Berkshire REALTORS®
And Multiple Listing Service, Inc.

Board of Directors Meeting Minutes
September 2, 2015

Call to Order

- President Steve Ray called the meeting to order at 9:10 a.m.

Attendance

- Present: Steve Ray, Cindy Poulin, Mary Jane White, Maureen McFarland, Doug Collins, Churchward Davis, Eric Steuernagle, Mark McIlquham, Paula McLean, Sherry Street, Debbie Dwyer Excused: Colleen Zajac, Stephen Schoenfeld, Selina Lamb, Absent: Kirsten Fredsall, Barbara Osborne Guests: Sue O'Brien, Sandy Carroll

President's Report

- President Ray reminded the Board about meeting policy, conflict of interest and anti-trust avoidance to begin the meeting.

Corporate Review and Approval

- **Motion** to approve the minutes as presented. Seconded and approved unanimously.
- **Motion** to accept the treasurer's report as presented. Seconded and approved unanimously.
- **Upcoming Governance Meetings** – Nominating will meet immediately following today's board meeting and Personnel and Finance will meet on September 11th.

Old Business

- **Request for Consideration of Election Bylaw Changes: Motion** not to put forth a bylaw change to the membership at the Annual Meeting. Seconded and approved unanimously.
- **RESPA/TILA Update:** Contracts & Forms has been working on new forms to go into effect on October 3rd, along with amendments to the purchase and sale agreement. They proposed a change on the P&S to 'hard calender dates'. **Consensus** to move forward with hard dates. Meeting at the Country Club of Pittsfield on September 25th, breakfast at 8:00, meeting from 9:00-noon.
- **Other Old Business:** n/a

New Business

- **MLS Rules & Regulations Ratification**: **Motion** to ratify the MLS Rules and Regulations changes as presented. Seconded and approved unanimously.
- **Nominating Committee Ratification**: **Motion** to ratify the nominating committee as presented. Seconded and approved unanimously.
- **Recommendation to Share Matt Cohen Expenses**: Motion to approve the MLS BOD's recommendation to split Security Audit costs 50/50 with the BOD. Seconded and approved unanimously.
- **MAR Structural Audit** – State directors will be voting in September on the new MAR structure. Directive for staff to send materials to the board by September 4th for input to the state directors.
- **Other New Business:** n/a

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Reports

- **MLS Board of Directors:** Mary Jane White reported on attendance at the Flexmls Summit and made a recommendation that the MLS President and CEO continue to attend that meeting in future years. She has been appointed to a Flexmls Advisory Board.
- **REACT Update:** Paula McLean, chair; reported that REACT raised $3000 through the Wine & Support fundraiser for Pittsfield Community Connection. The 4th Annual chili cookoff will be held on October 23rd at the Country Club of Pittsfield from 5-8:00 p.m.
- **Gov't Affairs:** MAR has turned their focus toward the Room Occupany Tax issue., looks like it will pass the legislature. MAR is researching a primary home exemption.
- **Public Relations Workgroup:** Please follow AtHomeInTheBerkshires
- **Professional Standards:** Ombudsman is required by Jan 1, 2016; need to reach out to experienced, qualified REALTORS® for participation.

Next Meeting: October 7, 2015 – 9:00 a.m. – 11:30 a.m., Board Office Conference Center

Adjourn at 10:35 a.m.

Submitted by: Sue O'Brien
Member Services Administrator