

MLS & Rules Committee Meeting Minutes

Lawrence Board of REALTORS®

Tuesday, April 13, 2022

1:00pm to 2:30pm

The meeting was called to order by Committee Chairperson Bailey Stuart.

Minutes of the April 26th meeting were reviewed. It was seconded to approve the minutes. Motion Passed.

The Committee returned to the discussion of Features in the MLS and discussed the following.

2022 MLS & RULES

Bailey Stuart, Chairperson

	<i>McG</i>	<i>Present</i>
Ashley Qualls	HRE	Present
Cheri Drake	McG	Present
Chris Earl	SRE	Present
Claire Vowels	PFR	Absent
Jill Ballew	SRE	Present
Libby Grady	SRE	Present
Lindsay Landis	McG	Present
Michelle Roberts-Freeman	SRE	Present
Mohammad Aldamen	EXP	Excused
Nicholas Lerner	McG	Present
Ryan Desch	R+K	Excused
Shelly Milburn	BHGKC	Present
Vanessa Schmidt	KWI	Present
Victoria Perdue	KWI	Present
Zach Dodson	SRE	Present
Rob Hulse, Staff Liaison	LBOR	Present

For N. Interior:

Discussion resulted in the following items ready for Committee to consider/approve –

It was moved and seconded to make the following changes to N. Interior -

- 1. Remove Security Alarm (to be placed in Tech/Smart in a later section)**
- 2. Add Sump Pump**
- 3. Change “Wheelchair Access” to “Accessibility Features” and add a rule that suggests using remarks to explain.**
 - o Also – Change Utility Room Dimensions and Utility Room Level to:**
Laundry Dimensions – this is an optional field.
Laundry Level (with Dropdown Selection) – this will be a required field.

Motion Passed

Next the Committee discussed section O: Fireplace.

It was moved and seconded to make the following changes to O: Fireplace –

Section O: Fireplace

- 1. Add: Blower**
- 2. Change: ‘three’ to ‘3+’**
- 3. Add: Electric**

Motion Passed

Next the Committee discussed section P: Exterior

It was moved and seconded to make the following changes to P: Exterior

- 1. Add: Covered porch**
- 2. Add: Covered deck**
- 3. Change Wheelchair Access to ‘Accessibility Features’ and add a rule that suggests using remarks to explain.**
- 4. Change Sprinkler System to ‘Irrigation system’**

Motion Passed

Next the Committee discussed section Q: Amenities

It was moved and seconded to make the following changes to Q: Amenities

Add: Fitness Center

Move the following items

- 1. Golf Lot – Move to Exterior**
- 2. Wooded Lot – Duplicated, so remove from Amenities and leave only in Exterior**
- 3. Lakeside Lot – Move to Exterior**

Motion Passed.

Next the Committee discussed section R: Outbuildings

It was moved and seconded to make the following changes to R: Outbuildings and to S: Fencing
Outbuildings

1. Change 'several' to '2+'

Fencing

1. Add: PVC Fencing

Motion Passed.

Next the Committee discussed section T: Driveway and U: Ponds

It was moved and seconded to make the following changes to Section T: Driveway

1. Move Hard Surface to be the first one on the list.
2. Change Rock to Rock/Gravel.

Section U: Ponds

1. Change: "Several" to "3+"
2. Remove: None
3. Remove: Site Available

Motion Passed

Next the Committee discussed sections V: Utilities to Property, W: Utilities Available, Y: Phone Service, and ZC: Associated Documents.

It was moved and seconded to change Section V: Utilities to Property and W: Utilities Available as follows

1. Change: 'propane/leased' to 'propane (leased)'
2. Change: 'propane/owned' to 'propane (owned)'
3. Remove Fiber Optic
4. Remove "High Speed" from "High Speed Internet"
5. Reorder Sewer and Water in both V & W as follows:
 - Sewer-City
 - Sewer-Lagoon
 - Sewer-Septic
 - Water-City
 - Water-Rural

To change Section Y: Phone Service as follows

1. Change "DeSoto" to "De Soto"

To change Section ZC: Associate Documents as follows

1. Add: Offer Instructions

Motion Passed.

Next the Committee discussed the Feature Headings for Sections V & W because they are often confusing. After discussion, **it was moved and seconded to change V: Utilities to Property, to Utilities at/on Property. Motion Passed.**

Next the Committee discussed the addition of a Section called Tech/Smart Home

It was moved and seconded to add Tech/Smart Home features as follows:

1. Move Security Alarm from Interior (and should we have two categories instead - Wired Security System, Wireless Security System)
2. Smart Thermostat(s)
3. Smart Doorbell
4. Exterior Cameras
5. Interior Cameras
6. Smart Home Controller
7. Smart LED lights
8. Audio System (or something to include things like in-ceiling and/or exterior speakers)
9. Other/See Remarks

Motion Passed.

Next, the Committee indicated that when the Seller's Property Condition Disclosure is new reviewed, there should be a discussion about adding obligations that Sellers have for Leased equipment installed on listed property.

Next, the Committee reviewed a section called HOA Fee Includes, borrowed from Sunflower. After discussion, **it was moved and seconded to add a section in Features called HOA Fee Includes: as shown below – Motion Passed.**

HOA FEE INCLUDES	21	CT	Cable TV - Residence
HOA FEE INCLUDES	18	CH	Club House
HOA FEE INCLUDES	22	CA	Common Area Maintenance
HOA FEE INCLUDES	23	CS	Community Signage
HOA FEE INCLUDES	1	EL	Electricity - Residence
HOA FEE INCLUDES	10	EP	Exterior Paint
HOA FEE INCLUDES	24	FM	Feature Maint (pond etc.)
HOA FEE INCLUDES	2	GS	Gas - Residence
HOA FEE INCLUDES	20	GT	Gate
HOA FEE INCLUDES	8	IN	Insurance
HOA FEE INCLUDES	5	LN	Lawn
HOA FEE INCLUDES	11	MG	Management
HOA FEE INCLUDES	25	OT	Other/See Remarks
HOA FEE INCLUDES	9	PK	Parking
HOA FEE INCLUDES		PG	Playground
HOA FEE INCLUDES	14	PL	Pool
HOA FEE INCLUDES	17	PS	Private Street/Maint
HOA FEE INCLUDES	13	RR	Roof Replacement
HOA FEE INCLUDES	19	SC	Security
HOA FEE INCLUDES	12	SS	Security Service
HOA FEE INCLUDES	6	SR	Snow Removal
HOA FEE INCLUDES	7	TX	Taxes
HOA FEE INCLUDES	15	TC	Tennis Court
HOA FEE INCLUDES	4	TS	Trash Service
HOA FEE INCLUDES	16	WT	Walking Trail
HOA FEE INCLUDES		WI	Water - Irrigation
HOA FEE INCLUDES	3	WA	Water - Residence

Next, the Committee discussed using digital meeting materials going forward. Paper meeting packets will no longer be provided unless specifically requested.

Having reached the end of the scheduled meeting time, the meeting was adjourned. The next meeting day/time was set for May 10th at 1pm.