



BOARD OF DIRECTORS
Meeting Minutes
April 15, 2025 / 10:00 a.m.

CALL TO ORDER: 10:01 AM

ROLL CALL: (Check if in attendance)

Courtney Wing (President)	P	Staff: Luanne Coleman Sally McBryde Joshua Guenter
JodiLinn Porras (President Elect)	P	
Mischelle Griffin (Secretary/Treasurer)	P	
Byron Hobbs (Ex Officio)	A	
Kim Lookabaugh (TR Director)	P	
Brenda Burdick	P	
Carol Hardy	P	
Forest Henson	P	
Kendahl Hoffman	P	
Ruth Reed	A	
Gay Wheeler	P	

CEO'S UPDATE:

Update on Building Improvement Grant (BIG)

CEO updated BOD on the Business Improvement Grant / Marble Falls Economic Development Corporation. The project is complete except for the new sign on front of building, which is expected to be installed next week. CEO will request reimbursement (10% of total project) once the sign is installed.

March 3, 2025 MLS Billing - Update

Billed a total of \$272,360.

Power Outage at Board Office / April 30

CEO discussed the plan for April 30, the office will be without power for the majority of the day. Staff will conduct on site visits to a number of brokerages throughout our area, Llano and Burnet Counties.

FINANCIAL REPORTS:

January through March, 2025, Association Financials - For Acceptance

MOTION: A Motion was made and approved unanimously to accept the January through March, 2025, **Association** Financials as recommended by the Budget/Finance Committee.

January through March, 2025, MLS Financials - For Acceptance

MOTION: A Motion was made and approved unanimously to accept the January through March, 2025, MLS Financials as recommended by the Budget/Finance Committee.

March 2025 Investment Accounts - For Review & Discussion

Budget Finance chair updated BOD on performance of investments since June 2024 focusing on the last 30 days.

CONSENT AGENDA:

February 2025 Meeting Minutes

Acceptance of New Members (February through March, 2025)

Committee Reports

Budget Finance Committee

Community Outreach Committee

Governmental Affairs Committee

Membership Committee

Professional Development Committee

Property Tour Committee

TREPAC Committee

TR Director Report

Director Conference / Meeting Reports

MOTION: A Vote was taken and approved unanimously to accept the April 15, 2025 Consent Agenda items.

UNFINISHED BUSINESS:

March 2025 Member Count Report - For Review & Discussion

Report provided. Subscriber count dropped during recent billing with agents not continuing their subscription. However, new agents have been joining. Discussions with Bruin have shown that they do not see cause for concern yet as we are still in a net positive. Member count and potential impact on the 2025 budget will be reevaluated mid-year.

NAR's New MLS Policy - Multiple Listing Options for Sellers

Delayed Marketing Exempt Listing

CEO updated BOD on New Multiple Listing options for Sellers Policy from NAR. The newly added Delayed Marketing Exempt Listing status/category must be implemented by September 30. The HLMLS BoD will be making recommendations on the implementation in coming months.

NEW BUSINESS:

2025 Income Tax Returns - Update

CEO updated BOD on CPA filing an extension for the Form 1120 (for the MLS) due on 10/15/2025. CPA will also file an extension for Forms 990 and 990-T (for Associations) due on 11/15/2025.

Intercompany Transfer - Update

CEO updated the BOD on the intercompany transfers. Bruin recommends monthly transfers to prevent larger amounts of funds accumulating. Bruin team will determine and recommend the appropriate amount. \$200K was transferred on the April 13.

GENERAL DISCUSSION *(if applicable)*

NEXT MEETING DATE:

The next meeting will be held on Tuesday, May 20, 2025 at 10:00 a.m.

ADJOURN

The meeting adjourned at 10:55 a.m.

MINUTES PREPARED BY:

Sally McBryde