



# Oregon

Kate Brown, Governor

Agenda Item No.  
I.D.

## OREGON REAL ESTATE BOARD Regular Meeting Minutes – via Zoom

Oregon Real Estate Agency  
Salem, OR 97301

Monday, February 1, 2021

**Real Estate Agency**  
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**BOARD MEMBERS PRESENT:** Marie Due  
Debra Gisriel, late  
Susan Glen  
Dave Hamilton  
Lawnae Hunter, Chair  
Kim Hedding  
Pat Ihnat  
Alex MacLean, Vice Chair

**BOARD MEMBER ABSENT:** Jose Gonzalez

**OREA STAFF PRESENT:** Steve Strode, Commissioner  
Anna Higley, Deputy Commissioner  
Mesheal Heyman, Administrative Services Division Manager  
Michael Hanifin, Land Development Manager  
Leandra Hagedorn, Board liaison

**GUESTS PRESENT:** Greg Smart  
Mark Wheeler, Roots Realty  
Dave Malcolm, Malcolm Law LLC

### I. BOARD BUSINESS – Chair MacLean

- A. Call to Order. Chair MacLean called the meeting to order at 10am.
- B. Chair MacLean comments/Roll Call. Chair MacLean asked the board members to introduce themselves, and explained the role/function of the board.
- C. Approval of the Agenda and Order of Business.

### MOTION TO APPROVE AGENDA AND ORDER OF BUSINESS BY Dave Hamilton

SECOND BY DEBRA GISRIEL

MOTION CARRIED BY UNANIMOUS VOTE

- D. Approval of 12.07.20 regular meeting minutes.

### MOTION TO APPROVE 12.07.20 REGULAR MEETING MINTUES BY LAWNAE HUNTER

SECOND BY DEBRA GISRIEL

MOTION CARRIED BY UNANIMOUS VOTE

- E. Date of the Next Meeting: 04.05.21, to begin at 10am and will be held via Zoom video conference.

### II. PUBLIC COMMENT – Chair MacLean. None.

- This time is set aside for persons wishing to address the Board on matters not on the agenda. Speakers will be limited to five minutes.
- The Board Chair reserves the right to further limit or exclude repetitious or irrelevant presentations. If written material is included, 12 copies of all information to be distributed to board members should be given to the Board Liaison prior to the meeting.
- Action will not be taken at this meeting on citizen comments. The Board, however, after hearing from interested citizens, may place items on a future agenda so proper notice may be given to all interested parties.
- If no one wishes to comment, the next scheduled agenda item will be considered.

### III. REQUEST FOR WAIVERS – Chair MacLean. Log.

- A. Robert Tessmer - Chair MacLean asked Mr. Tessmer to explain the basis for his waiver request and he responded that his career had consisted of property searches, purchasing, rebuilding, and renovating. He also explained that as a veteran his goals were to work with disabled veterans and assist them with finding homes. Pat Ihnat asked Mr. Tessmer to explain how his experience met with the waiver request requirements and he explained that he his experience included lease negotiations, writing leases, and contract management. Vice Chair Ihnat asked Mr. Tessmer if he planned to employ brokers and he responded that at some point he would be employing brokers. Lawnae Hunter asked Mr. Tessmer to provide a summary of his supervisory experience and he responded that he had vast experience with contract management and managing people with setting their career enhancement guidelines. Lawnae Hunter also asked Mr. Tessmer if he was familiar with the financial responsibilities required of a principal broker. Mr. Tessmer explained that he was familiar with the financial responsibilities. Dave Hamilton asked Mr. Tessmer what

experience he had with overseeing several brokers and ensuring that they follow proper guidelines and he responded he would have a business plan in place to facilitate proper supervision. Discussion: Chair MacLean asked Mr. Tessmer to elaborate on his connection to Mr. Larkin. Mr. Tessmer explained that his relationship with Mr. Larkin was as a mentor and seeking his advice/input on certain situations. Susan Glen asked Mr. Tessmer if he had considered working under the supervision of a principal broker for a period of time and he responded that he would not work well in that type of setting or environment.

**MOTION TO APPROVE ROBERT TESSMER'S EXPERIENCE WAIVER REQUEST BY LAWNAE HUNTER  
SECOND BY PAT IHNAT**

**MOTION FAILS BY TIE VOTE (AYES: LAWNAE HUNTER, SUSAN GLEN, PAT IHNAT, ALEX MACLEAN. NAYS: MARIE DUE, DEBRA GISRIEL, KIM HEDDINGER, DAVE HAMILTON)**

- B. Eric Zechnelley - Mr. Zechenelly asked Chair MacLean the reason the board denied his previous waiver request on 12.7.20 and both Chair MacLean and Dave Hamilton responded that the reason for the denial was lack his of experience. Vice Chair Ihnat stated that she would be inclined to support Mr Zechenelly's waiver request based on his college degree. David Malcolm, attorney for Mr. Zechenelly, explained that he reviewed the last 5 years of waiver requests and board meeting minutes and determined that Mr. Zechenelly has met the requirements for to qualify for a waiver request.

**MOTION TO APPROVE ERIC ZECHNELLEY'S WAIVER REQUEST BY PAT IHNAT**

**SECOND BY LAWNAE HUNTER**

**MOTION CARRIED BY UNANIMOUS VOTE**

- IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER – Chair MacLean. None.**
- V. BOARD ADVICE/ACTION – Commissioner Strode. None.**
- VI. NEW BUSINESS - Commissioner Strode. 2021 Governor's State Employee Food Drive.**
- VII. COMMUNICATIONS - ADMINISTRATIVE ACTIONS SUMMARY - Chair MacLean**
- VIII. REPORTS – Chair MacLean.**
- A. Commissioner Strode
- Agency is preparing for the budget presentation
  - Agency rules have been filed and will go into effect January 1, 2021.
- B. Agency division report - Deputy Commissioner Higley
1. Regulations, Deputy Commissioner Higley.
    - Staffing
      - Regulations Manager vacancy will be placed by June 2021
      - Meghan Lewis was promoted to lead compliance coordinator on a permanent basis
    - Budget update and summary of statistics provided in written report
  2. Administrative Services Division, Mesheal Heyman
    - Overview summary of statistics and information provided in written division report
    - OREN-J, board members should contact Mesheal regarding submitting articles
  3. Land Development Division, Michael Hanifin
    - Overview of statistics and information provided in written report
    - Legislative update
  4. Education and Licensing, Mesheal Heyman
    - Staffing
      - Administrative Specialist 2 positions have been filled internally
      - Recruitment for bilingual Administrative Specialist 1 is in progress
    - Summary of statistics and information provided in written report
    - PSI proctor exams launched due to COVID-19
- IX. ANNOUNCEMENTS – Chair Hunter. Next board meeting: 04.05.21 to begin at 10am and will be held via Zoom video conference.**
- X. ADJOURNMENT – Chair Hunter**

Respectfully submitted,



STEVE STRODE, COMMISSIONER

Respectfully submitted,



ALEX MACLEAN, BOARD CHAIR