Record of Proceedings

Regular Meeting of the Spanish Peaks MLS Board of Directors

March 11, 2025

(This Meeting was held In Person, Gagliardi's, Trinidad)

President Nicole Sudderth called the meeting to order at 11:36 am

Roll Call: Board Members present for the roll call were: Nicole Sudderth – **President,** Sharon Sciacca – **Vice President,** Joette Schalla – **Secretary-Treasurer,** Doug Petersen – **Past President,** Jim Kenton, Bill Louthan, James Willcox and Cynamin VanLue. Board member Shannon Rogan was absent. A quorum of the Board was present.

ED Terry Amalfitano was present virtually.

Pledge of allegiance

Moment of silence

Executive Director Update:

The ED Update was bypassed since the Board had already reviewed the written summary.

Action Items:

Approval of Minutes of Regular Board Meetings January 14, 2025:

A motion was made by **Jim**, seconded by **Joette**, that the minutes for the January meeting be approved. **The motion passed unanimously.**

Budget/Financials Review:

The President called for any discussion or questions on the most recent financial statements, as well as the budget amendment for 2025. As there was no further discussion, **on a motion** by **Joette**, seconded by **Bill**, the Board voted that the Financials be approved. **The motion passed unanimously.**

Formal Board Approval of New Members:

After a reading of the list of new members by Terry, **a motion was made** by **Jim**, seconded by **Joette**, that the new MLS members be approved. **The motion passed unanimously.**

Rules and Regs Commission Language Discussion:
After a brief discussion of this item, it was determined that Nicole and Terry would attempt a draft update of this area of the Rules, and the Discussion was tabled until the next meeting.

Residential Listing "First Photo" Discussion:
Nicole and Terry updated the Board on the current rules for "First" listing photos, in that the rule that the first photo must be of the front of the residence pertains only to the Residential category. Terry advised that Board that the two circumstances prompting the prior error reports discussed at the last meeting were both rare occurrences, in which the listing agent had asked special permission to have a different photo be the "First" photo. The Board also discussed the increasing use of drone photos for this first photo, and the fact that there were really very few listings where the "First photo" rule was intentionally not observed. It was determined that no vote would be held at this time and the Rule should stand as written for now.

SPMLS Logo – Formal Vote:
On a motion by **Doug**, seconded by **Bill**, the Board voted that the Draft Logo reviewed electronically on January 16, 2025, be approved. **The motion passed unanimously.**

SPMLS Logo Discussion:
Terry discussed with the Board a request by Flexmls that we have a logo that they could apply to the corners of the photos in our listings. The Board made suggestions to her for low-cost logo design options. During the meeting, Shannon was able to create a logo for the Board's review using ChatGPT.

Date and Format for next meeting:
After a brief discussion, the Board determined that the next meeting would be held Virtually, on May 6th, to accommodate schedules for that month.

Any other new business to come before the Board:
The Board briefly discussed rulemaking around the use of AI photos, virtually staged photos, and the addition of a checkbox at the beginning of each new listing confirming that the listing agent would not include any commission language. Jim asked Terry about the 990 Preparation, and she advised that she would prepare that herself again this year. Plaques were presented to Jim and Doug for their service as President and Past President, and Nicole took pictures of them with their plaques for a future newspaper article.

Any other thoughts and comments from the Board:

As there was no further business to come before the Board, **a motion** was made by **Jim**, with a **second** by **Doug**, that the meeting be adjourned. **The motion passed unanimously.** The meeting was adjourned at 12:17 pm.

Minutes Respectfully Submitted by: Terry A. Amalfitano, Executive Director

A copy of the proceedings of this meeting will be made available to any member of the MLS upon a written request to the Executive Director, Spanish Peaks MLS, PO Box 6062, Saginaw, MI 48608, or spanishpeaksmls@gmail.com.