrangement may result in a commission or fee to Broker.”**

Section 15 – To be added “Broker shall be required on any home built prior to 1978 to submit a seller completed and agent acknowledged lead based paint addendum into the MLS system at the time of the listing input.”

Then we will add a “new Section 16 (and remember the other sections that follow)”:  
“Broker shall be required on any home or land in a Home Owners Association to submit a seller completed HOA Addendum into the MLS system at the time of listing input.”

Section 19. SIGNS/MARKETING. “Owner  does  does not agree to the placement of a customary “For Sale” and “Sold” sign(s)... check boxes to be made clickable by the listing agent

\*Two (2) tours added to be enabled for listings

B. **Motion** to extend effective date for LBP and HOA Addendum uploads to be required for listing to become active changed from June 1<sup>st</sup> to July 1<sup>st</sup>, 2017, **seconded and approved.**

VI. OLD BUSINESS –

- A. CBS (Call Before Showing) – Listing Agent does not respond – Policy (Trisha Reid) – **Tabled** until further review by the MLS Committee.
- B. Fall Dinner Date – October 27, 2017

VII. NEW BUSINESS

- A. Agent Inbox Presentation (Dick Betts, Agent Inbox)
- B. Move May BOD Meeting from May 23<sup>rd</sup> to May 24<sup>th</sup>, 2017
- C. **Motion** that resigning Heber-Overgaard Director position be filled by Carissa Nickols, leaving Michael Rodriguez to run for Director At Large, unopposed - **seconded and approved.**
- D. **Motion** that WMAR board members, missing three (3) unexcused meetings, will be removed from the board, **seconded and approved.**

VIII. ADJOURNMENT – The meeting was adjourned at approximately 11:30 AM