

MLS & Rules Committee

MEETING MINUTES

July 20, 2018: 10:00am

Chairperson Tanya Kulaga called the meeting to order at 10:10am, once a quorum had arrived. Present were Tanya Kulaga, Erin Morgan, Chris Earl, Shelly Doris, Nicholas Lerner, Cheri Drake (left early), Jake Forbes (left early), Mary Jones, Cheryl Puentes, and John Green. President-Elect Greta Carter-Wilson was present to observe.

First up was a review of the meeting minutes from the June 29th meeting. After review, it was moved to accept the minutes from last month's meeting; seconded and approved.

Most of the meeting was focused on the discussion of paragraph 10 and the suggested changes, many of which come from the KCRAR contract. The Committee talked through the positives/negatives and impact these might have.

Input on the changes included the following comments –

In comparison to how the current Resale contract is written, which is very 'transaction focused'; by adding in option #3, (in paragraph 10, f. 3) for addressing 'Unacceptable Conditions', it could be viewed as making it more Buyer friendly/focused.

Also, a suggestion was made to follow paragraph 10, f, with options that the Buyer checks when making their choice about how to structure 'unacceptable conditions' – this in an attempt to maybe set an expectation with the Seller from the time of Contract. These boxes could be: 1) Accept in its 'As Is' Condition, 2) Cancel the Contract, 3) Offer to Renegotiation. It was pointed out that a buyer could check multiple boxes, and a Seller could negotiate if they didn't like this.

Also, based on the KCRAR contract, a suggestion was made to move paragraphs 8 & 9 to paragraph 28, and then calling paragraph 28 "ADDITIONAL DISCLOSURES INCLUDING THOSE MANDATED BY STATE OR FEDERAL LAW". Based on the KCRAR contract, and on one member's research (which the LBOR would verify by the LBOR attorney) the Lead Based Paint and Radon language can be covered in this paragraph. Doing this does not change a buyer's ability to inspections, etc... Although, it doesn't seem necessary to devote 2 separate paragraphs to these topics in the Resale Contract. The consensus was that this is a good change, as long as it can be approved by LBOR Legal. There was no vote taken despite an overall liking of this suggestion.

Next, the Committee was provided with information about certain Paragon items and fields:

- **Escrow Field** – current character count is 10, asked if changing to 25 characters would be sufficient. Everyone thought it would be. This is a significant change, so committee input is vital.
- **Remarks** – Private & Public Remarks currently allow for 512 characters each. When asked if this was enough, the committee felt 512 was enough for Private Remarks, but that Public Remarks could be expanded. As an FYI – the Committee was told that changing Public Remarks takes more work to accomplish.
- **Associated Docs** – The number of documents that you can load was increased from 12 to 20. It was suggested that members be mindful of how documents are loaded, because 20 documents could occur quickly if things are loaded separately. Combine when it makes sense.
- **Paragon Home Page** – The Committee learned that the home page in Paragon (contains newsletter image and calendar) could be modified to add in the LBOR Board Website.

MLS & RULES

Tanya Kulaga, Chairperson

Erin Morgan, Vice-Chairperson

Bev Hill

Cheri Drake

Cheryl Puentes

Chris Earl

Diane Kennedy

Drew Deck

Linda Trotter

Lindsay Landis

Jake Forbes

John Evans

John Green

Mary Jones

Nicholas Lerner

Shelly Doris

Toby Gallegos

HRE

McGrew

KWI

McGrew

McGrew

Stephens

McGrew

RN Pref

McGrew

HRE

HRE

KWI

CB G&B

McGrew

McGrew

Stephens

KWI

As a result of the discussion on each of these items, Committee members thought it would be best to go back to their agencies and brokers to discuss the options and see what other's preferences are about these changes.

The next meeting was schedule for Aug 17th at 10:00am to 11:30am., and the meeting concluded.

Respectfully submitted,



Rob Hulse
Executive Officer

Cc Erin Morgan, Vice-Chairperson

DRAFT