



BOARD OF DIRECTORS
Meeting Minutes
August 19, 2025 / 10:00 a.m.

CALL TO ORDER: 9:57 AM

ROLL CALL: (Check if in attendance)

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

CEO'S UPDATE:

Upcoming Events

CEO discussed upcoming events.

Update from NAR Leadership Summit / Chicago / August 2025

CEO discussed highlights from the NAR Leadership Summit.

2024 Financial Review By CPA

CEO is working with Joe Jack's CPA team on the 2024 Financial review.

2025 Election Social / Annual Meeting

Staff gave an update on RSVP's and deadline for event.

Lufkin Association of REALTORS® / Name Change

Proposed Name: Pinewoods Association of REALTORS®. No objections to name change.

FINANCIAL REPORTS:

June and July, 2025, Association Financials - For Acceptance

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

June and July, 2025, MLS Financials - For Acceptance

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

June/July 2025 Association & MLS Intercompany Transfer Report(s)

Report provided.

July 2025 Investment Accounts - For Review & Discussion

Secretary / Treasurer updated the BOD on YTD performance of investments. Report provided.

CONSENT AGENDA:

June 17 and 18, 2025 Meeting Minutes

Acceptance of New Members (June and July, 2025)

Committee Reports

Budget Finance Committee

Community Outreach Committee

Governmental Affairs Committee

Membership Committee

Professional Development Committee - No Meeting

Property Tour Committee - No Meeting

TREPAC Committee

TR Director Report - None

Director Conference

MOTION: A Vote was taken and approved unanimously to accept the August 19, 2025 Consent Agenda items.

HIGHLAND LAKES MLS BOARD OF DIRECTORS:

HLMLS BoD July 23, 2025 Meeting Minutes

Minutes provided.

Summary of MLS Updates

Staff reported on the updates.

Non-Public Marketing Listing Status - For Approval

MOTION: A Motion was made and approved unanimously to accept by the addition of a Non-Public Marketing listing status to the MLS by the MLS BoD with the following parameters:

*An optional (non-required) "End Date" field.

*Listing may remain in this status indefinitely.

*Days on Market (DOM) will accrue while in this status and will continue to accrue if the listing moves to Active status.

Non-REALTOR Member Access to MLS

MOTION: Motion was tabled for more clarification.

UNFINISHED BUSINESS:**July 2025 Member Count Report - For Review & Discussion**

Report provided.

NEW BUSINESS:**Approval of 2025 Election Committee**

MOTION: A Motion was made and approved unanimously to accept Ryan Becker, Valerie Chachere and Berenice Covarrubias to serve on the 2025 Election Committee.

GENERAL DISCUSSION *(if applicable)***NEXT MEETING DATE:**

The next meeting is scheduled for October 21, 2025 at 10a.

ADJOURN

The meeting adjourned at 11:10 a.m.

MINUTES PREPARED BY:

Sally McBryde