



# Oregon

Kate Brown, Governor

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**State of Oregon Real Estate Agency**

## **REAL ESTATE BOARD**

**Amended Regular Meeting Minutes**

**Monday, February 1, 2016**

**MEMBERS PRESENT:** Chris Hermanski, Chair

Joann Hansen

Alex MacLean

Pat Ihnat

Lawnae Hunter

Dave Koch

Marcia Edward

**MEMBERS ABSENT:** Coni Rathbone, Vice-Chair, excused

Jef Farley, excused

**OREA STAFF:**

Gene Bentley, Commissioner

Dean Owens, Deputy Commissioner

Selina Barnes, Regulations Division Manager

Mesheal Heyman, Communications Coordinator

Leandra Hagedorn, Board Liaison

**GUESTS PRESENT:** John Wallace, Oregon Association of REALTORS®

Stacey Harrison, A-1 Superior Schools

Tim Rist, Keller Williams

### **I. BOARD BUSINESS- Chair Hermanski**

**A. Call to Order.** Chair Hermanski called the meeting to order at 10:01 am.

**B. Roll Call/Chair Hermanski comments.** Chair Hendricks asked the board members to introduce themselves and roll call. All members were present with the exception of Coni Rathbone and Jef Farley, who were both excused.

**C. Approval of the Agenda and Order of Business.**

**MOTION TO APPROVE THE AGENDA AND ORDR OF BUSINESS AS SUBMITTED BY**

**MARCIA EDWARDS**

**SECOND BY PAT IHNAT**

**MOTION CARRIED BY UNANIMOUS VOTE**

**D. Approval of 12.7.15 regular meeting minutes.**

**MOTION TO APPROVE THE 12.7.15 REGULAR MEETING MINUTES AS SUBMITTED BY**

**MARICA EDWARDS**

**SECOND BY PAT IHNAT**

**MOTION CARRIED BY UNANIMOUS VOTE**

**E. Date of the Next Meeting: 4.4.16, Florence, Oregon, location to be determined.**

**II. PUBLIC COMMENT.** 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, 2 copies of all information 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.**

**III. REQUEST FOR WAIVERS. Waiver Log**

**A. Tim Rist requests experience waiver for principal broker.** Mr. Rist appeared and Chair Hermanski asked him to provide any additional information he felt the board should consider regarding his waiver request. Mr. Rist acknowledged that although he may not have a lengthy amount of experience, he did have the volume of transaction experience. Dave Koch asked Mr. Rist to explain the process he has in place for client trust accounts. Mr. Rist responded that he uses a spreadsheet of incoming funds and outgoing funds. Chair Hermanski responded that the three year experience requirement is in place to establish sufficient collective experience and Mr. Rist should gain more transaction experience during the remainder of his three year requirement. Marcia Edwards explained her concern was with the lack of management experience as well as dispute resolution. Pat Ihnat explained she also had concerns with Mr. Rist still needing supervision. Joann Hansen stated that the three year experience requirement is imperative for principal brokers. Lawnae Hunter responded that she was not compelled to waive the three year requirement based on the information provided by Mr. Rist. Discussion: Joann Hansen stated that in her opinion Keller Williams should be granting the approval and not the board. Mr. Koch suggested that Mr. Rist take advantage of the three year requirement and gain more experience. Marcia Edwards clarified that our mission is to protect consumers.

**MOTION TO DENY THE REQUEST FOR WAIVER SUBMITTED BY TIM RIST BY  
DAVE KOCH**

**SECOND BY LAWNAE HUNTER**

**MOTION CARRIED BY UNANIMOUS VOTE**

**IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER – Approval of  
petition log. None.**

**V. BOARD ADVICE/ACTION – Commissioner Bentley**

**A. 2017 Legislative Concepts.** Commissioner Bentley reported that the Legislative Concepts Work Group met on 1.20.16 to review draft language and a draft version was sent to the board via email and return feedback to Commissioner Bentley prior to the 4.4.16 board meeting.

**B. Licensing fee increase discussion.** Commissioner Bentley summarized the revisions to this section in the statute.

**VI. NEW BUSINESS – Commissioner Bentley**

**A. 2016 Governor’s Food Drive.** Commissioner Bentley announced the Food Drive would run from January 31 – February 29, 2016 and donations should go through the board liaison.

**VII. COMMUNICATIONS – Administrative Actions Summary.** Chair Hermanski stated that this administrative actions summary are a useful training tool.

**VIII. REPORTS**

**A. Commissioner Gene Bentley**

- Aviation Department has provided information regarding registration of drones
- Legislature has convened as of this morning and the Agency is currently tracking approximately 30 bills
- Summary of license counts

**B. Agency division reports – Deputy Commissioner Owens.**

**1. Regulation Division – Selina Barnes.** Ms. Barnes announced that Peter Bale will be receiving the Investigator of the Year award at the ARELLO Investigator Workshop in April. She also reported that she would be speaking at the next Oregon Land Title Association in the near future.

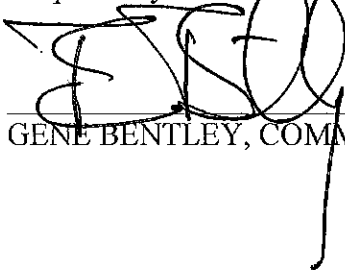
**2. Land Development – written report by Michael Hanifin.** Deputy Commissioner Owens reported that Condo reviews continue as usual and he also explained that Mr. Hanifin is the Agency’s legislative coordinator and very involved in the legislative process.

**3. Education, Business and Licensing Services Division – Dean Owens.** Deputy Commissioner Owens summarized the statistics in the handout provided in the board packet and he also provided a budget update.

**IX. ANNOUNCEMENTS. The Next Meeting: 4.4.16 in Florence, OR, venue to be determined.**

**X. ADJOURNMENT**

Respectfully submitted:



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GENE BENTLEY, COMMISSIONER

Respectfully submitted:



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CHRIS HERMANSKI, BOARD CHAIR