

**Office of Professional Regulation
Real Estate Commission**

Vermont College Campus
32 College Street
Schulmaier Hall
Montpelier, VT 05602

Minutes

February 28, 2013 – 9:00 a.m.

Commission Members and Staff Present: Michelle Gosselin, Claire Porter, David Raphael, Mark Thibeault and Judith Griffen **Absent:** Gloria Rice, Thomas Prindiville and Maretta Hostetler

Public members Present: Helen Hossley, Troy Richardson, Randy Mayhew, Teresa Merelman, Aleda Dutton, Marlene McCarty, Nicole Senecal and Betty McEnaney

1. **Education Committee** – Met and reviewed the attached continuing education courses. Please see attached list for approval/denial of courses submitted.
2. **Full Commission meeting Called to Order at 9:32 a.m.**
3. **Approved January 24, 2013 minutes**
4. **Case Manager's Report – Carla Preston**

There are 97 open cases at this time. One is under appeal, sixteen (16) have been recommended for closing, seventeen (17) are pending I-Team, Fifteen (15) are in the intake process, twenty-seven (27) are under investigation, six (6) have charges filed and fifteen (15) have been recommended for charges.

5. **Closing reports**

- a. 2012-638, 2012-639 and 2012-640 – approved

6. **Old Business**

a. Rules update was given by David Raphael. The rules have passed ICAR flawlessly and are being filed. The next public hearing has been scheduled for April 25, 2013 at 1:30 p.m. Once the public hearing has been held. The rules will then be reviewed by LCAR for final approval or denial.

b. David Raphael has talked with both the Director, Chris Winters and Administrator, Terry Gray regarding the sign issues the Commission has raised. There is more research to do to see how the Commission can improve and implement sign regulations. The Director did point out that anonymous complaints are accepted in the office, but the evidence needs to accompany the complaint and the enforcement can be challenging with no complainant to question. Prosecutor, Gabe Gillman, discussed the challenges and possible solutions to addressing some of these issues including the recently adopted letters.

c. Agency will be taken up at the March meeting. Several subject matter experts have been invited to join the March meeting in person or via teleconference to help frame the agency discussion. This will also carry over to the Commission's April Meeting.

7. **New Business**

a. Vermont Realtors requested the VREC give an update regarding an appearance at the April 11th Symposium. Several Real Estate Commission members will see if their schedule will allow them to participate and they will let staff know if they can. The Commission committed to Vermont Realtors that someone would be able to present at

the April 11th Symposium. Vermont Realtors Education Director, Helen Hossley, let the Commission know that a Symposium is also scheduled for September 11, 2013 at the Basin Harbor club and that Vermont Realtors would also like someone from the Commission to present.

b. David Raphael and Board Council, Colin Benjamin, gave an update on the licensing of home inspectors. Colin Benjamin pointed out that the Sunrise Report is available on the OPR website, recommending licensure. David Raphael noted that he hoped the Commission would make itself available in any way it could to assist with the rules and regulations if a bill passed requiring licensure.

c. A brief discussion took place concerning the content of past newsletters. A motion was passed to remove all but the latest newsletter from the Commission's website.

8. Public Comment

a. Randy Mayhew noted he was working with Administrator, Terry Gray, on a possible exam testing facility in the White River Junction area.

9. Adjourned at 10:36 a.m.

10. 11:00 – Education Committee – Process, Policy, Procedure discussion

Next Scheduled Meeting – March 28, 2013

Real Estate Education Committee

Courses for review

February 28, 2013

| Provider/Title | Requested # of Hours | Renewal? | Approved | Approved # of Hours | Denied | Comments |
|--|----------------------------|----------|----------|---------------------------|--------|--|
| McKissock LLP | | | | | | |
| 1. Understanding RESPA and the NEW HUD-1 | 3 | Yes | Yes | 2 | | |
| 2. Common Mistakes Made By Rookies & the Rest of Us | 2 | Yes | Yes | 2 | | |
| 3. Basics of Green Building for Real Estate | 4 | Yes | Yes | 2 | | |
| 4. National Marketing, Negotiations & Closing the Sale | 3 | Yes | Yes | 2 | | |
| Vermont Association of Realtors | | | | | | |
| 5. Troy Richardson as an instructor for 40 hour pre-licensing course | Instructor | No | Yes | | | Helen will report back to the REC after instructors give courses |
| 6. Kristie Stell as an instructor for the 40 hour pre-licensing course | Instructor | No | Yes | | | |
| 7. National Flood Insurance Program (NFIP) | 2 | No | Yes | 2 | | |
| 8. Teaching Your Clients How to Negotiate a P & S Agreement | 2 | No | Yes | 2 | | |
| 9. Tech Savvy & Connected in Digital Media Real Estate Environment | 6 | No | Yes | 4 | | |
| Continuing Ed Express, LLC | | | | | | |
| 10. BPO Simplified | 3 | No | Yes | 2 | | |
| 11. REO Simplified | 3 | No | Yes | 2 | | |
| Vermont Association of Realtors | | | | | | |
| 13. Educating Your Buyers & Sellers to Today's Market Realities | 3 | No | Yes | 2 | | |
| OnCourse Learning Corporation DBA Career Webschool | | | | | | |
| 7. Real Estate Math | 2 | Yes | Yes | 2 | | |
| 8. Principles of Commercial Real Estate | 2 | Yes | Yes | 2 | | |
| 9. Ethics in Real Estate | 4 | Yes | Yes | 4 | | |
| 10. Tax Free Exchanges | 4 | Yes | Yes | 3 | | |
| 11. ADA and Fair Housing | 4 | Yes | Yes | 3 | | |
| 12. Pricing Property to Sell | 4 | Yes | Yes | 4 | | |
| 13. Federal Law & Commercial Real Estate | 4 | Yes | Yes | 4 | | |
| 14. RESPA Reform | 4 | Yes | Yes | 4 | | |