

# MLS & Rules Meeting Minutes

1:00 – 2:30 pm – October 11, 2022

The meeting was called to order by Lindsay Landis, Board President.

Minutes of the September 27<sup>th</sup> meeting were reviewed. After review, it was moved and seconded that the minutes of the September 27<sup>th</sup> meeting be approved. Motion carried.

The Committee next received a report from MLS Staff regarding a comparison of August and September MLS fines assessed. August had 25 total, with September totaling 16. It was noted this was probably due to the slower market as well as a better adherence to required documentation.

An appeal was then presented by the MLS Staff received from Kim Bergan. She maintained that she was otherwise in good standing and has since uploaded the required documentation. A motion was made to deny the waiver. Motion carried.

The Committee resumed discussion of the listing agreement and the authorization to withhold sections. Discussion ensued about withholding from the Internet as opposed to withholding from the MLS. A motion was made to remove the *withhold from the Internet* section, and the motion carried. There was then a motion to accept the *authorization to withhold from the MLS*. There was discussion involving adding additional seller signature lines, but the committee decided against it. Motion passed.

Discussion then took place about the multi-family rider to property disclosure (Section 1b of the agenda). It was believed that it needs more accuracy from the seller regarding rent, length of stay, utilities paid by tenant, etc. Rob Hulse said he would send out the current document to be revised. Next Item 1c of the agenda was the Buyer Agency Agreement and whether to add clarifying language to indemnify the agent/broker following closing. Discussion regarding Zillow, Realtor.com, and public domain followed. It was decided to ask our attorney for appropriate indemnification language that would cover all agents, agencies, and the MLS.

After discussion, Paragraphs 4-7 are to be left as is. There was discussion on 7a of the agreement for the final walkthrough; whether there would be a hard date, provide instructions, or leave it alone. Leaving it alone was the decision.

Discussion began in the last few minutes on inspections and inspection periods.

Having reached the end of the meeting time, the meeting was adjourned at 2:30pm. The next meeting will be Thursday, October 27 at 11:00-12:30pm.

2022 MLS & RULES Committee	Roster	Attendance
<i>Bailey Stuart, Chairperson</i>	<i>McG</i>	<i>Excused</i>
Ashley Taylor	HRE	Present
Cheri Drake	McG	Excused
Chris Earl	SRE	Present
Deanna Dibble	DRE	Present
Jennifer Catlin	KWI	Absent
Jill Ballew	SRE	Late-Excused
Kelly Rodriguez	KWI	Present
Libby Grady	SRE	Late
Lindsay Landis	McG	Present
Michelle Roberts-Freeman	SRE	Present
Mohammad Aldamen	EXP	Present
Nicholas Lerner	McG	Present
Ryan Desch	R+K	Present
Taylor LaRue	McG	Present
Vanessa Schmidt	KWI	Present
Zach Dodson	SRE	Present
Linda Manley	LBOR	Present