



Oregon

Kate Brown, Governor

AGENDA ITEM NO.

I.D.

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OREGON REAL ESTATE BOARD

Regular Meeting Minutes
Rogue Regency Inn & Suites
2300 Biddle Rd.
Pendleton, OR 97801

Monday, October 8, 2018

BOARD MEMBERS PRESENT:

Jef Farley, Chair
Debra Gisriel
Susan Glen
Jose Gonzalez
Dave Hamilton
Lawnae Hunter
Dave Koch
Pat Ihnat

BOARD MEMBERS ABSENT:

Alex MacLean, excused

OREA STAFF PRESENT:

Dean Owens, Acting Commissioner
Anna Higley, Administrative Services Division Manager
Selina Barnes, Regulations Division Manager
Maddy Alvarado, Customer Service Manager

GUESTS PRESENT:

Bambi Bianchi, Keller Williams Realty Group
Brent Chisholm, Rogue R.E. Sales & Property Mgmt
Yvonne Dunn Rigotii, Premier Properties
Chery Faria, Home Quest Realty
Susan Jaeger, Windermere Real Estate SO
Kristina Jones Dodd, Century 21 JC Jones
Michelle Rogers
Lisa Sears, Home Quest Realty
Bonita Skelton, Sun Realty
Stacey Harrison, A1 Superior Schools
Peter Bale, Peter Bale Consulting
Alice Headley
Tina Grimes, Rogue Valley Realtors
Michelle Deister, Legislative Fiscal

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 AS SUBMITTED BY PAT IHNAT

SECOND BY DEBRA GISRIEL

MOTION CARRIED BY UNANIMOUS VOTE

- D. Approval of 8.6.18 regular meeting minutes.

MOTION TO APPROVE 8.6.18 REGULAR MEETING MINUTES AS SUBMITTED BY DEBRA GISRIEL

SECOND BY DAVE HAMILTON

MOTION CARRIED BY UNANIMOUS VOTE (SUSAN GLEN AND PAT IHNAT ABSTAINED DUE TO BEING ABSENT AT 8.6.18 BOARD MEETING)

- E. Date of the Next Meeting: 12.10.18 at the Oregon Real Estate Agency, 530 Center St. NE, Suite 100, Salem, OR 97301, to begin at 10am.

II. PUBLIC COMMENT – Chair Farley. 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. REQUESTS FOR WAIVERS – Chair Farley. None

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

- A. Lumen Mortgage Corporation, David Blackmon will appear by phone. Mr. Blackmon explained that he was the President of Lumen Mortgage Corporation and his company partners with title and escrow companies to provide continuing education courses specific to condominium financing options as well as investment properties. He also explained that the courses offered include the following topics: Real estate finance; Condominiums; and Unit Owner Associations. Chair Farley asked Mr. Blackmon if the classes he offers are through another continuing education provider and Mr. Blackmon responded confirmed. Chair Farley inquired as to the length and level of experience in providing education. Mr. Blackmon explained he had been offering condominium for the last year and prior to that he provided education regarding condominium financing and unit owner association for 10 years. Dave Koch asked Mr. Blackmon what resources he draws in order to teach classes regarding condominium and unit owner associations and he responded that the structure of the courses is shaped through condominium financing eligibility. Debra Gisriel asked Mr. Blackmon if he was familiar with the record keeping requirements required for continuing education providers and confirmed he was familiar with these requirements.

**MOTION TO APPROVE LUMEN MORTGAGE CORPORATION'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY DAVE HAMILTON
SECOND BY LAWNAE HUNTER
MOTION CARRIED BY UNANIMOUS VOTE**

- B. HD home Inspections LLC, Russell Lucas will appear by phone. Mr. Lucas explained he provides education regarding building components and inspection issues and the acceptable course topic falls under Real estate property valuation, appraisal, or valuation and Real estate law or valuation. Pat Ihnat asked Mr. Lucas if he was familiar with the requirements involved in being a continuing education provider and he responded that he was familiar with the all requirements including recordkeeping. Dave Koch asked Mr. Lucas how many photos are involved in the inspections portion of the classes offered and Mr. Lucas responded he uses approximately 50 slides during his presentation. Jose Gonzalez asked Mr. Lucas to describe his interaction with first time buyers and Mr. Lucas explained that as an inspector he provides practical guidance and clarity for home buyers.

