

**NORTH CENTRAL WASHINGTON ASSOCIATION OF REALTORS®**  
**MLS MEETING AGENDA**  
**March 30<sup>th</sup>, 2017**

**1. CONFIRMATION OF QUORUM & CALL TO ORDER**

**2. CONSENT AGENDA**

- a. February 2017 Minutes
- b. MLS Membership Report

**Billable Membership:** 297 Members (26 Appraisers, 270 Brokers, 2 Staff)

**New Members:** Tiffany Gaul – Nick McLean Real Estate, Sonny Heer – Laura Mounter Real Estate; Lani MacBryer – Mike West Leavenworth Real Estate, Bo Slack – Washington Orchard & Residential Brokers, Kelly Pedefferri – Leavenworth Properties, Jana Sauer – Leavenworth Properties, Bree Feil – Windermere Real Estate/NCW

**3. FINANCIAL REPORTS**

- a. Statements of Activity – February 2017 & Year-to-Date

**4. BOARD REPORT**

The Board of Directors adopted the MLS Committee report in full.

**5. NEW BUSINESS**

**a. MLS Committee Vacancy**

MLS Members to present their interest in serving in the vacant position on the MLS Committee, the list of eligible members and their offices provided prior to discussion.

- Shaunna Cenotto – Laura Mounter Real Estate
- Joe Gamboni – Laura Mounter Real Estate
- Stephenie Jones – Windermere Real Estate/NCW
- Angie Coleman – Coldwell Banker LaVigne

Current offices represented on the MLS Committee:

- Coldwell Banker LaVigne, The John's Real Estate, John L Scott Real Estate (2 members), Leavenworth Properties, Century 21 Exclusively (2 members), Windermere Real Estate/NCW (2 members)

**b. MLS Violations**

i. Section 1.4 – Change of Status of Listing

- Report of a sign posted in the yard of listing on February 24<sup>th</sup>, 2017.
- The list date in the MLS is February 27<sup>th</sup>, 2017.
- No Seller's Waiver of MLS Benefits was submitted for the listing.  
\* *No prior violations.*

ii. Section 2 – Showing and Negotiations

- Showing instructions state "Call LA for Appt" and Sentrilock Lockbox: No.
- Member left a voicemail requesting a showing at 7:58am on March 18<sup>th</sup>.
- Seller called listing agent to ask about the showing that took place that afternoon.
- Member had to search property to find the keybox placed for listing agent's convenience, entered the property and left premises with lights on and doors unlocked.

- Member left business card on the counter. Listing agent called MLS Member upon notice from seller that the property had been shown and requested a call back, no response was received.

*\* No prior violations.*

iii. Section 2 – Showing & Negotiations

- Listing agent scheduled Broker’s Tour March 22<sup>nd</sup> from 9am to 10am.
- Member and colleague entered the listing at approximately 11am.
- Seller called listing agent and reported they were sick in bed when they encountered Member and colleague. Seller stated they asked the Members who they were, the Member and colleague left the premises without identifying themselves.
- Member joined Association in December 2016.

**MLS Member response:** Oh, my. That was an honest mistake, and will never happen again. My colleague and I tried the door and found it locked. I did open the lock box and the door thinking that possibly the broker's tour was not being hosted at this particular home. My colleague and I entered the home and swiftly looked around the lower floor. We did see several business cards on the dining room table, and my colleague went up the stairs with me just behind her. (She said that she heard voices up there, so figured others were in the home). Just as we were at the top of the stairs a gentleman came from a doorway and told us that he thought that the tour was over, and that he was home sick. We did not run out of the house without a word, we actually apologized very sincerely and then left promptly, locking the door behind us. We realized that it was after tour time only after this incident, we surely would not have entered the home had we known. I do believe that it was about 20 minutes after 11:00, I don't remember exactly what time it was. I am so very sorry. It truly was an honest mistake. A lesson was learned in the deepest way and you can rest assured that I will never make that mistake again.

*\* No prior violations.*

**c. MLS Rules & Regulations**

Requested change for MLS Rule Section 1, Note 1 to be revised to read, “NWMLS Statewide listing agreements and CBA documents for commercial listings”.

**6. OTHER BUSINESS**

**a. Cevado Technologies**

MLS RETS Feeds.

**7. ADJOURN**

***Next Meeting: April 27<sup>th</sup> at 9:00am***