

MINUTES
Charlottesville Area Association of REALTORS®
MLS Rules and Regulations Committee
Thurs., April 16, 2026

Attendance

Present: Tom Woolfolk (Chair), Keith Davis (Vice Chair), Matthew Holt (Board Liaison), Woody Fincham, Donna Patton, Tim Carson, Sally Neil, Greg Slater, Pat Widhalm. Excused: Laurle Falk (Board Liaison) Unexcused: Darian Cochran.
Staff: Ali Diguardo, Ian Desautel. Guest: Amanda Spigone (CAAR President)

Welcome and Call to Order

Chair Woolfolk called the meeting to order at 1:00 p.m., Vice Chair Davis reviewed the CAAR Antitrust Statement

Minutes

Minutes from the Mar. 12, 2026 meeting were accepted as presented.

MLS Evaluation Project Team Update

Vice Chair Davis provided an update after the first MLS Evaluation Project Team meeting on Apr. 15th 2026.

New Business

Timeline of Major Projects for 2026

Chair Woolfolk and staff reviewed the timeline of major events for all of the related projects and project teams related to the committee for 2026.

Create Rules & Regulations PT

Chair Woolfolk led a discussion on the creation of the Rules & Regulations PT to review our current rules and regulations and update as necessary to accommodate the change in CAAR's organizational structure. The committee determined that the PT Chair will be Tom Woolfolk and the Vice Chair will be Keith Davis and the chairs and CAAR president Amanda Spigone would discuss and invite volunteers to participate in the project team. Vice Chair Davis requested staff create a comparison of the current Rules and Regulations where the verbatim NAR mandatory inclusions are highlighted to help identify areas to focus on during the review.

Review CAAR current Coming Soon status

Chair Woolfolk facilitated a review of the current CAAR coming soon status rules and required addendum with the committee. The committee instructed staff to include a reminder of the rules and specifically the requirement of the addendum to membership in a future news group distribution. During the review the committee discussed that a clearer definition of "Days on Market" (DOM) is potentially needed and that there may need to be additional filed added to the MLS in the future with specific reference to potentially different distinct dates 1. The date of the listing agreement is signed. 2. The date the listing is made active in the MLS. This new date would then have a potential impact on how contentious days on market are calculated.

Addition of New "Leased items on the property Fields to MLS

A MOTION was MADE, SECONDED, and UNANIMOUSLY APPROVED to add 2 additional fields to the Paragon MLS platform to capture leased equipment on the property that is needed to complete the new VR 600 Residential Purchase Contract.

1. Leased equipment on the Property? Y/N
2. Leased Equipment Description: Free text field.

MLS Data share partner Update

Staff updated the committee on the status of previous motions made by the committee and CAAR board to pursue additional data share partners and in turn lockbox reciprocity. There is now an agreement signed with Central Virginia MLS and talks are ongoing with Williamsburg and Chesapeake Bay and Rivers.

Board Update

Nothing at this time.

Staff Updates

Reminded Committee of the May 4th go live date for the new VR Residential purchase contract.

Adjourn

Chair Woolfolk adjourned the meeting at 1:56p.m.

Respectfully submitted, Ian Desautel, Staff Liaison