



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, December 10, 2018

BOARD MEMBERS PRESENT:

Jef Farley, Chair
Susan Glen
Jose Gonzalez
Dave Hamilton
Lawnae Hunter, Vice Chair
Dave Koch
Pat Ihnat
Alex MacLean

BOARD MEMBERS ABSENT:

Debra Gisriel, excused

OREA STAFF PRESENT:

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

GUESTS PRESENT:

Peter Bale
Julia Felsman
Billie McNeely, Aging People with Disabilities
Nelsa Brodie, DHS/APD
Marita Somerville, DHS/APD

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 WITH THE REMOVAL OF AGENDA ITEM NO. IV. JOSEPH EDWARDS REQUEST FOR WAIVER DUE TO UNSAFE ROAD CONDITIONS BY JOSE GONZALEZ SECOND BY PAT IHNAT

MOTION CARRIED BY UNANIMOUS VOTE

- D. Approval of 10.8.18 regular meeting minutes.

MOTION TO APPROVE 10.8.18 REGULAR MEETING MINUTES AS SUBMITTED BY DAVE HAMILTON SECOND BY DAVE KOCH

MOTION CARRIED BY UNANIMOUS VOTE

- E. Date of the Next Meeting: 2.4.19 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. 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. Mr. Owens directed board liaison to send the power-point presentation provided by Ms. McNeely to all board members.

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

- A. Joseph Edwards requests an experience waiver, Mr. Edwards contacted the agency to cancel his appearance due to unsafe road conditions.

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

- A. Julia L. Felsman, Ms. Felsman explained she offers courses which include the following topics: Real estate taxation, real estate escrows, appraisals, real estate finance, RESPA, TILA, TRID, Condominium conversions, real estate investing, investment property analysis, economic trends, financial markets, and managing transactions, which are considered acceptable course topics. She also stated that she is very familiar with the record keeping requirements involved in being a continuing education provider.

**MOTION TO APPROVE JULIA FELSMAN’S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY PAT IHNAT
SECOND BY DAVE HAMILTON
MOTION CARRIED BY UNANIMOUS VOTE**

- B. Chris Jacobsen will appear by phone. Mr. Jacobsen explained offers courses that include the following topics: loan information, reverse mortgage, down payment assistance, home purchases, and rehabilitation loans. Chair Farley asked Mr. Jacobsen if he familiarized himself with the record keeping requirements associated with being a continuing education provider and Mr. Jacobsen responded that he had not reviewed the requirements. Lawnae Hunter suggested that Mr. Jacobsen’s petition be revisited at the next board meeting. Chair Farley also recommended that Mr. Jacobsen’s petition be continued to the 2.4.19 meeting agenda to allow him to review ORS Chapter 696 and OAR Chapter 863 regarding continuing education provider requirements.
- C. Paul Davis, Julie Peck will appear by phone. Ms. Peck explained she offers courses that include the following topics: property management, risk management, and commercial real estate, which are considered acceptable course topics. Chair Farley asked Ms. Peck if she was with the record keeping requirements associated with being a continuing education provider and she responded that she was very familiar with the requirements.

**MOTION TO APPROVE PAUL DAVIS’S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY LAWNAE HUNTER
SECOND BY DAVE KOCH
MOTION CARRIED BY UNANIMOUS VOTE**

VI. BOARD ADVICE/ACTION – Acting Commissioner Dean Owens

- A. 2019 Chair and Vice Chair elections. Dave Koch nominated Jef Farley for Chair and Lawnae Hunter as Vice Chair

**MOTION TO APPROVE JEF FARLEY AS BOARD CHAIR AND LAWNAE HUNTER AS VICE CHAIR BY DAVE KOCH
SECOND BY DAVE HAMILTON
MOTION CARRIED BY UNANIMOUS VOTE**

- B. 2019 Board meeting calendar – discussion regarding travel/location:
- 2.4.19 – Salem (OREA)
 - 4.1.19 – Portland (Standard Insurance Center)
- Mr. Owens will provide a list of potential meeting locations for the remainder of the year at the next board meeting.
- C. “Attention: Violation Prevention” – afternoon class, following board meetings. No discussion.
- D. Registered Business course with Oregon Association of Realtors – Mr. Owens explained that a class regarding RBN in conjunction with OAR is being explored. The board consensus was RBN class would be beneficial and appropriate.
- E. Board members providing reports at the board meetings – Mr. Owens asked the board if they would be interested in providing a brief report/update of what is going on in the real estate world. Vice Chair Hunter agreed an update would be appropriate and should be given during their introductions.

F. Experience Waiver Request – historical review. Mr. Owens will provide a condensed version of the historical review of this process at a later date.

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

VIII. REPORTS – Chair Farley

A. Acting Commissioner Dean Owens. Mr. Owens provided a brief Agency budget update.

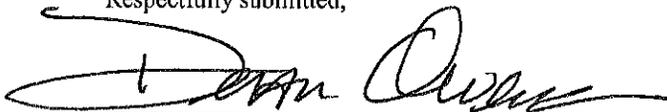
B. Agency division reports – Acting Commissioner Dean Owens

- Regulation Division – Selina Barnes. Ms. Barnes reviewed the statistics and information provided in the written report. She also explained that the regulation division will be developing/gathering information regarding property management issues to provide to the board at a later date.
- 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.
- Education, Licensing, and Administrative Services Division – Anna Higley and Maddy Alvarado. Ms. Alvarado summarized the statistics and information provided in the written report. She also gave a brief update regarding the NAR Expo she attended in September that was held in Boston.

IX. ANNOUNCEMENTS – Chair Farley. Next board meeting: 2.4.19 at the Oregon Real Estate Agency, 530 Center St. NE, Suite 100, Salem, OR 97301.

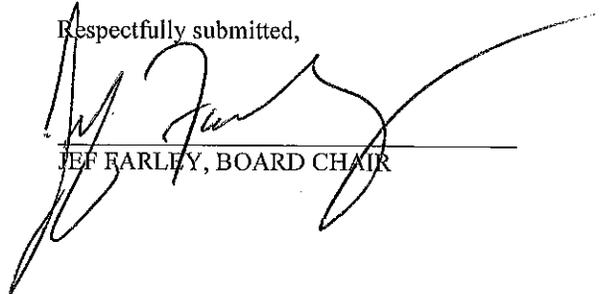
X. ADJOURNMENT – Chair Farley.

Respectfully submitted,



DEAN OWENS, ACTING COMMISSIONER

Respectfully submitted,



JEFF FARLEY, BOARD CHAIR