

# MLS & Rules Committee

## MEETING MINUTES

November 9, 2018

11:00am – 12:30pm

Chairperson Tanya Kulaga called the meeting to order at 11:00am. Present were Tanya Kulaga, Erin Morgan, Cheri Drake, Cheryl Puentes, Chris Earl, Diane Kennedy, Lindsay Landis, Jake Forbes, John Evans, John Green, & Nicholas Lerner.

Meeting Minutes from October 29, 2018 were reviewed.

After review, **it was moved to accept the minutes from the previous meeting; seconded and passed.**

Because the contract discussion has dominated previous meetings, the Committee decided to take agenda items in a different order.

The Committee first discussed a member request for a street suffix naming convention. There was much discussion about performing searches in Paragon as opposed to the Matrix system of Heartland. After discussion, **a motion was made and seconded to keep the streets and suffixes in Paragon as is without creating a naming convention for the field; however, to create a set of “best practices” for the use of street abbreviations. Motion Passed.** Following the action of the Committee, Board Staff was directed to check with Paragon about the costs associated with changes to the address field, including what it would take to create a separate suffix field and to convert historical data.

Next, Staff informed the Committee about integrating Associated Docs into HomeSnap Pro. Those docs that have a limited visibility type other than “All MLS” would not be included, however all Associated Docs that are intended to be shared with other agents would be included. The Committee was asked if Staff should investigate the costs and details for doing this. After discussion, **it was moved and seconded to explore the costs and timeline to integrate Associated Docs into HomeSnap Pro. Motion Passed.**

Next, the Committee discussed the New Construction Contract and what changes to carry over into the NC Contract from the LBOR Sales Contract. The original NC Contract comes from the National Association of Home Builders, and it was suggested that the Builders are comfortable with this contract and would not want a lot of changes. However, it was also suggested that there have been some really good additions made to the LBOR Sales Contract, and these might be important to incorporate into the NC Contract. After discussion, **it was moved and seconded to include the following changes into the NC Contract:**

- a. Insert the terms of the existing Convention Financing Addendum into the contract as a new paragraph #4.
  - i. Remove “Conventional” from title/info.
  - ii. Add FHA/VA/etc... boxes as options for financing, as shown in the LBOR Sales Contract.
- b. Re-number paragraphs following #4, and within paragraphs where needed to match the new paragraph numbering.
- c. In existing #3.f. remove the reference to a financing addendum.
- d. At Buyer’s signature on last page, remove the reference to a SSN.
- e. Add the “Optional Info” from the LBOR Sales Contract to the NC Contract on the final page, after signatures.
- f. Ensure that the Agency Language has been updated as per KREC.

**Motion Passed.**

### MLS & RULES

*Tanya Kulaga, Chairperson*

*Erin Morgan, Vice-Chairperson*

Bev Hill

Cheri Drake

Cheryl Puentes

Chris Earl

Diane Kennedy

Drew Deck

Lindsay Landis

Jake Forbes

John Evans

John Green

Mary Jones

Nicholas Lerner

Shelly Doris

*HRE*

*McGrew*

KWI

McGrew

McGrew

Stephens

McGrew

RN Pref

HRE

Signal Oak

KWI

CB G&B

McGrew

McGrew

Stephens

Next, the Committee discussed the possibility of using Limited Visibility Types (LVT) in Paragon to support “in-house” or “exclusive” listings. Currently, all listings that are authorized to be withheld from the system are submitted to the MLS via email, to be kept in a separate filing system. Most offices have a separate filing system for these types of listings as well. It was mentioned that most offices also have a mechanism in place to share the details of a “in-house” listing with other agents in the listing office; i.e., email distribution, sales meetings and home tours, private Facebook pages, etc...

After much discussion about using LVT for in-house and/or exclusive listings, **it was moved and seconded to move forward with implementation of an LVT type or status for listings of this nature in Paragon. Motion Passed.** A specific name for this LVT was not selected.

After continued discussion about how the LVT type for in-house or exclusive listings would work in Paragon, **it was moved and seconded to exclude the new LVT of in-house or exclusive from auto-notifications sent via email and/or Collaboration Center notifications sent via email from the Paragon system. Motion Passed.**

Staff will reach out to Black Knight to see if the system can be configured so that a listing with a LVT of in-house or exclusive can be excluded from the prospecting tools in Paragon; i.e., auto-email notifications and Collaboration Center.

The next meeting was scheduled for Monday, December 3<sup>rd</sup> at 10am. The meeting was adjourned at 12:30pm.

Respectfully submitted,

Rob Hulse  
Executive Officer

Leah Kohlman  
MLS Coordinator