**MOTION TO APPROVE HD HOME INSPECTION'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY PAT IHNAT
SECOND BY DAVE HAMILTON
MOTION CARRIED BY UNANIMOUS VOTE**

- C. Scott Harris will appear by phone. Mr. Harris explained he is a home inspector and engineer for many years. He also stated that he offers classes which include the following topics: Commercial real estate; Real estate property evaluation, appraisal, or valuation; Risk management; Real estate finance; Real estate development; and Real estate economics, which are all considered acceptable course topics. Mr. Koch asked Mr. Harris to give a brief profile of what the risk management course looked like and Mr. Harris responded this classes include information on how to find out about potential risks involved with properties. Mr. Koch also asked if Mr. Harris was aware of the recordkeeping requirements involved as a continuing education provider and Mr. Harris confirmed his awareness.
DISCUSSION: Mr. Owens added that it is critical for licensees to consult with experts regarding home inspections.

**MOTION TO APPROVE SCOTT HARRIS'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY DAVE KOCH
SECOND BY LAWNAE HUNTER
MOTION CARRIED BY UNANIMOUS VOTE**

V. BOARD ADVICE/ACTION – Acting Commissioner Dean Owens

- A. 12.3.18 Board Meeting. Mr. Owens asked board to approve the 12.3.18 board meeting be rescheduled to 12.10.18 and the board agreed.

VI. NEW BUSINESS – Chair Farley. Mr. Koch suggested a review of the waiver of experience requirement to become a principal broker process. Mr. Owens responded that he would have the board liaison provide a historical document for board to review.

VII. COMMUNICATIONS – Administrative Actions Summary – Chair Farley. No discussion.

VIII. REPORTS – Chair Farley

- A. Acting Commissioner Dean Owens. Mr. Owens explained that he, along with other OREA managers, attended the ARELLO Annual Conference in September and summarized the agenda. He also reviewed the Agency budget, and license counts/statistics.
- B. Agency division reports – Acting Commissioner Dean Owens
1. Regulation Division – Selina Barnes. Ms. Barnes reviewed the statistics and information provided in the written report and also explained the complaint process. She also reported that the division's workload has begun to lighten up. Ms. Barnes also summarized the trainings/conferences that staff have and/or will be participating in and confirmed that she would be presenting the CE class following the board meeting.
 2. Land Development Division – Mr. Owens summarized the statistics/information provided in the written report, explained the various processes within his division, provided an update on current legislation, and the rulemaking/legislation process.
 3. Education, Licensing, and Administrative Services Division – Anna Higley and Maddy Alvarado. Ms. Higley explained the function of the Administrative Services Division, summarized the statistics and information provided in the written report and provided a budget update. Ms. Alvarado summarized the statistics and information provided in the written report.

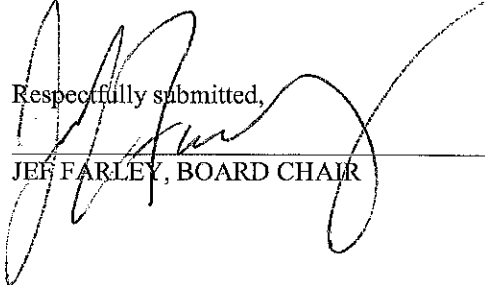
IX. ANNOUNCEMENTS – Chair Farley. Next board meeting: 12.10.18 at the Oregon Real Estate Agency, 530 Center St. NE, Suite 100, Salem, OR 97301.

X. ADJOURNMENT – Chair Farley.

Respectfully submitted,


DEAN OWENS, ACTING COMMISSIONER

Respectfully submitted,


JEFF FARLEY, BOARD CHAIR