



Oregon

Kate Brown, Governor

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State of Oregon Real Estate Agency

REAL ESTATE BOARD

Regular Meeting Minutes

June 6, 2016

MEMBERS PRESENT: Chris Hermanski, Chair
Alex MacLean
Marcia Edwards
Pat Ihnat
Lawnae Hunter
Jef Farley

MEMBERS ABSENT: Coni Rathbone, Vice-chair
Dave Koch
Joann Hansen

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

GUESTS PRESENT: Hazel Callahan, Fred Real Estate Group
Laurie Combs, RE/MAX Key Properties
Delita Cordes, D & D Realty Group LLC
Brian Fratze, Fratze Commercial R.E. Advisory
Russell Kirk, Coldwell Banker Morris Real Estate
Barbara McFarlane, The Hasson Company
Earl Miner, Miner's & Associates Real Estate
Natalka Palmer, Coldwell Banker Morris Real Estate
Brian Purnell, Windermere Bridgeport Realty Group
Michelle Rogers
Carlos Smith, John L. Scott Central Oregon Redmond
Mara Stein, Pamir Properties Inc.
John Stone, Bend Premier Real Estate LLC
Cheryl Tanler, Windermere Central Oregon Real Estate Redmond
Marlyn Weaver, Willamette West Real Estate
Ellie Webb, Columbia River Properties

I. BOARD BUSINESS-Chair Hermanski

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

**MOTION TO APPROVE THE AGENDA AND ORDER OF BUSINESS BY MARICA EDWARDS
SECOND BY JEF FARLEY
MOTION CARRIED BY UNANIMOUS VOTE**

- D. Approval of the 4.4.16, regular meeting minutes.** The 4.4.16 regular meeting minutes were approved as submitted.

MOTION TO APPROVED 4.4.16 REGULAR MEETING MINUTES BY PAT IHNAT

SECOND BY JEF FARLEY

MOTION CARRIED BY UNANIMOUS VOTE

- E. Date of Next Meeting:** 8.1.16 at Hamley Steakhouse, 8 S.E. Court Ave., Pendleton, OR 97801

PUBLIC COMMENT-Chair Hermanski. 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, 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.**

II. REQUESTS FOR WAIVER-Chair Hermanski. Waiver Request Log.

- A. William Patten requests experience waiver for principal broker's license.** Mr. Patten explained that he purchased his firm as a broker two years ago and hired a principal broker to supervise who has since left the firm and he is having difficulty finding another principal broker for hire. He also explained that he only has 4 months remaining to fulfill the 3 year experience requirement and has 25 years of experience in managing leases.

MOTION TO APPROVE WILLIAM PATTEN'S REQUEST FOR EXPERIENCE WAIVER FOR PRINCIPAL BROKER'S LICENSE BY MARCIA EDWARDS

SECOND BY PAT IHNAT

MOTION CARRIED BY UNANIMOUS VOTE

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

- A. Kenneth Holman will appear by phone.** Mr. Holman withdrew his petition and indicated his intention to re-petition the board as a trade association at a later date.
- B. CMPS Institute (Gibran Nicholas & Julianna Nicholas) appearing by phone –** Chair Hermanski asked CMPS to summarize the basis of their petition. Gibran Nicholas explained that CMPS Institute has provided education across the country and is approved in 10 states to provide CE to real estate agents. Mr. Nicholas also explained CMPS Institute offers the following acceptable course topics: advertising; regulation; consumer protection; real estate taxation; and finance. Chair Hermanski asked if they were familiar with the record keeping requirements and Ms. Nicholas responded that they are familiar with the record keeping requirements.

MOTION TO APPROVE CMPS INSTITUTE'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY MARCIA EDWARDS

SECOND BY LAWNAE HUNTER

MOTION CARRIED BY UNANIMOUS VOTE

IV. BOARD ADVICE/ACTION-Commissioner Bentley. None.

V. NEW BUSINESS-Chair Hermanski. None.

VI. COMMUNICATIONS-Chair Hermanski-Administrative Actions Summary. Discussion: Marcia Edward asked Selina Barnes to speak to how Agency investigates the online accusations. Ms. Barnes responded that the Agency does not have the expertise to track down details but works with law enforcement.

VII. REPORTS

- A. Commissioner Gene Bentley.**

- ARELLO Mid Annual Conference was held in Atlanta in April
 - Arkansas has legislation to eliminate licensing requirement
 - Arizona has similar CE reporting process as Oregon
 - General consensus is that real estate activity is up significantly since 2007
- Summary of licensing counts
- Agency review of ORS 696 review has resulted in a majority of house-keeping issues. Specifically the OREA licensing fee and Land Development fee increases effective July 1, 2017 (20 years since last fee increase)
- Compliance Review may result in a self-study process
- CTA manual is being developed as an educational tool (Agency has initiated Court-Appointed receiverships to resolve embezzlement of funds)
- Appreciation and thanks to Mesheal Heyman, the Agency's Communications Coordinator, for her role in developing the new Agency website

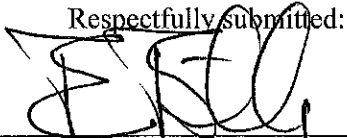
B. Agency Division reports/Deputy Commissioner Dean Owens (reports included in packet)

- **Regulation Division-Selina Barnes.** Ms. Barnes summarized the statistics provided in the board packet. She also announced that Janae Beaver joined the Agency as an Administrative Specialist in the Regulations Division. Alex MacLean asked Ms. Barnes to explain the average of complaints and Ms. Barnes responded the statistics were on a weekly/monthly basis and the investigation process from beginning to end. Mr. MacLean also asked Ms. Barnes how many investigators were employed in the Regulations Division and she responded there were 7 investigators, 4 compliance specialists and 1 lead worker. She further explained that the compliance specialists handle CTA audits, background investigations, or issues with renewals.
- **Land Development Division-written report by Michael Hanifin.** Deputy Commissioner Owens explained that the Land Development Division was responsible for processing condominium filings, managing campgrounds, and timeshares. He also explained that the file review fee will be increased to \$200 effective July 1, 2017. Mr. Owens also summarized the information and statistics provided in the board packet.
- **Education, Business and Licensing Services Division-Dean Owens.** Deputy Commissioner Owens explained that the Business/Licensing Services Division is responsible for budget, payroll, licensing, IT, facility and administrative issues. He also reported that the Agency recently migrated to a new phone system which allow calls to be directed to the next available representative rather than being placed on hold. Mr. Owens also summarized the statistics provided in the board packet which included budget information. He also reported that the Education Division was doing business as usual and that the exam pass rates fluctuate and the Agency reached out to the industry for assistance in testing the new website.

VIII. ANNOUNCEMENTS. Next board meeting: 8.1.16 at Hamley Steakhouse, 8 SE Court Ave., Pendleton, OR 97801

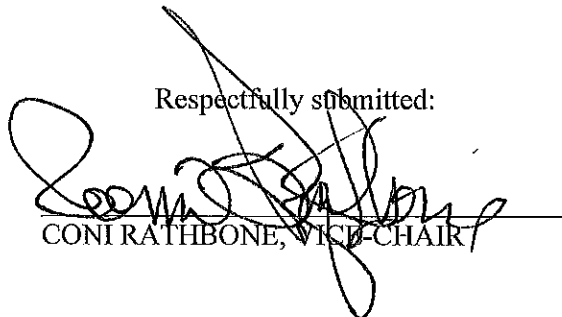
IX. ADJOURNMENT

Respectfully submitted:



GENE BENTLEY, COMMISSIONER

Respectfully submitted:



CONI RATHBONE, VICE-CHAIR