Regular Meeting Minutes

OREGON REAL ESTATE BOARD
Monday, April 6, 2015

BOARD MEMBERS:  Byron Hendricks, Chair
                  Bob LeFeber, Vice-Chair
                  Warren (Lee) Dunn
                  James (Jef) Farley
                  Chris Hermanski
                  Coni Rathbone
                  Marcia Edwards

ABSENT:  Joann Hansen

OREA STAFF:  Gene Bentley, Commissioner
             Dean Owens, Deputy Commissioner
             Selina Barnes, Regulations Division Manager
             Michael Hanfit, Land Development Division Manager
             Erica Kleiner, Business and Licensing Services Division Manager
             Mesheal Heyman, Communications Coordinator
             Leandra Hagedorn, Board Liaison

GUESTS:  David Tangvald, Premiere Property Group
         Jim Eystad, Belfor Property Restoration
         Patricia Flan
         Marcia Gohman, Golden Goose Consulting

I. BOARD BUSINESS – Chair Hendricks
   A. Call to Order. Chair Hendricks called the board meeting to order at 10am. He also asked the board liaison for roll call and introduced Pat Inhat as a potential new board member.
   B. Roll Call/Chair Hendricks comments. Chair Hendricks explained the role of the board members and OREA staff.
   C. Approval of the Agenda and Order of Business. The agenda was approved as submitted.
   D. Approval of 2.2.15, regular meeting minutes. The 2.2.15 regular board meeting minutes were approved as submitted.

MOTION TO APPROVE 2.2.15 FINAL MEETING MINUTES AS SUBMITTED BY MARCIA EDWARDS
SECOND BY CONI RATHBONE
MOTION CARRIED BY UNANIMOUS VOTE

E. Date of the Next Meeting: June 1, 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. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER—Approval of petition log.

A. BELFOR Property Restoration will appear in person. Jim Eystad appeared in person and explained the course he intends to offer will cover risk management and conflict resolution. Discussion: Marcia Edwards stated that Mr. Eystad should proceed as an instructor rather than a provider. Chair Hendricks explained that Mr. Eystad should rely on providers to keep records and issue certificates to students. Mr. Eystad withdrew his petition.

B. Marcia Gohman Golden Goose Consulting will appear in person. Ms. Gohman appeared in person and explained that she has been a real estate education provider for many years. She also explained the classes that she offers cover the following topics: Law review (ORA), resident selection, and fair housing. Discussion: Chair Hendricks suggested that Ms. Gohman petition as an individual rather than an entity.

MOTION TO APPROVE MARCIA GOHMAN’S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY CONI RATHBONE
SECOND BY BOB LEFEBER
MOTION CARRIED BY UNANIMOUS VOTE

IV. COMMUNICATIONS – Administrative Actions Summary

V. REPORTS

A. Commissioner Gene Bentley. Commissioner Bentley announced that Diana Emami resigned from the OREA board and encouraged all board members to enroll in the direct deposit program to support the Agency in cost reduction efforts. He also asked for input from board regarding sanctions for licensees who are found in technical violation. Chris Hermanski replied that the audit process beneficial and also asked if it was possible to see how many CTA’s are associated with each license. Deputy Commissioner Owens replied that principal brokers and/or property managers have access to view this information in the eLicense system.

Commissioner Bentley reported that OREA budget was presented to the Ways and Means committee on February 10, 2015 and a work session is scheduled for this afternoon at 3pm. He also explained that the Agency continues to explore ways to reduce costs. Commissioner Bentley stated he and several of the OREA managers will be attending the ARELLPO MID-YEAR Conf. in New Mexico and he summarized licensee counts

B. Agency division reports-Deputy Commissioner Dean Owens
   1. Regulation Division – Selina Barnes. Ms. Barnes reviewed the statistics provided in the handout included in the board packet and she also summarized the process involved in appointing a receiver in certain cases.
2. Education Division – Stacey Harrison. Deputy Commissioner Owens reviewed statistics provided in the report included in the board packet and stated that Ms. Harrison is currently reviewing various courses.

3. Land Development Division – Michael Hanifin. Mr. Hanifin reviewed the statistics provided in the handout included in the board packet.

4. Business and Licensing Services Division – Erica Kleiner. Ms. Kleiner reviewed the statistics provided in the handout included in the board packet she also reported that the Agency will be relocating to another building as soon as negotiations have concluded in order to continue the cost reductions strategies and she also explained that although the launch of new version of eLicense has happened, there are still issues that are being worked out and a launch date should be coming soon.

VI. ANNOUNCEMENTS – Next board meeting 6.1.15 to begin at 10 a.m. at the Oregon Real Estate Agency, 177 Center St. NE, Salem, OR 97301.

VII. ADJOURNMENT. 11:49

Respectfully submitted:

GENE BENTLEY, OREA COMMISSIONER

Respectfully submitted:

BYRON HENDRICKS, BOARD CHAIR