

Missouri Realtors April Business Conference Update

MAR first time attendees meeting 4/25/2018

Was nice to see that MAR not only welcomes fresh faces to the conferences but also has mentors to assist them with choosing which output groups and committees to sit in on. I feel very fortunate that NMCAR has sent me as representative for the SOMO MLS Board so there is already a connection with so many individuals from the other boards and associations that are a part of SOMO that can show me the ropes.

Opening General Session

Most of the opening session had to do with the previous days guest speaker Dr. Bernice King and how the executive committee viewed her comments on fair housing.

MLS Committee meeting 4/26/2018

Subjects discussed included a recommendation to attribute square footage to whomever measured the property or the entity such as assessor, appraiser ect.

The question was posed to the committee if a drop down field for video recording devices present should be added. It was the opinion of the committee that everyone should assume they are being recorded and therefore an additional drop down would not be needed.

There has been a few cases of lawsuits being filed on behalf of builders stating that their copyright was infringed on do to agents making detailed drawings of the floor plan of a house and placing on photos of the MLS.

An appraiser at the meeting asked that all agents try to have more detailed descriptions to assist in property values being more accurate. Please ensure that the correct number of bathroom, bedrooms and correct above and below ground square footage are listed. Items such as energy efficient items, condition such as any updates completed including what areas updated, and when updates were completed. Attached please find appraiser dataset definitions and UAD quality of construction and property condition worksheets.

Realtors Land Institute

I am surprised more in our area are involved in this designation. They are geared toward vacant land, farm and commercial properties. Was a learning experience to sit in with this group of land specialists and would suggest you check them out at <https://www.rliland.com/>

Leadership Development Output Group

There was a demonstration of RPR including broker AVM's and the commercial side of RPR. Association dashboards can be set up by emailing RPR kikiw@narrpr.com and asking them to set up this feature for us.

The remainder of this group was spent discussing the leadership academy. Leadership Academy registration deadline has been moved to April rather than June starting in 2018. Do not know whether our Association would like to include this as part of their offerings to membership but may be a way to attract more leaders to our Association.

Residential Forms Committee

There had been an issue where a pre-printed form had been altered by an agent and passed off as a non-altered form. There had been discussion about watermarking forms but it was not a viable option and was not adopted.

Updates on RES 2000 were discussed including moving the municipality line and adding information on how this line should be used. It was discussed if the original intent of municipality line was to place the municipality that the property resides in on the line unless the property was in an unincorporated area, the answer from the forms committee was yes. My understanding of the committee discussion would be if a property is in the city limits of Neosho the municipality would be Neosho. If the property is outside of city limits of Neosho and not in any other municipality the municipality line would be N/A. An additional example would be a property located within the City limits of Jane. The property address would be Pineville as that is the mailing address but the municipality would be Jane. There were small changes suggested to other areas of the contract including to earnest money deposits and subdivision indentures and covenants in section 6. A new paragraph was proposed for section 7 paragraph E to move resolution period to its own paragraph to reduce confusion.

Forms committee also stated they are working towards a New Construction Contract and suggested they may work with the Kansas City Regional Association of Realtors to that end.

4-27-18

Southern district meeting included multiple state legislation items that MAR endorsed but was mostly a review of all the output groups from the previous day. Please see the attached meeting review.



Communications Output Group Minutes

2018 April Business Conference

April 26 | 10:45 – Noon • Room: Imagination C/D

Call to Order

Chair Deborah Barlos called the meeting to order a 10:45 a.m. After introductions, she reviewed the purpose of the Communications Output Group and Vice Chair Forrest Stodghill reminded the members of the groups initiatives.

Text Messaging Service

Our major discussion was about expanding the official “Text Messaging Service Terms & Conditions” to include member dues. The motion was suggested by Mark Stallmann and passed. AE’s and Missouri REALTORS® are now allowed to use the text message service for Promotion of Events, Calls to Action, Educational Classes or CE credit Classes, Member Dues and REALTOR® Safety.

Inman Select

We also discussed several ways to increase the use of Inman select by our members. We will have our staff liaison, Gary Bitsicas, will send an updated member records spreadsheet to Inman. We will then send an all member email to communicate this member benefit. We will also review the process of signing up for Inman to see if we can streamline it. Last, we will use one of the allocated monthly text messages to spread the word.

Ideas for content

It was suggested that we update THE LANDING with a FAQ page. Hank Vogt suggested we expand the content of Missouri REALTORS Instagram to include more about REALTORS and real estate.

The meeting was adjourned at 11:55 a.m.