



Oregon

Kate Brown, Governor

AGENDA ITEM NO.

I.D.

Real Estate Agency

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OREGON REAL ESTATE BOARD

Regular Meeting Minutes
Oregon Real Estate Agency
530 Center St. NE, Suite 100
Salem, OR 97301

Monday, February 4, 2019

BOARD MEMBERS PRESENT: Jef Farley, Chair
Debra Gisriel
Susan Glen
Jose Gonzalez
Dave Hamilton
Dave Koch
Pat Ihnat
Alex MacLean

BOARD MEMBERS ABSENT: Lawnae Hunter, Vice Chair, excused

OREA STAFF PRESENT: Dean Owens, Acting Commissioner
Selina Barnes, Regulations Division Manager
Maddy Alvarado, Customer Service Manager
Mesheal Heyman, Communications Coordinator

GUESTS PRESENT: Matt Fellman, Crawford Inspection Services
Peter Bale, Peter Bale Consulting

I. BOARD BUSINESS – Chair Farley

- A. Call to Order. Chair Farley called the meeting to order at 10am.
- B. Chair Farley comments/Roll Call. Chair Farley asked the board liaison to take roll call, 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 UPON CORRECTING AGENDA ITEM NO. V. A. 4. MEETING DATE FROM 12.7.19 TO 12.2.19 BY DAVE HAMILTON

SECOND BY DAVE KOCH

MOTION CARRIED BY UNANIMOUS VOTE

- D. Approval of 12.10.18 regular meeting minutes.

MOTION TO APPROVE 12.8.10.18 REGULAR MEETING MINUTES AS SUBMITTED BY DAVE HAMILTON

SECOND BY DEBRA GISRIEL

MOTION CARRIED BY UNANIMOUS VOTE

- E. Date of the Next Meeting: 4.1.19 at the Standard Insurance Center, 900 SW 5th Ave, Portland, OR 97204, to begin at 10am.

II. PUBLIC COMMENT – Chair Farley.

- 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.

Peter Bale addressed the issue of improving the process/protocol involved in continuing education classes, specific to monitoring licensees to ensure they are engaged and present during the education classes. He also stated that he personally prefers live (in person) training to online training.

DISCUSSION: General consensus of the board was to revisit/review this topic at the 4.1.19 board meeting.

III. REQUESTS FOR WAIVERS – Chair Farley, None.

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER– Chair Farley.

- A. Matt Fellman. Mr. Fellman appeared before the board and explained that he offers the following topics in his classes: Consumer Protection, Real Estate Contracts, and Dispute Resolution, which are all considered acceptable course topics.

MOTION TO APPROVED MATT FELLMAN'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY DAVE KOCH

SECOND BY PAT IHNAT

MOTION PASSED BY UNANIMOUS VOTE

- B. Chris Jacobsen continued from 12.10.18 board meeting to allow Mr. Jacobsen to research ORS Chapter 696 and OAR Chapter 863 regarding CEP responsibilities. Mr. Jacobsen appeared by phone and explained that he had reviewed the rules and laws regarding provider responsibilities. **DISCUSSION:** Dave Hamilton stated that the board needed to be more selective in approving continuing education provider petitions. Debra Gisriel indicated she was not able to find a reason to deny Mr. Jacobsen's petition. Mr. Owens clarified that as industry practitioners, the board uses their knowledge and discretion to make these decisions.

MOTION TO APPROVE CHRIS JACOBSEN'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY DAVE KOCH

SECOND BY DEBRA GISRIEL

MOTION CARRIED BY SEVEN AYES (JEF FARLEY, DEBRA GISRIEL, SUSAN GLEN, JOSE GONZALEZ, DAVE KOCH, PAT IHNAT, AND ALEX MACLEAN) AND ONE NAY (DAVE HAMILTON)

- C. Kathy Kemper-Zanck. Ms. Kemper-Zanck appeared by phone and explained she had 11 years of experience as a mortgage broker and 3 as an educator. She also explained the primary course she offers covers the topic of Real Estate Finance, which is considered an acceptable course topic. Ms. Kemper indicated she could provide education on the following topics in the future: Advertising Regulations, Real Estate Contracts, Real Estate Property Evaluation, Appraisal or Valuation, Real Estate Title, Real Estate Escrows, and Condominiums, which are all considered acceptable course topics.

MOTION TO APPROVE KATHY KEMPER-ZANCK'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY DAVE KOCH

SECOND BY ALEX MACLEAN

MOTION CARRIED BY UNANIMOUS VOTE

V. BOARD ADVICE/ACTION – Acting Commissioner Dean Owens

- A. 2019 potential meeting locations for:
1. 6.3.19 - Salem, venue to be determined
 2. 8.5.19 - Hood River, venue to be determined
 3. 10.7.19 - Astoria, venue to be determined
 4. 12.7.19 - Salem, OREA - Date corrected to 12.2.19

MOTION TO APPROVE BOARD MEETING LOCATIONS BY DAVE HAMILTON

SECOND BY DEBRA GISRIEL

MOTION CARRIED BY UNANIMOUS VOTE

VI. NEW BUSINESS - Chair Farley

- A. 2019 Governor's State Employee Food Drive - Acting Commissioner Dean Owens - Mr. Owens explained that the food drive takes place every year during the month of February and the Agency participates by making food, payroll and cash donations as well as organizing various fundraisers. He also directed board members who wished to provide a cash donation to make checks payable to the food bank of their choice and forward to the Agency.

VII. COMMUNICATIONS - Administrative Actions Summary - Chair Farley

VIII. REPORTS – Chair Farley

- A. Agency division report - Acting Commissioner Dean Owens. Mr. Owens announced that Governor Brown appointed Steve Strode as the new Commissioner of the Agency. He also provided a brief legislation update.
1. Regulation Division - Selina Barnes. Ms. Barnes summarized the statistics provided in the written handout and explained staff changes due to an investigator resignation.
 2. Land Development Division - Michael Hanifin. Mr. Hanifin reviewed the information/statistics provided in the written handout and provided a legislation update.
 3. Education, Licensing, and Administrative Services Division – Maddy Alvarado. Ms. Alvarado summarized the statistics/information provided in the written handout and also explained staff duty changes.

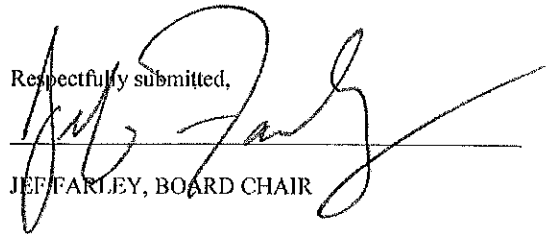
- IX. ANNOUNCEMENTS – Chair Farley. Next board meeting: 4.1.19 at the Standard Insurance Center, 900 SW 5th Ave., Portland, OR 97204, to begin at 10am.

X. ADJOURNMENT

Respectfully submitted,


STEVE STRODE ON BEHALF OF
DEAN OWENS, FORMER ACTING COMMISSIONER

Respectfully submitted,


JEFF FARLEY, BOARD CHAIR