



Oregon

Kate Brown, Governor

Real Estate Agency

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AGENDA ITEM NO.

I.D.

State of Oregon Real Estate Agency

REAL ESTATE BOARD

Regular Meeting Minutes

12.5.16

MEMBERS PRESENT: Chris Hermanski, Chair
Coni Rathbone, Vice-Chair
Marcia Edwards
Joann Hansen
Pat Ihnat
Dave Koch
Alex MacLean

STAFF PRESENT: Lawnae Hunter, excused
Jef Farley, excused

GUESTS PRESENT: Stacey Harrison, Superior A1 Schools
Josh Fuhrer, Citizen Development
Michelle Diester, Legislative Fiscal
John Wallace, OAR
Lane Mueller, Keller Williams

I. BOARD BUSINESS-Chair Hermanski

- A. Call to Order.** Chair Hermanski called the meeting to order at 10am
- B. Chair Hermanski comment/Roll Call.** Chair Hermanski asked board liaison to take roll call and board members to introduce themselves
- C. Approval of Agenda and Order of Business.** Agenda and Order of Business were approved as submitted.

MOTION TO APPROVE AGENDA AND ORDER OF BUSINESS AS SUBMITTED BY DAVE KOCH

SECOND BY MARCIA EDWARDS

MOTION CARRIED BY UNANIMOUS VOTE

- D. Approval of 10.03.16, regular meeting minutes.** 10.03.16 regular meeting minutes were approved as submitted.

MOTION TO APPROVE 10.03.16 REGULAR MEETING MINUTES BY DAVE KOCH

SECOND BY PAT IHNAT

MOTION CARRIED BY UNANIMOUS VOTE

- E. Date of next meeting: 2.6.17 at the Oregon Real Estate Agency, Equitable Center, 530 Center St. NE, Suite 100, Salem, OR 97301 to begin at 10am**

II. PUBLIC COMMENT. None

III. REQUESTS FOR WAIVER-Chair Hermanski

- A. Joshua L. Fuhrer requests experience waiver for principal broker license.** Mr. Fuhrer appeared before the board and explained that he has been in the real estate industry on the commercial side for 13 years as developer and wanted to provide brokerage services in addition to what he currently provides to his clients. He also explained that he currently has 3 partners, he being the primary developer, and he would not be supervising anyone or managing any client trust accounts. Mr. Fuhrer stated although he currently was not a licensed broker, he has passed the exam. Discussion: Alex MacLean asked Vice-Chair Rathbone if she suggested that Mr. Fuhrer hang his license with a principal broker and then reapply for waiver and she responded that she did feel that would be appropriate.

MOTION TO DENY REQUEST FOR EXPERIENCE WAIVER SUBMITTED BY JOSHUA FUHRER BY MARCIA EDWARDS

SECOND BY DAVE KOCH

MOTION CARRIED BY UNANIMIOUS VOTE

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER-Chair Hermanski. CEP Log

- A. Brix Law LLP, to appear by phone.** Laura Craska Cooper and Brad Miller appeared by phone and Mr. Miller explained Brix Law LP specializes in real estate and land use transactions and both he and Ms. Craska Cooper had an extensive amount of experience in the following areas: real estate leasing, acquisitions, development, financing, general business, and negotiations. Chair Hermanski asked Mr. Miller and Ms. Craska Cooper if they were familiar with the record keeping requirements as a certified education instructor and Mr. Miller responded that they were familiar this requirement.

MOTION TO APPROVE PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER SUBMITTED BY BRIX LAW LLP BY CONI RATHBONE

SECOND BY DAVE KOCH

MOTION CARRIED BY UNANIMOUS VOTE

V. BOARD ADVICE/ACTION-Commissioner Bentley

A. 2017 Meeting Schedule:

- February 6-Salem
- April 3-Salem
- June 5-Lincoln City
- August 7-Klamath Falls
- October 2-Springfield
- December 4-Gresham

MOTION TO APPROVE THE PROPOSED 2017 MEETING SCHEDULE BY JOANN HANSEN

SECOND BY MARCIA EDWARDS

MOTION CARRIED BY UNANIMOUS VOTE

VI. COMMUNICATIONS-Administrative Actions Summary – Chair Hermanski.

VII. REPORTS-Chair Hermanski

A. Commissioner Gene Bentley

- Agency Budget-summary of proposed fee increases
- License counts-Commissioner Bentley summarized licensing statistics/counts
- OAR professionalism-OAR is exploring the concepts of requiring licensees to complete an AP course and also adjusting the BASS course. Chair Hermanski stated that he would support and endorse the process for property managers to be licensed. Commissioner Bentley responded that OAR has addressed the issue of a license requirement for property managers. Joann Hansen responded that she would like to see brokers and principal brokers be required to take property management education. Commissioner Bentley explained that the Agency has expanded education for property managers and the process continues.

-OAR discussion-Commissioner Bentley reported that he has heard small firms are not inclined to have E & O insurance. Dave Koch responded that he was not particularly supportive of that. Joann Hansen responded that this should be a business decision that each firm should make.

-Farwell to Chair Hermanski-Commissioner Bentley presented Chair Hermanski with a letter of recognition from Governor Brown and also a certificate of appreciation from the Agency for his dedicated service as a board member. Chair Hermanski responded that he enjoyed his time as a board member and also appreciated all the contacts and friendships he has developed over the years.

B. Agency division reports-Deputy Commissioner Dean Owens

1. **Regulation Division-Selina Barnes.** Ms. Barnes reported the division was conducting as usual and announced the completion of two Financial Investigator recruitments have been completed resulting in Lisa Montello and Lindsey Nunes filling both positions.
2. **Land Development Division-Michael Hanifin.** No report
3. **Education, Business and Technical Services Division-Dean Owens, Anna Higley, and Maddy Alvarado.** Ms. Higley announced that Liz Hayes will be joining the Agency as the new receptionist filling in for Sue Davenport, who has been assigned Compliance Specialist duties. Ms. Higley provided a budget summary. Deputy Commissioner Owens reported there were issues with the timing of education courses and Agency is exploring the possibility of implementing timer mechanisms.

VIII. ANNOUNCEMENTS-Chair Hermanski. Next board meeting: 2.6.17 at the Oregon Real Estate Agency, Equitable Center, 530 Center St NE, Salem, OR 97301

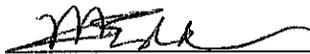
IX. ADJOURNMENT

Respectfully submitted:

Respectfully submitted:



GENE BENTLEY, COMMISSIONER



MARCIA EDWARDS, CHAIR