



Oregon

Kate Brown, Governor

Agenda Item No.
I.D.

Real Estate Agency

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OREGON REAL ESTATE BOARD

Regular Meeting Minutes – via Zoom

Oregon Real Estate Agency
Salem, OR 97301

Monday, December 7, 2020

BOARD MEMBERS PRESENT:

Marie Due
Debra Gisriel, late
Jose Gonzalez
Susan Glen
Dave Hamilton
Lawnae Hunter, Chair
Kim Hedding
Pat Ihnat
Alex MacLean, Vice Chair

OREA STAFF PRESENT:

Steve Strobe, Commissioner
Anna Higley, Deputy Commissioner
Maddy Alvarado, Customer Service Manager
Michael Hanifin, Land Development Manager
Leandra Hagedorn, Board liaison

GUESTS PRESENT:

Barbara Geyer, Barbara Geyer Real Estate
LaTasha Beal, Keller Williams Sunset Corridor
Jerry Jones, Commercial Property Management
Clint Currin, RE/MAX Equity Group
Jimi Couture, John L. Real Estate
Catroina Mcracken, DOJ

I. BOARD BUSINESS – Chair Hunter

- A. Call to Order. Chair Hunter called the meeting to order at 10am.
- B. Chair Hunter comments/Roll Call. Chair Hunter 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 PAT IHNAT

SECOND BY DAVE HAMILTON

MOTION CARRIED BY UNANIMOUS VOTE

- D. Approval of 10.05.20 regular meeting minutes.

MOTION TO APPROVE 10.5.20 REGULAR MEETING MINTUES BY DAVE HAMILTON

SECOND BY MARIE DUE

MOTION CARRIED BY 7 AYES (MARIE DUE, JOSE GONZALEZ, DAVE HAMILTON, LAWNAE HUNTER, KIM HEDDINGER, PAT IHNAT, ALEX MACLEAN, AND SUSAN GLEN ABSTAINED DUE TO HER ABSENCE AT THE 10.5.20 MEETING)

- E. Date of the Next Meeting: 02.01.21, to begin at 10am and will be held via Zoom video conference.

II. PUBLIC COMMENT – Chair Hunter. 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 Hunter. Log.

- A. Jerry Jones - Chair Hunter asked Mr Jones to explain the basis for his waiver request and he responded that he had held various business roles in the real estate industry, such as development projects, commercial management firm. He also explained that he wanted to expand to a brokerage firm and that having the principal broker designation would be a tremendous professional benefit. Susan Glen asked Mr Jones if he was aware of the 3 year requirement previously and re responded that he was aware of the requirement. Marie Due asked Mr. Jones if he had management experience. Mr. Jones explained that he had managed teams of 2 to 3 brokers and upwards of 20. Pat Ihnat stated that managing brokers requires

dealing with substantive issues rather than broad management. Jose Gonzalez asked Mr. Jones what options were available to him if his waiver request were to be denied and Mr. Jones replied that the principal broker who plans on retiring would postpone his retirement if necessary.

**MOTION TO DENY JERRY JONES'S 3 YEAR EXPERIENCE WAIVER REQUEST BY ALEX MACLEAN
SECOND BY MARIE DUE
MOTION CARRIED BY UNANIMOUS VOTE**

- B. Eric Zechnelley - Chair Hunter asked Mr. Zechnelley to explain the basis for his waiver request and he responded that his family owns and operates multiple businesses relating to various areas of real estate, which he has been involved in since he was in high school. He also explained that he received a Master Degree in Real Estate Development from Portland State University. Alex MacLean asked Mr. Zechnelley who he would be managing and what type of business and he responded that the business was a manufactured home company involving commercial real estate transactions and he would be managing a couple of brokers. Pat Ihnat asked Mr. Zechnelley how he believed his degree weighed in on answering questions from brokers and he replied that many of the courses he took covered law/rule content along with transaction processes.
DISCUSSION: Pat Ihnat stated although Mr. Zechnelley's experience was with manufactured homes, his course study and degree were impressive. Alex MacLean stated Mr. Zechnelley's would benefit from more management experience.

**MOTION TO DENY ERIC ZECHNELLEY'S 3 YEAR EXPERIENCE WAIVER REQUEST BY ALEX MACLEAN
SECOND BY DAVE HAMILTON
MOTION CARRIED BY UNANIMOUS VOTE**

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER - Chair Hunter. None.

- V. **BOARD ADVICE/ACTION – Commissioner Strode. Nominations for 2021 Board Chair and Vice Chair.** Commissioner Strode nominated Alex MacLean as chair and Pat Ihnat as vice chair.

**MOTION TO APPROVE ALEX MACLEAN AS BOARD CHAIR AND PAT IHNAT AS VICE CHAIR BY DAVE HAMILTON
SECOND BY MARIE DUE
MOTION CARRIED BY UNANIMOUS VOTE**

2021 Board Meeting Schedule:

- February 1
- April 5
- June 7
- August 2
- October 4
- December 6

NEW BUSINESS - Commissioner Strode. 2020 State Employees Charitable Fund Drive. Commissioner Strode stated that the board had been very generous in the past with donations food drive and referred the board to the handout provided in the board packet with CFD information for review.

VI. REPORTS – Chair Hunter.

- A. Commissioner Strode
- 2020 has been a challenging year and Commissioner Strode gave recognition to REA staff and board members for their continued efforts.
 - Agency rules have been filed and will go into effect January 1, 2021.
- B. Agency division report - Deputy Commissioner Higley
1. Regulations and Administration, Deputy Commissioner Higley.
 - Staffing - Mesheal Heyman has accepted a promotional position as the Administrative Services Division Manager - Regulations Manager position will remain vacant until Agency reopens
 2. Land Development, Michael Hanifin
 - Filing activity has increased
 - Advertising rules will be effective January 1, 2021
 - Timeshare filing process has been revised
 - Condo filings have transitioned to an online process
 3. Education and Licensing, Deputy Commissioner Higley
 - PSI has launched online testing
 - CEP renewal reminder that a late fee of \$300 will be charged if deadline is not met

VII. ANNOUNCEMENTS – Chair Hunter. Next board meeting: 02.01.21 to begin at 10am and will be held via Zoom video conference.

VIII. ADJOURNMENT – Chair Hunter

Respectfully submitted,



STEVE STRODE, COMMISSIONER

Respectfully submitted,



ALEX MACLEAN, BOARD CHAIR