

Schema Workgroup

Meeting Minutes February 6, 7, 2008

Information

Date: February 6, 7, 2008

Time: Feb. 6: 8:30 - 5:30, Feb. 7: 8:30 - 2:00

Location: Offices of Denver Metrolist, Greenwood Village, CO

Meeting Type: In-person

Duration: 12 hours

Sponsor: Denver Metrolist

Next Meeting

Date: February 13th, 2008

Location: Teleconference 800 727 7709

Meeting Type: Teleconference

Duration: 1 hour

Chair: [person chairing the meeting]

Minutes: [person taking the minutes]

Agenda

- Review and adopt previous minutes (January 18th teleconference call)
- Review new schemas added to commons: Legal, Licensing, Role. In particular, review the ContingencyDescriptionEnum and DisclosureEnum.
- Review and discuss changes to Farm, ManufacturedHousing in Properties.xsd and RETSCommons.xsd
- Discuss strategies to model SharedProperty - AnimalPolicy, Laundry, Complex and other common property elements
- Review and discuss changes to Media

- Discuss IDX, IDXExtended
- Discuss 2008 schema roadmap
- New business
- Adjourn

Minutes

Chair: Paul Stusiak

Minutes: Paul Stusiak, Joshua Darnell

Role Call

- Colby Ackerfield
- Joshua Darnell
- Olga Ermolin
- Jaison Freed
- Bob Gottesman
- Jay Hodges
- Brian Johnson
- Matt Lavalley
- Chris McKeever
- Nicky Moran
- Ray Schaefer
- Mark Scheel
- Paul Stusiak
- Frank Tadman
- Mike Wurzer

Adopt previous meeting minutes

The minutes were adopted as read.

Review New Schemas

The group reviewed the new schemas created under the namespace of commons. These schemas are expansions on existing enumerations and type definitions from RETSCommons and other places. They were moved into the new schemas to provide a logical grouping of similar concepts.

Legal.xsd

The group discussed Legal.xsd and the enumerations ContingencyDescriptionEnum and DisclosureEnum and PossessionEnum.

** Action – Paul Stusiak, next release. Add Short Pay to Disclosures. Seek a definition for this term from Matt, Bob.

** Action - Paul Stusiak, next release. Remove the ampersand from the term CC&R to ensure simplification of parsing. Provide the documented definition of Covenants, Conveyances and Restrictions.

** Action - Paul Stusiak, next release. Add 'Lead Remediation' to the DisclosureEnum.

** Action - Paul Stusiak, next release. Add 'Owner has read' to the DisclosureEnum.

** Action - Paul Stusiak, next release. Add an additional element of RequiredDisclosureList to the main schema (Property) in addition to the general disclosure list.

** Action - Paul Stusiak, next release. Change the enumeration values of PossessionEnum to have spaces from the whitespace compressed version.

The group discussed this as a general principle and agreed that it should be changed in all locations. The group will be responsible for checking the work to ensure that these changes were made.

** Action - Paul Stusiak, next release. Add 'Common Driveway' to the DisclosureEnum.

** Action - Paul Stusiak, next release. Add 'Seller Rent-back', 'Seller Lease-back' and 'Before Close' to the PossessionEnum.

Licensing.xsd

The group discussed Licensing and came to an agreement that License.xsd should be more generic and should be able to support additional licensing types like Auctioneer, Appraiser, Real Estate Broker, Mortgage Broker, Appraiser Trainee, Mortgage and Real Estate. As well, the ProvinceOrState should be added (Jurisdiction).

** Action - Paul Stusiak, next release. Refactor the LicenseType and add to a license category the above values.

Role.xsd

The group had a wide ranging discussion on additional roles to be added. Some values that were discussed were Assistant, Listing Representative, Buying Representative. There was much discussion about the various uses of the terms Buyer and Seller and how they are sometimes reversed in usage over the common English dictionary definition.

The role discussion led to a discussion of the Team, Member and Office. It was pointed out that each of these are missing Media as an element.

**Action - Paul Stusiak, next release. Provide a trial solution to the missing media element on the adopted Teams, Members and Offices schemas. Provide a preliminary change proposal for this work.

Properties.xsd

ManufacturedHousing

The group discussed additional elements and values for ManufacturedHousing. Some of the elements that were felt to be missing are several SerialNumber elements. DOH - State decal, License number may be synonymous, but they are in addition to the existing decals. Manufacturers Warranty is also missing.

The group felt that it was more appropriate to move the Park element: Manager, Name and Type to the Association and make them generic - the various values will map directly into the un-classified Name, Manager(Person) and type. The type will need to be expanded to have the appropriate values for a ManufacturedHousing park.

The group felt that a SkirtingEnum needed to be added to describe the ground to building skirt that is often applied between the ground and the body of the Manufactured Housing.

The expression of the manufacturer needs to have the following elements: Date, Name, Make Model. It was felt that removing the element ModelYear was appropriate.

An additional element of YearRound or Insulated was needed to express that the ManufacturedHousing could be occupied throughout the year.

