OREGON REAL ESTATE BOARD
Regular Meeting Minutes
Monday, February 2, 2015

BOARD MEMBERS PRESENT:
Byron Hendricks, Chair
Robert LeFeber, Vice-Chair
Marcia Edwards
James (Jef) Farley
Joann Hansen
Warren (Lee) Dunn
Diana Emami
Chris Hermanski
Coni Rathbone

OREA STAFF PRESENT:
Gene Bentley, Commissioner
Dean Owens, Deputy Commissioner
Selina Barnes, Regulations Division Manager
Stacey Harrison, Education Division Manager
Erica Kleiner, Business and Licensing Services Division Manager
Leandra Hagedorn, Board Liaison

GUESTS PRESENT:
Jenny Pakula, Oregon Association of REALTORS®
David Tangvalo, Premiere Property Grove, LLC
Shawn Cleave, Oregon Association of REALTORS®
Nicholas Cook, Sleep Sound PM
Gabe Terreson

I. BOARD BUSINESS – Chair Hendricks
   A. Call to Order. Chair Hendricks called the meeting to order at
   B. Roll Call/Chair Hendricks comments. Chair Hendricks explained the role/function of the board
      members, REA staff and also asked for self-introductions from all.
   C. Approval of the Agenda and Order of Business. Agenda and Order of Business approved as
      submitted.

MOTION TO APPROVE AGENDA AND ORDER OF BUSINESS AS SUBMITTED BY MARCIA
EDWARDS
SECOND BY JOANN HANSEN
MOTION CARRIED BY UNANIMOUS VOTE
D. Approval of 12.1.14, regular meeting minutes. The 12.1.14 regular meeting minutes approved as submitted.

MOTION TO APPROVE 12.1.14 REGULAR MEETING MINUTES AS SUBMITTED BY WARREN (LEE) DUNN
SECOND BY ROBERT LEFEBER
MOTION CARRIED BY UNANIMOUS VOTE

E. Date of the Next Meeting: April 6, 2015 to begin at 10am at the Oregon Real Estate Agency, 1177 Center St. NE, Salem, OR, 97301.

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 considered.

III. REQUESTS FOR WAIVERS – Waiver request log.
A. Nicholas Cook requests experience waiver for principal broker license. Mr. Cook appeared and explained that he would rely on the information provided on his application as the basis for his request. Chair Hendricks asked Mr. Cook if he held a real estate and/or property management license outside of Florida. Mr. Cook responded that he did not. He also explained his company manages properties in the tri-county area and he is half way through the IREM program. Discussion: Vice-Chair LeFeber stated that Mr. Cook’s 4 year college degree and property management experience demonstrate enough experience to allow the waiver request.

MOTION TO APPROVE NICHOLAS COOK’S REQUEST FOR WAIVER FOR PRINCIPAL BROKER LICENSE BY ROBERT LEFEBER
SECOND BY CONI RATHBONE
MOTION CARRIED BY UNANIMOUS VOTE

B. Gabe Terreson requests experience waiver for principal broker license. Mr. Terreson appeared and explained he has been in real estate lending business for 22 years, received his real estate license in Washington, was a principal broker, hired and managed several people over the years. Jef Farley asked Mr. Terreson what his main reason for becoming a principal broker was and Mr. Terreson responded that has a passion for helping people. Coni Rathbone stated that Mr. Terreson started a real estate firm in 2009 while he did not have a license. Mr. Cook explained that Washington did not require him to hold license because he did not handle any transactions. Chair Hendricks asked Mr. Terreson if he was prepared to make sure brokers comply with rule and law. Mr. Cook replied that his approach would be to go the source to ensure compliance and consumer protection. Discussion: Marcia Edwards stated that she did not feel Mr. Terreson demonstrated enough experience. Warren (Lee) Dunn stated that he felt Mr. Terreson was qualified to supervise.

