OREGON REAL ESTATE BOARD  
Regular Meeting Minutes  
Best Western Plus Hood River Inn  
1108 E. Marina Way  
Hood River, OR  97031  
Monday, August 5, 2019

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

BOARD MEMBERS ABSENT:  
Lawnae Hunter, Vice Chair, excused  
Jose Gonzalez, excused  
Dave Koch, excused

OREA STAFF PRESENT:  
Steve Strode, Commissioner  
Anna Higley, Deputy Commissioner of Administration  
Selina Barnes, Deputy Commissioner of Regulations  
Maddy Alvarado, Customer Service Manager

GUESTS PRESENT:  
Ashley Nunamaker-Bello  
Becky Schertenleib  
Chris Vail Rollins  
Doug Archbald  
Jen Dillard  
Katie Henry  
Mary Beth Richman  
Mel Ahrens  
Nan Wimmers  
Natasha Whitefield  
Nikki Stembridge  
Rhiannon Dubree  
Terri Martz

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 APPROVAL OF THE AGENDA AND ORDER OF BUSINESS BY DEBRA GISRIEL  
SECOND BY SUSAN GLEN  
MOTION CARRIED BY UNANIMOUS VOTE

D. Approval of 6.3.19 regular meeting minutes.

MOTION TO APPROVE THE 6.3.19 REGULAR MEETING MINUTES BY DAVE HAMILTON  
SECOND BY DEBRA GISRIEL  
MOTION CARRIED BY UNANIMOUS VOTE

E. Date of the Next Meeting: 10.7.19, in Astoria, OR venue to be determined, 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.
considering all the possible outcomes.

Deputy Commissioner Higley responded that a work group of stakeholders, as a larger body, would be more appropriate when regarding advertising, specifically related to social media. Deputy Commissioner Barnes responded that the Agency planned to form a stakeholder group to review/update the advertising rule. Commissioner Strode stated that he considered the review and update of the advertising rule to be very important. Deputy Commissioner Higley responded that a work group of stakeholders, as a larger body, would be more appropriate when considering all the possible outcomes.

III. REQUESTS FOR WAIVERS – Chair Farley. None. Chair Farley explained the process involved.

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER– Chair Farley. None. Chair Farley explained the process involved.

V. NEW BUSINESS – Chair Farley

A. LARRC Subcommittee update.
   1. Commissioner Strode – Mr. Strode explained the Agency took a more collaborative approach when developing the LARRC outline in order to be transparent with the process.
   2. Subcommittee report on 8.4.19 meeting - Susan Glen asked Deputy Commissioner Higley to clarify how often LARRC is required and Ms. Higley responded that the requirement is every legislative session. Ms. Glen explained the LARRC committee members, which consisted of Commissioner Strode, Anna Higley, Selina Barnes, Madeline Alvarado, Jeff Farley, Dave Hamilton, Pat Ihnat, Debra Gisriel, and Susan Glen, met on August 4, 2019 to review bills that were passed in the most recent session that had to do with housing. She also explained the committee discussed which bills should be required, optional or not included in LARRC. The committee found the following four bills merited inclusion as required course topics:
      - HB 2001 - Requires cities with populations greater than 10,000, or within Metro, to allow duplexes inlands zoned for single-family dwellings within urban growth boundary.
      - SB 454 - Transfers administration of Uniform Disposition of Unclaimed Property Act, unclaimed estates and escheating funds from Department of State Lands to State Treasurer.
      - SB 534 - Requires local governments to allow single family dwellings within urban growth boundary of city with population greater than 25,000 in residential lots platted and zoned for such uses.
      - SB 608 - Prohibits landlord from terminating month-to-month tenancy without cause after 12 months of occupancy.

Ms Glen added that the committee also discussed some other topics that might be worth including in LARRC such as, advertising, and brokers fiduciary obligations. Ms. Glen asked Ms. Higley to summarize the next steps involved in the LARRC outline development and Ms. Higley provided the following timeline:
   - August 12, 2019 – Publish draft outline to all stakeholders
   - August 12 – September 3, 2019 – Open for public comment, which would be available on Agency’s website
   - LARRC committee teleconference and public meeting – date TBD and at which time all public comments will be reviewed and final decisions regarding final course outline will be made
   - October 7, 2019 OREA Board Meeting – Final draft of LARRC outline will be present to the board for approval and outline will be published for approved LARRC educators to develop individual courses
   - January 1, 2010 – LARRC educators to put outline into practice

VI. ADMINISTRATIVE ACTIONS SUMMARY – None.

VII. REPORTS – Chair Farley

A. Commissioner Strode.
   - Deputy Commissioner Dean Owens – Mr. Owens retired at the end of June and his years of service are greatly appreciated. Anna Higley and Selina Barnes were appointed to share the Deputy Commissioner role on an interim basis with the goal of making this a permanent role.
   - Agency CE class – Commissioner Strode and REA staff developed a one hour CE class which Commissioner Strode presented to the Mid-Willamette Valley Association and plans on presenting at various venues in the future.
   - Board vacancies – Chair Farley and Dave Koch will both be stepping down from the board panel and arrangements for their replacements are in process.
   - Board meeting format – Status quo format will continue while Agency explores hybrid solution.

B. Agency Division Reports

   1. Selina Barnes
      - Regulations Update - Deputy Commissioner Barnes summarized the information/statistics provided in the division handout and explained the current vacancies and staff changes. She also stated recruitment for two investigator positions was currently in process.
      - Legislative Update – The following bills that are of interest to the Agency:
         - HB 2096 (Relating to payment of attorney fees in contested cases involving the Oregon Government Ethics Commission; and prescribing an effective date. Permits court to withhold all or part of attorney fees to person who prevails against Oregon Government Ethics Commission in
contested case proceeding if court finds that commission’s action was substantially justified or that special circumstances exist.

- HB 2353 (Authorizes Attorney General, district attorney, or court to award penalty to public records requester, or order fee waiver or fee reduction, if public body responds to request with undue delay or fails to be responsive to request.)
- SB 688 (Directs professional licensing board to annually report to interim committee of Legislative Assembly related to veterans information about temporary authorizations to practice occupational or professional service for spouses or domestic partners of members of Armed Forces of United States who are stationed in this state.)
- SB 855 (Directs professional licensing boards to develop pathways to licensure, certification or other authorization to practice occupation or profession for specified persons — study manner in which persons who are immigrants or refugees become authorized to practice occupation or profession — directs board to reduce barriers to authorization to practice for immigrants or refugees.)

2. Anna Higley
   - Administrative Services Update – Deputy Commissioner Higley gave a brief Agency budget update and summarized the information/statistics provided in the division report. She also explained that the Agency is exploring creating a more secure lobby/entrance into the office.
   - Land Development Update – Deputy Commissioner Higley reported that condominium filings have not increased since 2018 and are expected to continue at this rate.

3. Madeline Alvarez – Licensing and Education Update – Ms. Alvarez summarized the information/statistics provided in the division report and explained that recruitments for two temporary employees are in process. She also

VIII. ANNOUNCEMENTS – Chair Parley. Next board meeting: 10.07.19 in Astoria, OR, venue to be determined, to begin at 10am.

IX. ADJOURNMENT

Respectfully submitted,

STEVE STRODE, COMMISSIONER

Respectfully submitted

JEFF PARLEY, BOARD CHAIR