



Oregon

Kate Brown, Governor

AGENDA ITEM NO.

LD.

Real Estate Agency

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OREGON REAL ESTATE BOARD

Regular Meeting Minutes

Shiloh Inn

2500 Almond St.

Klamath Falls, OR 97601

Monday, August 7, 2017

BOARD MEMBERS PRESENT: Marcia Edwards, Chair
Joann Hansen
Dave Hamilton
Lawnae Hunter
Dave Koch

BOARD MEMBERS EXCUSED: Jef Farley, Vice-Chair
Pat Ihnat
Alex MacClean
Coni Rathbone

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

GUESTS PRESENT: Gaylord Siner, Windermere/Van Vleet & Associates
Randy Shaw, Coldwell Banker Holman Premier Realty
Jill Russel, EXP Realty LLC
Frank Pulver, Pulver & Leever Real Estate Company
Tony Nunes, Coldwell Banker Holman Premier Realty
Linda Norris, Linda Norris Realty
Phyllis Moore, Coldwell Banker Holman Premier Realty
Terri Maiden, Rookstool Moden Realty LLC
Theresa Longley, Rookstool Moden Realty LLC
John Longley, Rookstool Moden Realty LLC
Linda Long, Crater Lake Realty, Inc.
Ilene Kittner, Coldwell Banker Holman Premier Realty
Debra Gisriel, EXP Realty, LLC
Stacy Ellingson, Fisher Nicholson Realty, LLC
Kelly Dupuis, Fisher Nicholson Realty, LLC
Charles Dehlinger, Charles Dehlinger PBLN
Barbara Dehlinger, Barbara Dehlinger PBLN
Dan Bailey, Rookstool Moden Realty LLC
Mark Ahalt, Fisher Nicholson Realty, LLC

I. BOARD BUSINESS – Chair Edwards

- A. Call to Order. Chair Edwards called the meeting to order at 10am.
- B. Chair Edwards comments/Roll Call. Chair Edwards 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 6.5.17, regular meeting minutes

**MOTION TO APPROVE 6.5.17 REGULAR MEETING MINUTES AS SUBMITTED BY JOANN HANSEN
SECOND BY DAVE HAMILTON
MOTION CARRIED BY UNANIMOUS VOTE**

- E. Date of the Next Meeting: 10.2.17 to be held at the Holiday Inn Eugene-Springfield, 919 Kruse Way, Springfield to begin at 10am

II. PUBLIC COMMENT – Chair Edwards

- 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. REQUESTS FOR WAIVERS – Chair Edwards. None.

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER-- Chair Edwards - Approval of petition log.

- A. Real Estate Training Institute, a division of Certified Training Institution, Ms. Teri Francis and Jenny MacDowel appeared by phone and explained that CTI is a distance learning provider with a total of 16 real estate courses approved by ARELLO and cover the following topics: principal broker supervision responsibilities, agency relationships and responsibilities for broker, principal brokers, or property managers, disclosure requirements, consumer protection, real estate contracts, real estate taxation, fair housings laws or policy, business ethics, risk management, real estate finance, and environmental protections issues, which are acceptable course topics.

**MOTION TO APPROVE REAL ESTATE TRAINING INSTTTUTE A DIVISION OF CERTIFIED TRAINING
INSTITUTION PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY DAVE KOCH
SECOND BY LAWNAE HUNTER
MOTION CARRIED BY UNANIMOUS VOTE**

V. BOARD ADVICE/ACTION – Commissioner Bentley.

- A. Make recommendations to the Agency for filing on proposed rule.

**MOTION TO RECOMMEND THE AGENCY FILE THE PROPOSED RULE BY DAVE HAMILTON
SECOND BY JOANN HANSEN
MOTION CARRIED BY UNANIMOUS VOTE**

VI. NEW BUSINESS – Chair Edwards. None.

VII. COMMUNICATIONS – Administrative Actions Summary – Chair Edwards.

VIII. REPORTS – Chair Edwards

A. Commissioner Gene Bentley

- License counts/statistics. Commissioner Bentley summarized the most current license counts/statistics.
- Legislative Update
 - SB 68 which deals with the Agency's fee increases, will go into effect January 1, 2018
 - Rule review work group met on August 3 to revise OAR 863 and incorporate SB 67 changes
- LARRC outline will be developed by the Board this fall

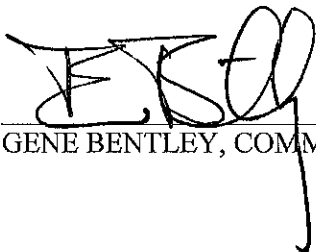
B. Agency division reports-Deputy Commissioner Dean Owens

1. Regulation Division – Selina Barnes. Ms. Barnes summarized the statistics provided in her division handout. She explained investigation workloads are being handled more efficiently now that the division is fully staffed and new employees have completed training. She also stated she would be working on a new 3 hour presentation to begin presenting in 2018 to replace the current "Tips for Staying Out of Trouble with the Agency".
2. Land Development Division – Dean Owens. Mr. Owens summarized the statistics provided in the division handout. He explained the Agency is currently engaged in rulemaking and SB 67 and 68 being the primary which contains substantive changes as well as some cleanup.
3. Education, Business and Technical Services Division – Maddy Alvarado. Ms. Alvarado summarized the statistics provided in the division handout. She also explained that as of June 1, 2017 escrow companies were made eligible to renew licenses, renewal notifications sent to REMO, and pre-licensing education providers were involved in the renewal process during June. Ms. Alvarado stated that the Agency is at the beginning stages of developing updated Law and Rule Required Course outline.

IX. ANNOUNCEMENTS – Chair Edwards. Next board meeting: 10.2.17 at the Holiday Inn Springfield-Eugene, Oregon 97477 to begin at 10am.

X. ADJOURNMENT – Chair Edwards.

Respectfully submitted,



GENE BENTLEY, COMMISSIONER

Respectfully submitted,



MARCIA EDWARDS, BOARD CHAIR