

Record of Proceedings

Regular Meeting of the Spanish Peaks MLS Board of Directors

January 14, 2025

(This Meeting was Virtual, via GoogleMeet)

President Nicole Sudderth called the meeting to order at 11:35 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, Shannon Rogan, James Willcox and Cynamin VanLue. 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, updating the Board on recent activity, membership numbers, and general wellbeing of the entity. She discussed current CE Class signups and membership payments/cancellations, as well as Broker of the Year nomination timing. She also discussed the coming deadline agreed upon by RESO members to change all feeds to WebAPI type in 2024 if possible, for which we are a little behind.

Action Items:

Approval of Minutes of Regular Board Meetings November 12 and 21, 2024, and Electronic Board Action of November 18

A motion was made by **Jim**, seconded by **Joette**, that the minutes for the November meetings 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, as well as the Budget for 2025. **The motion passed unanimously.**

Formal Board Approval of New Board Members:

Terry notified the Board that no new members had been added since the November meetings, so the Board passed on this item.

2025 Dues Progress Discussion:

Terry advised the Board that as of today we have received 44 broker dues payments, for total revenue received of \$14,000. These numbers reflect the Board members' renewals and comp refunds and are significantly lower than last year, which was not unexpected.

2025 CE Class Discussion:

There are currently 21 participants signed up to attend the January 25 CE Class event. This is a nice step up from prior years, and applications are still coming in.

Residential Listing "First Photo" Discussion:

The Board discussed standards for this first photo, stating that a drone photo was acceptable if it was not too far away from the home. Nicole offered to talk with the member who had asked for an exception to this current rule as his seller's spouse had died leaving the front of the home unfinished. It was agreed that Nicole would review the current rule(s) and that she and Terry would work on a more clear rewrite that addresses listing types and the differing photo specifications.

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.

Request from Appraiser that Staged Photos have a notation as such:

After some discussion of this request, the Board decided to table this issue until a later time.

Any other new business to come before the Board:

None brought forward.

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

The next regularly scheduled meeting of the Board is Tuesday, March 11, at 11:30 PM. The format and location of the meeting are TBD

Any other thoughts and comments from the Board:

1 As there was no further business to come before the Board, **a motion** was made by **Joette**, with a
2 **second** by **Shannon**, that the meeting be adjourned. **The motion passed unanimously.** The
3 meeting was adjourned at 12:31 pm.

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

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7 *A copy of the proceedings of this meeting will be made available to any member of the MLS*
8 *upon a written request to the Executive Director, Spanish Peaks MLS, PO Box 6062, Saginaw, MI*
9 *48608, or spanishpeaksmls@gmail.com.*