



BOARD OF DIRECTORS

Meeting Minutes

April 16, 2025 / 9:00 am

CALL TO ORDER:	Insert Time	9:03am
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ROLL CALL: <i>(Check if in attendance)</i>

Trey Berry
Patty Gillean
Jane Marie Hurst

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Staff:
Luanne Coleman
Joshua Guenter

MINUTES:

February 2025 Meeting Minutes - For Acceptance

The Meeting Minutes were accepted as presented, with the exception to adjust the requirement for new construction obtaining a COO. Instead of requiring changes to their listing, they'll expire the current listing and cloning a new one.

FINANCIAL REPORTS & INFORMATION:

March 2025 Financials - For Review / Acceptance

MOTION: A Motion was made and carried to recommend the HLMLS March 2025 Financials to the HLAoR Board of Directors for acceptance.

Investment Accounts / Overview -Update

Update provided by Luanne, showing data going back to June 2024 to March 2025.

2024 Income Tax Returns / 2025 Quarterly Payment(s) - Update

CPA filed extensions for from 1120, due Oct 15th. 990 and 990T are due on May 15th. CPA will file extension for these as well. Q1 2025 estimated income tax paid for MLS (\$7,000).

Intercompany Transfer -Update

Luke Bruin will move the intercompany transfer line item to reflect as an asset instead of a negative liability. Detail of the Intercompany Transfer line item will be included in financials moving forward.

UNFINISHED BUSINESS:

March 2025 Member/Subscriber Count - Update

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.

March 3, 2025 MLS Billing - Update

Billed a total of \$272,360.

Proposed New Dropdown - Property Condition - For Discussion

MOTION: A Motion was made and carried to create a new (required) Property Condition field with the following dropdowns: Resale/Release, Updated/Remodeled (with date field), To Be Built, Under Construction and New Construction. Staff will create communications and update subscribers with descriptions of each item. Agents will be able to create new listings for TBB, UC, to NC to reset DOM. CDOM will accrue.

Review Compliance on CCP

BOD recommends waiting on making any changes to this policy in order to allow time to review the new forms from Texas REALTORS and to consider updates from NAR at the Legislative Meetings in DC.

NEW BUSINESS:

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

Discussed options for updating Coming Soon, and possible ways to allow compliance with updates and providing options for our agents. Staff will monitor information provided in DC.

HLMLS Member Paragon Training - Update

Update provided by Luanne.

MEMBER / SUBSCRIBER ISSUES & REQUESTS

Adding "Casitas" to the MLS - Lucy Carter

Accessory dwelling unit. Staff to create a mockup.

GENERAL DISCUSSION *(if applicable)*

NEXT MEETING DATE:

The next meeting will be held on Wednesday, May 21, 2025 at 9:00am.

ADJOURN

10:55am

MINUTES PREPARED BY:

Joshua Guenter