

# Record of Proceedings

## Regular Meeting of the Spanish Peaks MLS Board of Directors

September 12, 2023

(This Meeting was held In-Person at Gagliardi's Restaurant in Trinidad, CO)

**President** Doug Petersen called the meeting to order at 12:12 am

**Roll Call: Board Members** present for the roll call were: Doug Petersen – **President**, Sharon Sciacca – **Vice President**, Joette Schalla – **Secretary-Treasurer**, Jim Kenton – **Past President**, Crystal Martinez, Nicole Sudderth, and Deborah Ferrari. Board Members Loni Pincoski and Michelle Shrout were absent. A quorum of the Board was present.

**ED** Terry Amalfitano was also present at the meeting.

**Pledge of allegiance**

**Moment of silence**

### **Executive Director Update:**

Terry gave the report on the status of the Spanish Peaks MLS, updating the Board on recent activity, membership numbers, and general wellbeing of the entity. She advised the Board that several new members recently had really struggled to pay their dues through Paypal and Nicole suggested we try Venmo.

### **Action Items:**

### **Approval of Minutes of Regular Board Meeting July 11, 2023:**

**A motion was made** by **Jim**, seconded by **Sharon**, that the minutes for this meeting be approved.

**The motion passed unanimously.**

### **Budget/Financials Review:**

The President called for any discussion or questions on the most recent financial statements, 08/31/23. There being none, **Sharon then made a motion** that the Financials be approved as presented; the motion was seconded by **Joette** and **passed unanimously.**

### **Formal Board Approval of New Board Members:**

Terry notified the Board of new MLS Members since the July 11th meeting:

1 Jill Whitmore, Broker Associate, Bachman and Associates, La Veta, CO  
2 Sheena Crompton, Broker Associate, eXp Realty, Monument, CO  
3 Marie R Lewis, Appraiser, Front Range Valuations, Pueblo West, CO  
4 Maria Platt, Broker Associate, Keller Williams Performance Realty, Pueblo, CO  
5 Jennifer Verneti, Independent, EXIT Elevation Realty, Canon City, CO

6  
7 **A motion was made by Nicole**, seconded by **Sharon**, that the new MLS members be approved.  
8 **The motion passed unanimously.**

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10 **Branded Video Discussion Wrap-up:**

11 The Board reviewed their discussion of the use of Branded Videos in listings and reiterated that no  
12 action would be taken on the use of these videos. Several of the platforms that host listing videos  
13 require such branding and it was deemed a non-issue.

14  
15 **Switch to API Feed Discussion:**

16 Terry advised the Board she had attended two presentations by Flexmls regarding the industry  
17 transition to API Feeds vs the RETS feeds that are currently more common in our region. RESO  
18 (Real Estate Standards Organization) and NAR have decreed that all MLS's will transition to the  
19 new API technology, but no "sunset" of RETS has yet been announced. Since it is inevitable, the  
20 Board directed Terry to begin organizing this transition, with the idea that when we announce a  
21 date to our members when we will no longer support RETS, an electronic vote may be needed to  
22 record that date.

23  
24 **Buyer Commissions Discussion:**

25 The Board discussed the current industry developments around commission structure changes.  
26 The Board has been advised that some MLS's have already declared that they will/have  
27 eliminate(d) the requirement for Buyer Agent compensation. The Board requested Terry to get as  
28 much information as possible about NAR and CAR developments and advisories surrounding this  
29 issue and agreed that for now, we will maintain the status quo in our MLS for commission structure.

30  
31 **MLS Going Forward Discussion:**

32 Board members had an exploratory discussion regarding the future of Spanish Peaks MLS. Our  
33 President, Doug, and Past President, Jim, will be leaving the MLS at the end of 2023 for some well  
34 deserved R&R. Board nomination participation has declined in the last couple of years. This fact,  
35 coupled with industry consolidation trends and economic turmoil in general, raises the question of  
36 the continued relevance of our small MLS. While the consensus of the Board is that the MLS still  
37 holds value due to our unique market, the decision was made to direct Terry to begin early with the  
38 call for Board nominations and then to evaluate the results of that call. On a **motion by Joette**,  
39 seconded by **Nicole**, the Board voted to override the nomination dates in the Bylaws for the

1 nominations for the year 2024 and to make the nomination period longer. **The motion passed**  
2 **unanimously.**

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

5 It was agreed that the next regularly scheduled meeting of the Board would be on Tuesday,  
6 November 14, 2023, at 11:30 PM. The meeting will be held Virtually.

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

9 As there was no further business to come before the Board, **a motion** was made by **Jim**, with a  
10 **second** by **Sharon**, that the meeting be adjourned. **The motion passed unanimously.** The  
11 meeting was adjourned at 1:13 pm.

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

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15 *A copy of the proceedings of this meeting will be made available to any member of the MLS*  
16 *upon a written request to the Executive Director, Spanish Peaks MLS, PO Box 1182, La Veta, CO*  
17 *81055, or [spanishpeaksmis@gmail.com](mailto:spanishpeaksmis@gmail.com).*