Members present:  Chris Hermanski, Chair  
                Coni Rathbone, Vice-Chair  
                Alex MacLean  
                Marcia Edwards  
                Dave Koch  
                Joann Hansen  

Members absent:  Jef Farley  
                 Lawnae Hunter  
                 Pat Ihnat  

Staff present:   Gene Bentley, Commissioner  
                 Dean Owens, Deputy Commissioner  
                 Selina Barnes, Regulations Division Manager  
                 Leandra Hagedorn, Board Liaison  

Guests present:  Sandra Thomas, Century 21 Best Realty  
                 Vicki Whelchel, Prudential Seaboard Properties  
                 Susan Nelson, El Edwards Realty II, Inc.  
                 Eldon Gossett, OR Coast Realty  
                 Stacy Ballard, Keller Williams Realty  
                 Rachel Richardson, Rachel Richardson LLC  
                 Cameron McMillen, El Edwards Realty II, Inc.  
                 Ann Parker, Century 21 Best Realty  
                 Dan Wooldridge, Oregon Professional RE Group  
                 Shannon Mason, Oregon Professional RE Group  
                 Teresa Zamora, Oregon Professional RE Group  
                 Debbie Penny, All State Real Estate  
                 Edward Meyer, North Point Inc.  
                 Kristine Thurman, El Edwards Realty II, Inc.  
                 Raymond Penny, All State Real Estate  
                 Judith Smith, Pacific Properties  
                 Sheryl Van Elsberg, All State Real Estate  
                 James Berg, North Point Inc.  
                 Gloria Eide, Century 21 Agate Gold Beach  
                 Sandra Brace, All State Real Estate  
                 Mark Hodgins, El Edwards Realty II, Inc.  
                 Aura Davis, Oregon Professional RE Group  
                 Brooke Yussim, Oregon Bay Properties, LLC.  
                 Cynthia Johnson, Johnson Group Real Estate, LLC  
                 Mary Stansell, Century 21 Agate Gold Beach  
                 Glenda Ramer, Century 21 Best Realty  
                 Angela Gardner, Seashore Real Estate Inc.  
                 Randy Hoffine, Pacific Properties  
                 Linda Jennings, Copper Tree Realty  
                 Earlene Brown, Prudential Seaboard Properties  
                 Herbert Yussim, Oregon Bay Properties, LLC
I. BOARD BUSINESS
   A. Call to Order. Chair Hermanski called the meeting to order at 10 a.m.
   B. Guest Introductions/Commissioner Bentley. Introduction of Dave Koch, new REA board member and Robert Otero, new DAS assistant policy and budget analyst.
   C. Roll Call/Chair Hermanski comments. Chair Hermanski asked the board members to introduce themselves.
   D. Approval of the Agenda and Order of Business

MOTION TO APPROVE AGENDA AND ORDER OF BUSINESS AS SUBMITTED BY MARCIA EDWARDS
SECOND BY DAVE KOCH
MOTION CARRIED BY UNANIMOUS VOTE

E. Approval of 10.5.15, regular meeting minutes

MOTION TO APPROVE 10.5.15 REGULAR MEETING MINUTES (CORRECTION TO AGENDA ITEM I.B., GUEST INTRODUCTIONS-COMMISSIONER BENTLEY, SHOULD READ ARELLO-(ASSOCIATION OF REAL ESTATE LICENSING LAW OFFICIALS), WHICH IS A NETWORK (STRIKE ORGANIZATION) BY CONI RATHBONE
SECOND BY ALEX MACLEAN
MOTION CARRIED BY UNANIMOUS VOTE

F. Date of Next Meeting: 2.1.16, to begin at 10am at the Oregon Real Estate Agency, Equitable Center, Suite 100, 530 Center St. NE, Salem, OR 97301

G. Board Member Housekeeping Items/Deputy Commissioner Owens. Deputy Commissioner Owens summarized the expectations of advisory board members appointed by the Governor. He also advised the board members to contact the Agency if they have any questions or need further information regarding their role as board members.

II. PUBLIC COMMENT
   - 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 license.
III. REQUESTS FOR WAIVERS – Waiver Request Log

A. Tim Rist requests experience requirement waiver for a principle broker license. Mr. Rist appeared and explained the his request was based on his qualifications of experience and current high review for his customer service. He also explained that although he is very accomplished in the area of sales, he realizes the importance of developing a team with a broad area of expertise. Discussion: Dave Koch responded that dispute resolution is key and felt that Mr. Rist should gain more experience in this area. Alex MacLean responded that he appreciated Mr. Rists enthusiasm and encouraged him to gain more knowledge and expertise. Chair Hermanski also encouraged Mr. Rist to take more time to gain seasoned experience.

