

MINUTES
Charlottesville Area Association of
REALTORS®
MLS Rules and Regulations Committee
Thurs., Aug. 13, 2026

Attendance

Present: Tom Woolfolk (Chair), Keith Davis (Vice Chair), Laurie Falk (Board Liaison), Matthew Holt (Board Liaison), Woody Fincham, Donna Patton, Tim Carson, Pat Widhalm, Sally Neill, Greg Slater
Staff: Abby Tammen, Ian Desautel. Guest: Attorney Travis Hughes, President Amanda Spigone

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 July 9, 2026 meeting were accepted as presented.

Old Business

MLS Evaluation Project Team Update

Vice Chair Davis provided an update on MLS Evaluation Project Team noting the final meeting on Fri., Aug. 28 where the Team will provide their platform recommendation to the Committee and Board of Directors.

Major Project Timeline 2026

Chair Woolfolk reviewed the remaining 2026 tasks and meeting impacting the MLS Committee.

MLS Operating Agreement Draft

Chair Woolfolk and Attorney Travis Hughes facilitated a review of the second draft of the proposed MLS operating agreement. The committee provided feedback and changes to Mr. Hughes to incorporate into the next iteration. The final version will be reviewed and adopted at the September meeting.

New Business

MLS Rules & Regulation Appendix D

Chair Woolfolk facilitated a discussion on duplicate proposed listings specifically the line governing "Do not list multiple to-be-built homes on the same property." A **MOTION** was **MADE, SECONDED, and UNANIMOUSLY 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.

Display of Proposed Close Date for Pending Listings

Chair Woolfolk facilitated a robust discussion that resulted in a **MOTION** that was **MADE, SECONDED, and APPROVED** to no longer disclose proposed contract close date within the MLS to non-listing offices. (Aye-7, Nay-1)

Board Update

Nothing at this time.

Staff Updates

CVR MLS Data Share

Staff noted the funding to move the Trestle Share implementation project forward was approved by the Board of Directors. Work has begun with a target completion date of December 2026.

Adjourn

Chair Woolfolk adjourned the meeting at 2:17 p.m.

Respectfully submitted, Ian Desautel, Staff Liaison