While discussing ManufacturedHousing, the group determined that Association needs to have a flag to indicate that there is ownership interest in the Association - common land or other property ownership needs to be denoted to separate the Associations into those that are providing a common service from those that provide both the service and an ownership interest in the association itself.

The discussion led to a new topic of splitting the information in ManufacturedHousing to Building and Association. The point was made that the information was repeated or made more sense in a different location or context.

This in turn, led to the suggestion by Stephane Viau to move Building and Lot into separate schemas under the Properties namespace to make it easier to work with. The group thought

this was a good idea.

** Action - Paul Stusiak, next release. General refactoring of the complex type. Add additional serial number elements described above. Add SkirtingEnum with values. Update the Manufacturing information as noted above. Add the YearRound or Insulated flag to ManufacturedHousing. Move several elements to Building - Skirting etc. and any other building or structure related ManufacturedHousing types.

** Action - Paul Stusiak, next release. Move the Park contact information and naming to the association complex type. Add an indicator to association, denoting ownership interest in the association.

** Action - Paul Stusiak, next release. Move BuildingsType to a new schema, Buildings.xsd. Move LotType to a new schema Lots.xsd.

Building

The previous discussion led to a general discussion of the elements that are missing from within the Building complexType.

Several elements were identified as missing from the container. These elements were Siding or ExteriorFinish under Building/BuildingConstruction and several other previously discussed elements that seem to be missing, but are in general use.

** Action - Paul Stusiak, next release. Add missing construction elements.

The group agreed that it made better sense to group patio, deck and porch into the same area and it was decided to move the patio information from lot to building. Several objections were raised during the discussion, about the nature of deck and patio and how they tended to be different - deck typically attached, while patio are adjoining to a structure but typically not attached to the building structure, but counter-arguments were provided that reduced the generality of the cases. In the end, the group agreed that there were many shades between the two and that it was a convenience rather than a statement of fact to associate the three in one place.

** Action - Paul Stusiak, next release. Move patio to BuildingConstruction.

An error was pointed out in the schema - the HVAC/Heating enumeration has an 's' on Heat Pumps. This should be removed. In this enumeration, the value Geothermal should be added.

** Action - Paul Stusiak, next release. Revise Heating enumeration.

The group discussed adding a Utilities/ElectricSupplier with enumeration values of Public, Solar Panel, Wind and Hydro. This is intended to permit representing properties where supplemental power co-generation is possible and where the power is provided. This may need revising.

** Action - Paul Stusiak, next release. Add ElectricSupplier.

The group discussed and agreed that it would be appropriate to remove the extraneous

'Building' from each of the Name, Construction, etc.

** Action - Paul Stusiak, next release. Remove label Building from BuildingName etc.

The group discussed the use of the reusable type of InteriorDetailType in both Room and Interior detail. The suggestion was to make separate types for each to reflect differences. No conclusion was reached and the idea has been tabled.

The group determined that the cardinality of InteriorDetail/Fireplace should be unbounded and not limited to 1.

** Action - Paul Stusiak, next release. Change the cardinality of Fireplace to unbounded from '1'.

Lot

The group spent some time discussing Patio. During the discussion, none of the participants could determine what the PatioStyle was. This should be investigated and removed if unnecessary.

** Action - Paul Stusiak, next meeting. Investigate the history of PatioStyle and provide a recommendation for the disposition of this element.

The group discussed additional LotImprovement values. Some that were discussed were flags for HasCurb and HasStreetGutter.

Under Property, a PropertyCondition was discussed. Matt and Bob will provide a list and Paul will incorporate it.

** Action - Paul Stusiak, Matt Lavalley, Bob Gottesman. Provide a list of PropertyCondition values and incorporate this into Property.

The group discussed Road/Driveway and thought that there should be a Driveway material and if the driveway was heated. This needs further investigation.

The group discussed ParkingTypeEnum. The group decided that the Mechanic's should be renamed to Mechanic to prevent problems with parsing the value. Additional values were suggested; Off Street, Alley, Off Alley, Meter, Fee, Owned, Zoned Permit, Secured, Side Apron and Heated were the values discussed.

** Action - Paul Stusiak, next release. Modify the ParkingTypeEnum with the discussed values.

The group moved on to discussing the extension mechanism for Property. The group was concerned that the rules for extending the schema may not be clear and that the extensions may lead to interoperability problems. Chris suggested that we discuss certain regional items, like the California specific Mello-Roos disclosure all the time and that it may be better to move both the extensions and these specific elements into a separate 'RegionalProperty' schema. This led to a long discussion about this idea.

The meeting adjourned for the day.

The meeting resumed.

From yesterday's discussion, the group agreed that an Engineering Guideline or similarly named document be created to provide guidance on extending the schema. In this document, pointers to common practices should be made and pointer or descriptions on good practices on Namespaces should also be indicated.

** Action - Paul Stusiak, April Meeting. Prepare a draft guideline document for review.

Paul prepared a trial RegionalProperty.xsd. The group agrees that we should use RegionalProperty as the only extension point from Properties.xsd and that extension points should be removed from Properties.xsd.

