

## **Metro Omaha Builders Association Holds First General Membership Meeting of 2011**

Tuesday, January 25, 2011 kicked off what promises to be an outstanding new start for MOBA. With over 100 people in attendance, MOBA's first General Membership Meeting was met with a positive interest in the resurgence of the association.

Here are the highlights of what was talked about:

**Past Year** – MOBA has struggled financially due to many factors that contribute to overhead including but not limited to the MOBA office building, staff and the way MOBA operates. Although MOBA seemed to be dormant the Board of Directors had been struggling with solutions to the financial issues. One thing was for sure, no matter what MOBA's future held, MOBA still had the responsibility not drag any more companies into their financial problems.

**Charter** – One solution was to disaffiliate from the state and national associations to keep all of the dues revenue here for MOBA to use. So in August the Board voted in favor to disaffiliate, but the vote was not unanimous. In hindsight, this did not turn out to be what was best for MOBA or its members. MOBA reapplied for the NAHB charter and was granted affiliation once again, in January 2011.

**Other Builder Groups** – Concerned about MOBA's future, the lack of a NAHB charter related organization and building industry issues that have been placed on the back burner, two new associations had formed. One was to deal with builder issues on a local level (Home Building Professionals of Greater Omaha), the other to secure the charter for Omaha businesses that needed the affiliation with national (Home Builders Association of Omaha). Both organizations formed with the best of intentions for the overall well being of the building community. MOBA will be working in conjunction with the Home Building Professionals of Greater Omaha to help operate the 2011 Street of Dreams at Tuscan Ridge in September 2011.

**HBAO and MOBA** – The Home Builders Association of Omaha (HBAO) is in the process of merging with MOBA. For those members who joined HBAO, your \$200 membership fee will become a credit towards your MOBA membership dues or renewal. If it was not for HBAO working with (and believing in) MOBA and voluntarily withdrawing its application for affiliation with NAHB, this could have been a very different story. Thank you.

**Financial Recovery** – To help correct MOBA's financial situation, Glenn Vieselmeyer spearheaded the effort to find investors willing to purchase the MOBA office building and by doing so, aid MOBA in the process of recovery. These investors have formed a new LLC which will own the building. This LLC has already helped with money to pay all past due MOBA memberships owed to NSHBA and NAHB. Once finalized, MOBA will use the proceeds of the sale of the building to get paid up on most of our payables. Combined with getting our receivables caught up, we are optimistic that we can become current with all parties.

**MOBA's Transition** – MOBA has made significant changes to how it operates. Starting with the reduction in staff, changes in office equipment and selling of the office building, this will take a huge burden off of MOBA. To make this transition of the building's ownership happen, MOBA was obligated to become a tenant of the building and will be moving its office from the main level to the lower level in the near future. To help reduce the costs of MOBA's rent, a company has been found to sub-lease part of the lower level. They coordinate wedding receptions and events on nights and weekends. This arrangement should work very well for everyone.

**MOBA's Future** – First thing to happen will be the election of the new Board of Directors on Thursday, February 10, 2011. Voting will be held all day (9:00am-5:00pm) followed by a General Membership Networking Event where you can still vote until 7:00pm. The new Board Members will be announced that night. This will mark one of many new changes in MOBA's operation by reducing the Board of Directors from 35 to 40 people down to 12. This should create a more suitable environment for making critical decisions in a more efficient manner. Once the new Board is in place, councils and committees will be established based on the needs of the association's members.

MOBA has a lot to prove this year to show it is still a viable association. Events such as the Omaha Home Show and Remodel Omaha Tour will continue to support the members who want to be involved. The Parade of Homes and Street of Dreams will happen with MOBA's involvement. Other networking events, such as the golf outing are in the works and with enough support, they will happen.

MOBA is committed to being a more transparent entity that will have its member's best interest come first. There is a lot of reorganizing going on at MOBA on all levels. This will include how memberships are processed and renewals are billed, how to better communicate and inform members, better utilize and update MOBA's website and Facebook page, etc. These changes will help MOBA acquire immediate feedback from its membership. There will be a transition period before everything is put in place, but we will make it as seamless as possible.

Remember, without our members there is no MOBA, so anytime you have a question, request or just want to know what is going on, please contact us.