

**MINUTES**  
**CAAR Board of Directors Meeting**  
**Wednesday, August 26, 2026**  
**Hillsdale Conference Center**

**Attendance**

Present: Amanda Spigone (President), Kevin Wilberger (President-Elect), Georgia Lindsey (Treasurer), Josh White (Immediate Past President), Kim Armstrong, Roxanne Carter-Johnston, Laurie Falk, Matthew Holt, Aaron Howell, Janice O'Hara, Jessica Russo, Francesca San Giorgio. Staff: Abby Tammen, Ian Desautel, Ali DiGuardo, Neil Williamson, Lauren Graf. Guest: Dave Norris. Excused: Zoya Claus, Ivy Haines.

**Welcome and Call to Order**

President Spigone called the meeting to order at 9:01 a.m. The Board acknowledged the Antitrust Policy and AI Policy.

**Approval of Consent Agenda**

A **MOTION** was **MADE, SECONDED** and **UNANIMOUSLY APPROVED** to accept the consent agenda which included the July 29, 2026 meeting minutes and the new members listed below.

**New Members**

**7/18/2026 – 7/31/2026.** Lillian Foley, Real Broker LLC-McLean VA. Maggie Leahy, Frank Hardy Sotheby's International Realty; Kianna Charlton, Long & Foster - Lake Monticello; Trent Phillips, Dogwood Realty Group LLC.

**8/1/2026 – 8/20/2026.** Janine Aquino, Washington International Service Executives, LLC; David Blackstock, The Hogan Group-Charlottesville; Trisha Braecklein, Keller Williams Alliance-Charlottesville; Miguel Gonzalez, Opening Doors Real Estate; Matthew Addington, 1st Dominion Realty, Inc.-Charlottesville.

**Treasurer's Report**

June 2026 Financials

Treasurer Lindsey reviewed the June financial reports. A **MOTION** was **MADE, SECONDED**, and **UNANIMOUSLY APPROVED** to accept the June 2026 financial reports as presented.

**President's Report**

Town Hall Meeting Update

President Spigone provided a brief overview of member feedback from the Town Hall Meetings, which were organized by the Broker Council and facilitated by Broker Council leadership and the Executive Committee. Several Board members suggested holding future meetings at a different time of year. A full recap will be provided at the September Board meeting.

Remaining Board Activities

President Spigone reviewed the remaining key initiatives and priorities planned for the Board through the end of the year.

**Board Action Items**

MLS Committee Motions

A **MOTION** was **MADE, SECONDED**, and **APPROVED** to remove "Do not list multiple to-be-built homes on the same property" within Appendix D, Section B of the MLS Rules & Regulations. (Aye 9; 2 Abstain)

Members requested that the MLS Committee develop standard language for the public, which would clearly indicate that a lot can offer multiple potential home designs and that any depicted home is proposed and to be built.

A **MOTION** was **MADE, SECONDED**, and **DEFEATED** to no longer disclose proposed contract close date within the MLS to non-listing offices. (Nay 10; 1 Abstain)

A **MOTION** was **MADE, SECONDED**, and **APPROVED** to display the proposed close date to all subscribers while the listing is in the Pending Status. (Aye 10; 1 Abstain)

#### Operations Committee Motion

A **MOTION** was **MADE, SECONDED** and **UNANIMOUSLY APPROVED** to recommend the dues and service fees as outlined in the 2027 dues and service fee comparison spreadsheet (see accompanying document).

#### **Special Presentation**

##### CAAR Foundation Q3 2026 Update

Mr. Norris provided an update on upcoming CAAR Foundation activities, including the September 15 Lunch & Learn and October 1 benefit concert. He highlighted the Foundation's support of affordable housing through grants to Habitat for Humanity of Greater Charlottesville and the Albemarle Housing Improvement Program, ongoing discussions regarding an accessory dwelling unit related grant opportunity with the Charlottesville Area Alliance and plans to develop the Foundation's next 3 to 5 year Strategic Plan.

#### **Items from the CEO**

##### MLS RFP Process Update

The MLS Evaluation Project Team is expected to make a formal recommendation to the MLS Committee at August 28, 2026 meeting. The recommendation will then be forwarded to the Operations Committee for financial review before being presented to the Board for consideration at the October 2026 meeting.

##### Hillsdale Conference Center Reporting

Now that the new Momentus database has been implemented for the Hillsdale Conference Center, the Board will receive regular updates and performance reports to monitor its progress and growth.

##### Corporate Restructuring Update

The building appraisal has been completed. Attorney Don Long has drafted the operating agreements, which are currently under review. The agreements are expected to be finalized and in place by the end of 2026.

#### Staff

Mrs. Tammen provided an update on staffing changes affecting the Receptionist and Membership & Technology Specialist positions. Hope Balaguer is currently serving as temporary Office Administrator, and the Membership & Technology Specialist position has been posted and is accepting applications.

#### **Next Board Meeting**

Wed., Sept. 23, 2026, 9 – 10:30 a.m. at the Hillsdale Conference Center.

#### **Adjourn**

President Spigone adjourned the meeting at 9:40 a.m.

Respectfully Submitted, Abby Tammen, Secretary