

Office of Professional Regulation
Real Estate Commission
Corner of State and Main in the City Center
89 Main Street
3rd Floor
Montpelier, VT 05602

Minutes

November 14, 2013 – 9:15 AM

Commission Members and Staff Present: Mark Thibeault, Thomas Prindiville, Michelle Gosselin, Gloria Rice, Claire Porter, David Raphael, Mareta Hostetler, Colin Benjamin, Judith Griffen and Peter Comart

Public members Present: Stephen Bousquet, E. David Crane and Rosemary Gingue

1. Education Committee

2. Full Commission Meeting - Call to Order at 9:16

3. Approved October 24, 2013 minutes

4. Case Manager's Report – C. Preston

There are seventy (70) open cases at this time. Six (6) have been recommended for closing, twenty-seven (27) are pending I-Team meetings, five (5) are in the intake process, twenty (20) are under investigation, six (6) are pending charges, one (1) is pending a hearing, and five (5) of them have charges filed.

5. OPR Bill

The OPR bill was discussed in length with extended discussion on increasing broker continuing education from sixteen hours to twenty-four hours and post-licensure education requirements for initial salesperson licensure. Colin will make the additional changes and bring that back to the Commission at their next meeting. Colin outlined the process and timing for the OPR bill.

6. Old Business:

- a. Agency Workgroup Update was given by David Raphael. There will be no meeting today. The progress continues to go well with the most recent work focusing on New Mexico's documents shared by Isaac Chavez and recently shared New Hampshire documents from Randy Mayhew. Next meeting will be after the next Commission meeting on December 20th as time permits.

7. New Business:

A motion was made and seconded that based on information that the education committee has received the Commission instructs OPR to contact one of the continuing education providers and require immediate action to correct and ensure that the course content delivered fulfills the mandatory course outline. The motion carried with a vote of five in favor, one against, and one abstention.

8. Public Comment

Stephen Bousquet introduced himself as an individual broker and Vermont Realtor member who was in favor of the increased broker educational requirements and offered the opinion that the entire twenty-four hours should be required in the renewal cycle after the change. He offered to be available for testimony if needed.

David Crane introduced himself as a broker with over thirty years experience and in attendance for the first time at a VREC meeting. He expressed concerns over the recent licensee adoption of dotloop software that he feels might afford licensees the opportunity to decrease their value and potentially not explain contracts and paperwork to their clients. He also expressed concern over the sign laws in Vermont and the inconsistency he sees on a regular basis.

9. Adjournment

Next Scheduled Meeting – December 20, 2013

Real Estate Education Committee

Courses for review

Provider/Title	Requested # of Hours	Renewal?	Approved	Approved # of Hours	Denied	Comments
Cramer Home Inspection Group, Inc						
1. Understanding the Home Inspection Process	2	No	Yes	2		
Northwestern VT Board of Realtors						
2. Working with Buyers in Vermont	3	No	No	0		Information needs to be updated to the new statutes and rules.
The CE Shop						
3. Online Risk Management	4	Yes	Yes	3		Note hours are for less
4. Hot Market Strategies	3	No	Yes	2		Note hours are for less
5. REO Properties: Responsibilities, Education & Opportunities for Real Estate Professionals	6	No	Yes	4		Note hours are for less