

Board of Directors

Agenda / Action Items



Date: 8/6/2025
Time: 8.45 am - 10:45 am
Location: LBOR Office

President: Bailey Stuart
President-Elect: Erin Maigaard
Past President: Jill Ballew

1st Vice-President: Drew Deck
Treasurer: Taylor LaRue
Executive Vice-President: Rob Hulse

1 Consent Agenda

All matters listed below on the Consent Agenda are considered under one motion and will be enacted by one motion. If discussion is desired, that item can be removed from the Consent Agenda and will be considered separately.

- A **Approval of the 07.02.2025 minutes.**
- B **Approve Director Absences for the Board Meeting:** Dana Baker-Requested Excused absence.

ARTICLE XII - MEETINGS: Section 2. Meetings of Directors.

The Board of Directors shall designate a regular time and place of meetings. Absence from three (3) regular meetings without an excuse deemed valid by the Board of Directors shall be construed as resignation. A quorum for the transaction of business shall be six (6) of the eleven (11) Directors.

2 Report of the President - Bailey Stuart

LBOR Items

- A Election for the 2026-2027 Board of Directors
 - 1. Need Board Clarification on Voting Rules - Vote for exactly 6 candidates? If allowed to vote for just 1, 2, 3, etc. it may discourage members from voting outside of their company.
 - 2. Election to launch at 8:00 am on Monday, August 11th.
 - 3. Election to conclude at 1:00 pm on Friday, August 22nd.
 - 4. Runoff Election to follow for the position of 1st Vice-President.
- B Candidate Forum update with LHBA will occur after the Primary Election on August 5th.
 - 1. Date _____ (we'll know this following our August 4th meeting)
 - 2. Location at Security 1st Title
 - 3. Inviting LBOR & LHBA Members, as well as the Real Estate/Finance Sector of the Lawrence Chamber of Commerce.
 - 4. Finalized format will be: _____ (will know after August 4th)
- C Affiliate Appreciation Mixer is Thursday, September 11th at Johnny's West. All Members welcome. Consider a campaign for Board Members to personally invite Affiliate Members. See Affiliate Member List.
- D Mold Test mitigation update - purchased both a dehumidifier and air purifier for the office. Will treat with Microban week of August 4th. Will schedule a retest after treatment.
- E Applications for KAR Directors from the LBOR Submitted:
Erin Maigaard & Greta Carter Wilson have applied, both endorsed by the LBOR.
- F Right Track Leadership Academy Applicants from the LBOR
Per protocol, our current applicants are: Drew Deck and Taylor LaRue.
- G Housing Market Roundtable - Stan Longhoffer is retiring. CEDBR (Center for Economic Development and Business Resources) is helping to fulfill the 2026 publications.
- H Professional Standards - State Level Administration as an option?

LMLS Items

- I Recommendations from the MLS & Rules Committee
 1. Discontinue and remove "For Rent" options in Paragon.
 2. Discontinue the Listing Date field override for Coming Soon listings - converting to the Begin Showing Date when status is changed to Active.
 3. Create and share educational information about City of Lawrence licensing requirements for contractors completing repairs.
 4. Send concern to the Forms Committee about the lack of Appraisal Language inside the LBOR Sales Contract to see if a revision is needed.

3 Report of the Treasurer - Taylor LaRue

- J **Review LBOR & LMLS Financial Reports**
 1. Time to schedule a meeting of the Finance Committee: Treasurer, Past Treasurer, President, President-Elect, 1st Vice-President, and Past President to review updated budget forecast for 2026-2027.

4 Unfinished Business

- K **Mission Statement - Vision Statement - LBOR Strategic Plan**

5 New Business

- L

6 Adjourn

Board of Director ACTION ITEMS

Action	Due Date	In Process	Done	Responsible	Notes/Update
Identify and submit KAR Right Track Applications	08.15.2025	√		MLS & Rules Committee	
KAR Director Applications submitted	08.01.2025		√	MLS & Rules Committee	
Uncouple IDX and Display on Internet Fields in Paragon.	07.01.2025		√	LBOR Staff	
Implement NAR's MLS Options for Sellers policy	09.30.2025	√		MLS & Rules Committee	
Update Forms for NAR's MLS Options for Sellers	09.30.2025	√		Forms Committee	Limited Marketing Addendum to LA
Implement new Equal and Fair Access MLS Policy	07.01.2025		√	LBOR Staff	
Implement newly approved MLS Policies - Changes to Sold Statuses.	07.01.2025		√	LBOR Staff	
Publish the REALTOR® Benefits Program Flyer	06.17.2025	√		LBOR Staff	
Integrate/Setup Mailchimp SMS Texting	06.09.2025	√		LBOR Staff	Fix Database Upload issues with support.
Fix Casino Night Flyer	04.11.2025		√	LBOR Staff	
Update and Email the LBOR Calendar to Directors	04.11.2025		√	LBOR Staff	
Implement all approved changes to the Budget	07.01.2025		√	LBOR Staff	
Update SentiLock Key Fee Schedule	05.08.2025		√	LBOR Staff	
Update MLS Grid Fee Schedule	05.08.2025		√	LBOR Staff	
Create Application for Affiliate Membership	04.09.2025		√	LBOR Staff	
Create Application for Personal Assistant Membership	04.09.2025		√	LBOR Staff	
Investigate Texting Platform Options for Member Communication.	05.07.2025		√	LBOR Staff	
Add Co-Sponsor to the LBOR Midyear Meeting.	04.22.2025		√	LBOR Staff and/or Board Members	
Complete Forms Library with SkySlope.	04.22.2025		√	LBOR Staff	
Calendar Conflict for the LBOR Events Calendar - dates dropping off.	04.22.2025	√		GrowthZone Support with LBOR Staff	Waiting on GZ.
Update the newly approved Citation Schedule	03.19.2025		√	LMLS Staff	
Update Bylaws with 90 Day completion require for New Member Orientation	04.05.2025		√	MLS Staff	