

Record of Proceedings

Regular Meeting of the Spanish Peaks MLS Board of Directors

October 12th, 2021

(This Meeting was Virtual, via GoToMeeting)

Vice President Sharon Sciacca called the meeting to order at 11:30 am

Roll Call: Board Members present for the roll call were: Sarah Jardis, Jim Kenton – **Past President**, Sharon Sciacca – **Vice President**, Joette Schalla, Nicole Sudderth and Doug Petersen. **President** Kevin McIntosh and **Secretary-Treasurer** Deborah Ferrari were absent, as was Shannon Rogan, Board Member. A quorum of the Board was present.

ED Terry Amalfitano was also present and recording the meeting.

Pledge of allegiance

Moment of silence

Executive Director Update:

Terry gave the report on the status of the Spanish Peaks MLS, with the MLS being in good shape paperwork-wise. Terry advised the board that she is spending what spare time she has doing year-end reconciliations for billing and budget preparation. There are some Quickbooks updates that need to be made in billing that require a Board Action naming Terry the formal Quickbooks Administrator for Spanish Peaks, and she requested that the Board take that up at this meeting.

Action Items:

Approval of Minutes of Regular Board Meeting of June 8th and August 10th, 2021:

A motion was made by Jim, seconded by Doug, that the minutes for the June 8, 2021 meeting be approved as written. **The motion passed unanimously. A motion was then made** by Jim, seconded by Doug, that the minutes for the August 10, 2021 meeting be approved as written. **The motion passed unanimously.**

Budget/Financials Review:

The Vice President called for any discussion on the most recent financial statements, 09/30/21. The Board discussed financial progress so far in 2021 and had Terry clarify over and short line

1 items. **Doug made a motion** that the Financials be approved as presented; the motion was
2 seconded by **Sarah**, and **passed unanimously**.

3

4 **2022 Budget Discussion:**

5 The Board reviewed and discussed the proposed 2022 Budget and after consideration, determined
6 to delete the line item: *Miscellaneous Income*, proposed to be derived from IDX and RETS fees.

7 The MLS has not charged such fees in the past and decided not to begin doing so at this time.

8 After further review, and determining that the proposed budget was balanced, **a motion was made**
9 by **Sarah**, seconded by **Joette**, that the proposed 2022 Budget be adopted with the removal of the
10 Miscellaneous Income line item. **The motion passed unanimously**.

11

12 **Calendar Review:**

13 The Board discussed an alternative date for the Annual Meeting, since Terry is unable to attend on
14 the proposed date of November 18th. It was determined that a viable date would be November 16th
15 and that a possible venue would be the Sunset Grille in Trinidad. Sharon asked Terry to contact
16 the Sunset Grille and see if they had Tuesday the 16th available and what they could propose for a
17 menu.

18

19 **Approved Motion Stating ED is QB Administrator:**

20 **On a motion by Joette**, seconded by **Jim**, the Board voted to approve Terry Amalfitano, Executive
21 Director, as the formal Quickbooks Administrator for the Spanish Peaks MLS. **The motion passed**
22 **unanimously**.

23

24 **Blast EM About Moving Brokerages – Required Documentation:**

25 Terry advised the Board that there have been quite a number of transfers this summer and that
26 she felt the process could be streamlined if we created a form similar to the original application for
27 agents to fill out. Sharon asked that Terry create a draft form and send it to the Board for review.

28

29 **New Member Approval**

30 On a motion by **Joette**, with a **second by Sarah**, the Board unanimously approved the new
31 members that had applied since the last meeting.

32

33 **New members added since August 10th, 2021 include:**

34 Jodie Ann van Buskirk, Broker Associate, Southern Colorado Realty, Trinidad, CO
35 TJ Harris, Broker Associate, Bachman and Associates, La Veta, CO
36 Amanda Knowlton, Independent, Next Generation Realty, Pueblo, CO
37 Daniel Kiick, Broker Associate, Bachman and Associates, La Veta, CO
38 Catherine Richard Douglass, Appraiser, Mayfly Appraiser Services, South Fork, CO
39

1 **President's Update and 4th Quarter Deadlines Discussion**

2 Since Kevin was not present, Sharon advised the Board that although she believed Kevin would
3 still be a member of the MLS, she did not believe he would be able to attend any more meetings in
4 Colorado. Terry advised the Board that she is ready to implement the upcoming projects by their
5 respective due dates.

6

7 **Date for Next Meeting and Virtual/In-Person Discussion:**

8 It was agreed that the next regularly scheduled meeting of the Board would be the Annual Meeting,
9 and that it shall take place on November 16th, 2021 at 5:30pm, IN PERSON.

10

11 **Any other new business to come before the Board:**

12 There was general discussion by the Board regarding the struggles in the current market to meet
13 the demands of both buyers and sellers, with a consensus to keep top of mind that each
14 transaction is different and presents it's own challenges, and to bring the best you can to each.

15

16 As there was no further business to come before the Board, **a motion** was made by **Jim**, with a
17 **second** by **Doug**, that the meeting be adjourned. **The motion passed unanimously.** The
18 meeting was adjourned at 12:39 pm.

19

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

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24 *A copy of the proceedings of this meeting will be made available to any member of the MLS*
25 *upon a written request to the Executive Director, Spanish Peaks MLS, PO Box 1182, La Veta, CO*
26 *81055, or spanishpeaksmls@gmail.com.*