



Oregon

Kate Brown, Governor

AGENDA ITEM NO.

I.D.

Real Estate Agency
530 Center St. NE, Suite 100
Salem, Oregon 97301-2505
Phone: (503) 378-4170
Regulations Fax: (503) 373-7153
Admin. Fax: (503) 378-2491
www.oregon.gov/rea

OREGON REAL ESTATE BOARD

Regular Meeting Minutes
Standard Insurance Center
900 SW 5th Ave
Portland, OR 97204

Monday, April 1, 2019

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

BOARD MEMBERS ABSENT: Lawnae Hunter, excused

OREA STAFF PRESENT: Steve Strobe, Commissioner
Dean Owens, Deputy Commissioner
Selina Barnes, Regulation Division Manager
Maddy Alvarado, Customer Service Manager
Michael Hanifin, Land Development Division Manager

GUESTS PRESENT: Peter Bale, Peter Bale Consulting
Ross Kelley, (W)HERE, Inc.,
Laurie Thiel, RE/MAX Equity Group
Barbara Geyer, Barbara Geyer Real Estate
Michelle Bradley, Redfin
Alison Kangas, Blue Flag Realty
Maureen Swan, Portland Proper Real Estate LLC
Pamela Benoit, REACH CDC
John Bradford, Doug Bean & Assoc.
Colleen Gordon, Keller Williams Realty Professionals
Randy Hoaglin, C & R Real Estate Services Co.
Kevin Kelly, Home Smart Realty Group
Stacey Krys-Harrison, Home Smart Realty Group
Scott Moore, SMMP LLC
Lane Mueller, Wise Move Real Estate

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.
- D. Approval of 2.4.19 regular meeting minutes.

**MOTION TO APPROVE THE 2.4.19 REGULAR MEETING MINUTES BY DAVE KOCH
SECOND BY DEBRA GISRIEL
MOTION CARRIED BY UNANIMOUS VOTE**

E. Date of the Next Meeting: 6.3.19, in Salem, OR venue to be determined, to begin at 10am.

- ### II. PUBLIC COMMENT – Chair Farley.
- Unidentified attendee #1 asked about the duties of a dual agent in relation to tenants. Chair Farley explained agents have a fiduciary responsibility. Mr. Koch responded dual agents should be cautious and fair/equitable in dealing with clients. Selina Barnes explained the Agency's laws and regulations regarding dual agents only applies to buyers and sellers. Unidentified attendee #2 asked about why buyers are have more involvement in transactions than sellers. Pat Ihnat summarized the current statutes which do not allow state involvement in making changes. Colleen Gordon asked for an update on HB2513, which proposed an

amendment to fiduciary duties to clients. Debra Gisriel suggested Ms. Gordon attend the realtors day at the Capitol or visiting Oregon Association of Realtors webpage for more information regarding HB2513.

- 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. NEW BUSINESS – Chair Farley

- A. **PROTECTING VULNERABLE OREGONIANS FROM FINANCIAL ABUSE – Guest Speaker, Billie McNeely, Oregon’s Financial Exploitation Specialist.** Ms. McNeely provided a power-point presentation regarding various forms of elder abuse and the reporting/complaint process.
- B. **2019 Governor’s State Employee Food Drive Results – Commissioner Strode.** Commissioner Strode reported the Agency’s food donations were equivalent to 59 meals and cash donations were equivalent to 2,380 meals.

IV. REQUESTS FOR WAIVERS – Chair Farley, Waiver request log.

- A. Ross Kelley requests experience requirement waiver. Chair Farley asked Mr. Kelley to expand on the basis of his request for a waiver. Mr. Kelley explained that since his appearance before the board about a year ago he had completed two transactions and had a listing pending. Mr. Kelley stated that becoming a principal broker would allow him to provide quality service to his clients and also open his own real estate brokerage firm. **DISCUSSION:** Alex MacLean expressed his appreciation to Mr. Kelley for appearing before the board for a second time and also encouraged him to continue gaining the required experience to become a principal broker. Jose Gonzalez explained that his personal experience of learning from principal brokers was instrumental for him in becoming a principal broker.

MOTION TO DENY ROSS KELLEY’S REQUEST FOR WAIVER BY DEBRA GISRIEL

SECOND BY DAVE HAMILTON

MOTION CARRIED BY UNANIMOUS VOTE

V. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER– Chair Farley. None.

VI. BOARD ADVICE/ACTION – Commissioner Strode

- A. June 3, 2019 board meeting in Salem, OR. Commissioner Strode stated no action necessary at this time as venue for June 3, 2019 meeting will be announced at a later time.

VII. ADMINISTRATIVE ACTIONS SUMMARY – None.

VIII. REPORTS – Chair Farley

- A. Commissioner Strode. Commissioner Strode explained that he was looking forward to his new role, continuing to improve relationships with stakeholders, and strive to improve the Agency’s KPM levels. He stated that the Agency would be developing a work group sometime in the second or third quarter of this year to review the continuing education process.
- B. Agency division report – Deputy Commissioner Dean Owens. Mr. Owens explained the Agency’s process for continuing education credit for attendees of board meeting and the afternoon class “Attention: Violation Prevention”.
 - 1. Regulation Division - Selina Barnes. Ms. Barnes: Catroina McCracken, new AAG introduction and explained her role with Agency. She also summarized the statistics/information provided in the division report. Ms. Barnes explained the complaint process as well.
 - 2. Land Development Division - Michael Hanifin. Mr. Hanifin summarized the statistics/information provided in the division report and a legislative update.
 - 3. Education, Licensing, and Administrative Services Division – Maddy Alvarado. Ms. Alvarado summarized the statistics/information provided in the division report.

IX. ANNOUNCEMENTS – Chair Farley. Next board meeting: 6.3.19 in Salem, OR, venue to be determined, to begin at 10am.

X. ADJOURNMENT

Respectfully submitted,


STEVE STRODE, COMMISSIONER

Respectfully submitted,


JEFF FARLEY, BOARD CHAIR