

**Office of Professional Regulation  
National Life Building North Fl 2, Montpelier, VT**

**Real Estate Commission**

**Minutes**

**May 24, 2012 – 9:30 a.m.**

**Location: National Life Building North Fl 2, Montpelier, VT Conference Room A**

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

**Public members Present:** Andrew Werry, Dennis Power, Liz Merrill, Richard Howrigan, Staige Davis, Bruce McLaughry, Randy Mayhew, Ginger Lambert, Annemarie Daniels, Stephen Bousquet, Nicole Senecal, Isaac Chavez and Pat Glabach.

**1. 8:00 - Education Committee**

- a. Reduced fee for Tax Department education requests was discussed and will not be allowed.
- b. 2010-2012 Mandatory Course was discussed. This will go to the Commission for final approval.
- c. Proposal for the new education rules and final draft was discussed. This will go to the Rules Committee for completion and filing in the rules themselves.

**2. 9:30 - Full Commission meeting - Call to Order at 9:02 a.m.**

**3. 9:35 - Approved April 26, 2012 minutes:**

**4. 9:40 - Chair's Comments: Maretta Hostetler**

Maretta mentioned the passing of one of the Commission members, Herb Beggs. Maretta will send a card to the Beggs family residence with condolences from the entire Commission. Herb was a valued member and will be missed.

Maretta also went to the Northwest Board of Realtors meeting and was honored with a pin for 35 years of membership with the Board.

**5. 9:45 – Administrator's Report – T. Gray**

There have been two new inspectors hired and all paper work has been completed so the inspectors can now proceed as planned. They will both do 25 to 28 inspections a year.

**6. 9:50- Case Manager's Report – C. Preston**

There are 52 open cases at this time. Three (3) have been brought to the Commission today for closing, Fourteen (14) are pending I-Teams, two (2) are waiting for a response, twenty-seven (27) are in the investigation process and five (5) have charges filed or charges that will be filed.

**7. 9:55 - Concluded Reports**

- a. 2010-638 – approved
- b. 2011-131 – approved
- c. 2010-580 – approved

**8. 10:20 – Vice Chair Reports**

- a. Dave Raphael introduced Isaac Chavez, VAR's CEO
- b. Education Committee Report was on the Mandatory course. The outline is complete except for some minor changes. David made a motion to accept the Education Committee outline as presented with minor changes to be made by the Education Committee. Gloria Rice seconded the motion. The motion passed unanimously.

- c. Rules are going very well and the committee hopes to have them completed in the next two meetings. The rules will be brought back to the Commission for final review and approval when completed.

**9. 11:00 - Discussion Items**

- a. Question regarding a name change for Lang McLaughry & Spera were asked by Staige Davis and Bruce McLaughry. Colin advised them of the process for submitting a request in writing for a declaratory ruling as in Rule 3.3.

**10. 11:15 – New Business - None**

**11. 11:30 - Public Comment**

The Commission was asked what the percentage of licensees renewing was at this time. Brokers renewed in March and the Office mailed out 1114 broker renewals, which 955 Brokers actually renewed. Salesperson renewals will not end until May 31<sup>st</sup> but as of today's date the office mailed out 1163 renewals and we have only received 478 renewals to date. This number will increase as we have many licensees who file their renewals at the last minute. The Office mailed out 753 renewal notices to offices and there have been 440 offices that did renew.

**12. Next Scheduled Meeting – June 28, 2012**

**13. Adjournment was at 11:09**

**Real Estate Education Committee**  
**Courses for review**  
**May 24, 2012**

<b>Provider/Title</b>	<b>Requested # of Hours</b>	<b>Renewal?</b>	<b>Approved</b>	<b>Approved # of Hours</b>	<b>Denied</b>	<b>Comments</b>
<b>Affordable Housing Training &amp; Consulting Services, LLC</b>						
<b>1.</b> HUD Occupancy Training	10	No	Yes	4		
<b>American Society of Farm Managers &amp; Rural Appraisers</b>						
<b>2.</b> AG Land Management 1	20.5	No	Yes	2		
<b>3.</b> AG Land Management 2	23.5	No	Yes	2		
<b>4.</b> AG Land Management 3	22.5	No	Yes	2		
<b>5.</b> Succession and Estate Planning	8	No	Yes	2		
<b>Windsor County Board of Realtors</b>						
<b>6.</b> National Flood Insurance Program ( NFIP)	2	No	Yes	2		
<b>The CE Shop, Inc.</b>						
<b>7.</b> Cracking the Code of Ethics	4	No	Yes	4		
<b>The CCIM Institute (individual request)</b>						
<b>8.</b> Financial Analysis for Commercial Investment Real Estate Challenge	30	No	Yes	12		
<b>NBI, Inc. dba National Business Institute</b>						
<b>9.</b> Top 10 Title Defects – Cured	6	No	Yes	4		
<b>10. Yerhot Environmental Solutions, Inc.</b>						
Instructor only – Jennifer Balk			Yes			