The group discussed the on-going problems that they are having in presenting the schema to non-technical personnel. These personnel are much more comfortable viewing the schema in small pieces and presented as a table or spreadsheet view. Mike Wurzer suggested certain changes to the current spreadsheet presentation to make it more useful. Matt Lavalley provided his flattening transform and Stephane Viau suggested that the schema present the enumerations as a tab-per-enum, similar to the presentation style that he is using with some success.

Suggestions were also made to provide a small set, say one enumeration per week, for review on the web. This may lead to more participation from domain experts. It was reiterated again how important having guidelines for designing the existing schema and for extending the schema are. This could lead to a good feedback loop from listing input form to schema to listing input form. Since the existing listing input forms tend to be like a spreadsheet or other form entry system, these changes are very important.

** Action - Paul Stusiak/Gina Accawi, next release. Provide changes to the spreadsheet view based on feedback from this and other meetings.

The group briefly discussed splitting the group into two groups, one to handle the business side and the other to focus on turning that into schema. Several objections to this idea were raised and the topic is tabled to future meetings. The nub of the objections were that there has been little additional interest in having separate tracks and the same people tend to show up. The ideas and the reasoning behind them will, hopefully, be reflected in improvements in the meeting format.

Media.xsd

Matt discussed certain deficiencies in the existing Media schema that he has been implementing at his location. Specifically, there is a need for a RelativeScale element to indicate what the relative scale of this media item is in relationship to other media items. Matt uses a numeric value 1 - 5 to indicate the scale. This is a mandatory element in his system. The group discussed this at length and came to an agreement to create a Scale element with a set of three values: thumb or tiny, max or original or best and default. Local representations can then use a numeric value to provide additional information on scale. Some additional thinking

is needed on this to properly represent the concept.

Paul pointed out that the existing Media.xsd is missing both a preference-order and mime-preference-order values like contact method to provide the relative order of the media items as a total set and within each mime type.

The group continued the discussion and agreed that there were a number of extra elements that didn't appear to have a purpose. The basic media information should include title, file, uri, revision, mediafilename, file type and the mime content types. The group agreed to remove the Category/URI and details. The group was not sure what the purpose of the Text/StartDate and StopDate were. Additional investigation is needed to determine if the elements are valuable.

Additional elements were discussed and the group agreed that several dates should be added: AddedDate and CreatedDate. The item source should also be added. Possible values are EXIF.

The group agreed that the Media.xsd needed to have extension points added.

** Action - Paul Stusiak, next release. The Media.xsd should be updated to provide the order, the scale and other points as described above.

New Business

The group discussed the need to provide the enumerations and some other type information on the website for discussion . The group agreed that the Disclosure Enumeration and Laundry ComplexType would be the first two things to be discussed on the forums.

The group also discussed the need to provide some additional domain expertise on Farm and Manufactured homes and to try to get additional Listing Input forms from their systems for review.

The group discussed the SimpleGeo data type and were in agreement that there was some fine-tuning needed on this complex type. Some suggestions included removing cross-street, renaming the MapCoord to CoordSystemName. Colby suggested that there might be some other choices possible for the GIS portion of this from other groups working on this problem from other industries.

** Action Colby Ackerfield, next meeting. Find relevant GIS coordinate schema for discussion on the forums.

The group provided some additional changes for property. Brick should be added to floor type. An enumeration for optional construction (new build) should be added - this would include things that the purchaser could have constructed before the house was finished (walk-in closet or kitchen styles were talked about).

** Action - Paul Stusiak, next release. Make the changes to Properties.xsd described above.

The group briefly talked about the map book coordinates and that there are cases where there is a coordinate system based on some arbitrary horizontal and vertical coordinates.

** Action Ray Schaefer, next meeting. Ray will provide the background information to the coordinate system.

** Action Paul Stusiak, next release. Paul will attempt to incorporate the information Ray provides into the Properties.xsd.

It was pointed out that the value Dishwasher is repeated in the Feature enumeration.

** Action - Paul Stusiak, next release. Remove the duplicate entry for Dishwasher.

A very short side discussion was held about School.xsd and School District. Several locations have multiple school districts (Elementary, Secondary, Unified) for an individual property. In some cases, all that is provided for school is a contact telephone number for the school district. This permits handling of Magnet/Charter schools and those cases where a property does not participate in the catchment area of the nearest school.

** Action - Paul Stusiak, April meeting. Review School and provide a recommendation to handle this case.

Set Next Meeting

The next meeting is to be held on the conference bridge on February 13th. 2008 at 10:00 AM PST.

The meeting will provide a synopsis of this meeting for those who could not attend this meeting.

The next in-person meeting is to be held at the offices of MLSListings, Inc. in Sunnyvale, CA on March 4, 5, 2008. Details will be posted on the rets.org website in this workgroup's section, including the agenda and an updated schema set.

This will not occur before February 22, 2008.

Adjourn

The meeting was adjourned at 12:15 Mountain Standard Time.