MOTION TO DENY GABE TERRESON’S REQUEST FOR EXPERIENCE WAIVER FOR PRINCIPAL BROKER LICENSE BY MARCIA EDWARDS
NO SECOND - MOTION TO DENY DIES
MOTION TO APPROVE GABE TERRESON’S REQUEST FOR EXPERIENCE WAIVER FOR PRINCIPAL BROKER LICENSE BY WARREN (LEE) DUNN
SECOND BY JOANN HANSEN
MOTION CARRIED BY 8 AYES (WARREN (LEE) DUNN, DIANA EMAMI, JAMES (JEF) FARLEY, JOANN HANSEN, BYRON HENDRICKS, CHRIS HERMANSKI, ROBERT LEBEBER, AND CONI RATHBONE) AND 1 NAY (MARCIA EDWARDS)

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER— Approval of petition log.
   A. The Seminar Group, Chris Terp or Elizabeth Skirving will appear by phone. Chris Terp and Elizabeth Skirving both appeared by phone and explained their company has been providing continuing education to realtors for 18 years which cover the following acceptable course topics: real estate law, regulation, marketing. Chair Hendricks pointed out that Mr. Terp could provide continuing education as an instructor. Mr. Terp responded that customers would have a better perception of him as a provider.

MOTION TO APPROVE THE SEMINAR GROUP’S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY CONI RATHBONE
SECOND BY ROBERT LEBEBER
MOTION CARRIED BY UNANIMOUS VOTE

B. Right Now Home Services Inc., Jack Brockway will appear in person. Mr. Brockway appeared by phone and explained that he was asked to provide continuing education to realtors covering the following course topics: radon, electrical code changes, risk management, fire/water damage, and dealing with insurance companies. Mr. Farley asked Mr. Brockway if he had experience in providing classes. Mr. Brockway replied that he had not provided any classes. Discussion: Coni Rathbone, Chair Hendricks, and Warren (Lee) Dunn all stated that Mr. Brockway should provide continuing education as an instructor because there are providers looking for the content he offers.

MOTION TO DENY RIGHT NOW HOME SERVICES, INC.’S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY WARREN (LEE) DUNN
SECOND BY MARCIA EDWARDS
MOTION CARRIED BY UNANIMOUS VOTE

V. BOARD ADVICE/ACTION
   A. Memorandum re: Law and Rule Required Course (LARRC)/Stacey Harrison. Ms. Harrison summarized the historical changes to the LARRC course and also reviewed statistics as well as the process involved for updates. Coni Rathbone and James (Jef) Farley suggested REA compile a list of non-compliance issues. Commissioner Bentley directed board members to send topical issues to Chair Hendricks.

VI. NEW BUSINESS
   A. 2015 Governor’s Food Drive/Commissioner Bentley. Commissioner Bentley made the following announcements:
      - 2015 Governor’s Food Drive runs from 2.2.15 through 2.27.15.
      - Direct deposit program enrollment is available to all board members
      - Legislative Session will conclude at mid or the end of July
• REA budget presentation will be submitted to the Ways and Means Committee next week.

VII. COMMUNICATIONS – Administrative Actions Summary

VIII. REPORTS
   A. Commissioner Gene Bentley
   B. Agency division reports-Deputy Commissioner Dean Owens
      1. Regulation Division – Selina Barnes. Ms. Barnes stated that the Do’s and Don’ts Class has been updated and also summarized the division statistics provided in the handout included in the packet. Ms. Barnes reported administrative actions have decreased and REA is evaluating the compliance review process.
      2. Education Division – Stacey Harrison. Ms. Harrison summarized the statistics provided in the handout included in the packet.
      3. Land Development Division – Deputy Commissioner Owens. Deputy Commissioner Owens summarized the statistics provided in the handout included in the packet and also reported that condominium filings are at a steady pace.
      4. Business and Licensing Services Division – Erica Kleiner. Ms. Kleiner summarized the statistics provided in the handout included in the packet and provided a budget update. She also reported that the Governor’s budget eliminated the Information Systems 3 vacancy and in focusing on cost reduction strategy, the Agency has evaluated all expenses i.e. customer service parking, facility costs, travel expenses and current licensee fees.

IX. ANNOUNCEMENTS – Next board meeting 4.6.15 to begin at 10 a.m. at the Oregon Real Estate Agency, 1177 Center St. NE, Salem, OR 97301.

X. ADJOURNMENT

Respectfully submitted by:

Gene Bentley, Commissioner

Respectfully submitted by:

Byron Hendricks, Board Chair