MOTION TO DENY THE REQUEST FOR WAIVER SUBMITTED BY TIM RIST BY DAVE KOCH
SECOND BY CONI RATHBONE
MOTION CARRIED BY UNANIMOUS VOTE

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER – Approval of petition log.

A. Oregon State Police, Claire McGrew, Asst. Chief Deputy, Fire & Safety Education Manager and Stephanie Stafford to appear in person. Ms. McGrew and Ms. Stafford explained OSFM (Oregon State Fire Marshall) has expertise in providing training and technical assistance to real estate agents, property managers, and home inspectors on smoke alarm laws for more than 20 years and on the newer carbon monoxide alarm laws since 2010. Chair Hermanski asked Ms. McGrew and Ms. Stafford if they were aware of the record keeping requirements and they responded that they were aware. Dave Koch inquired as to whether OSFM anticipated an outreach. Ms. Stafford responded they intended to reach out to property managers and provide CE in various areas of the state.

MOTION TO APPROVE THE PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER SUBMITTED BY OREGON STATE FIRE MARSHALL BY CONI RATHBONE
SECOND BY JOANN HANSEN
MOTION CARRIED BY UNANIMOUS VOTE

B. Judy Woods to appear by phone. Ms. Woods appeared by phone and explained that she has been in the industry for over 30 year and wishes to share her knowledge through education classes. Coni Rathbone asked Ms. Woods to explain about the topics she would provide and Ms. Woods responded that she offers several different course topics due to the ever changing industry. Marcia Edwards asked Ms. Woods if she understood the record keeping requirements involved with being a CEP and Ms. Woods responded that she would have to answer this question as a later time. Discussion: Chair Hermanski and Dave Koch both were both in favor of the motion due to the lack of knowledge of the record keeping requirements.

MOTION TO DENY THE PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER SUBMITTED BY JUDY WOODS BY MARCIA EDWARDS
SECOND BY JOANN HANSEN
MOTION CARRIED BY UNANIMOUS VOTE
V. BOARD ADVICE ACTION – Commissioner Gene Bentley. Commissioner Bentley summarized the 2016 board meeting schedule below.
   A. 2016 Board Meeting Schedule:
      1. February 1 – Salem
      2. April 4 – Florence
      3. June 6 – Bend
      4. August 1 – Pendleton
      5. October 3 – Portland
      6. December 5 – Salem

VI. COMMUNICATIONS – Administrative Actions Summary. No discussion.

VII. REPORTS
   A. Commissioner Gene Bentley
      o REA Board - Jef Farley and Coni Rathbone will both be reappointed for second terms. Chair Hermanski's term will expire December 2016.
      o OREN-J – Articles from board members accounted for except for June 2016 issue
      o 2017 Legislative Concepts – The Agency will be reviewing ORS Chapter 696 to develop a draft document of revisions to be submitted to DAS by April 2016. The 2017 Legislative Concept Work Group will have its first meeting on 1.20.16.
      o License fee increase – fees will be raised by approximately $50 - $100
      o Cost reduction measures summary – Revenue reserves are low and the Agency is currently deficit spending
   B. Agency division reports-Deputy Commissioner Dean Owens
      1. Regulation Division – Selina Barnes. Ms. Barnes summarized the information provided in her written division report. She also reported that the Agency is exploring posting tutorials on the Agency website.
      2. Land Development Division – written report by Michael Hanifin. Deputy Commissioner Owens explained that condominium filings continue as usual and the hourly rate for file reviews will be increased to $200 through the rulemaking process.
      3. Education, Business and Licensing Division – Deputy Commissioner Owens. Deputy Commissioner Owens stated that implementation of a receptionist (versus automated) has elevated the level of customer service the Agency provides. He also reported the Agency currently has three vacant positions, which have not been filled as cost reductions measures continue.

VIII. ANNOUNCEMENTS – Next board meeting February 1, 2016 to begin at 10 a.m. at the Oregon Real Estate Agency, Equitable Center, Suite 100, 530 Center St. NE, Salem, OR 97301

IX. ADJOURNMENT
Respectfully submitted by:

[Signature]

GENE BENTLEY, COMMISSIONER

Respectfully submitted by:

[Signature]

CHRISS HERMANSKI, BOARD CHAIR