

## MINUTES

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

**Vermont Real Estate Commission**

**January 26, 2012 at 10:00 a.m.**

Commission Members and Staff Present: Maretta Hostetler, Gloria Rice, David Raphael,  
Thomas Prindiville, Terry Gray, Colin Benjamin.

Absent Commission Members: Claire Porter, Michelle Gosselin and  
Elizabeth Wilkel

Public Members Present: Liz Merrill, Randy Mayhew, Lynne LaBombard,  
Andrew Werry, Lori Pinard and Nicole Senecal.

Chairman Hostetler called the meeting to order at 10:04 AM.

Chair's Comments – Chairman Hostetler commented on how well she thought the education committee was doing with education and that the courses she has taken and reviewed are great courses.

Administrator's Report - Terry Gray handed out a packet of information on the new testing provider, AMP. All this material is provided to the public and to licensees on the OPR website with appropriate links to AMP registration, location of testing facilities, cost of the examinations and the Vermont Real Estate Testing Handbook. To date, we have had 4 individuals take the new exam with 3 passing scores. Some questions on the Vermont examination need clarification.

Both the Office and Broker renewals are scheduled to be mailed to all licensees the week of February 20<sup>th</sup>, 2012. Each office and broker will receive an individual renewal notice under separate cover with their username and password for each license they hold. Licensees holding an Office license and a Broker license must renew both, **separately**. If they choose to renew on-line, they must renew one at a time. We are having large red letters imprinted on the exterior of the envelopes indicating, **OFFICE LICENSE RENEWAL** and **BROKER LICENSE RENEWAL**. This might eliminate some confusion.

Case Manager Report – Carla Preston updated the Commission of current cases which consist of 112 total open cases, 14 have been recommended for closure, 69 are ready for I-Team meetings, 15 are pending charges filed and the remaining 14 are under investigation.

Rules Committee Report – Chairman Hostetler reported the Chair of the Rules Committee, Elizabeth Wilkel stepped down from the committee in December. The committee met this morning to reorganize. The remaining members on the Rules Committee wish to conduct all meetings on a monthly basis following the full commission meetings. The section of the rules on agency seems to be holding up the committee, the decision of the committee is to finish the remaining rules and go back to this section at a later date. Chairman Hostetler commented on hearing concerns that the Rules Committee is considering dual agency. Ms. Hostetler wanted to put those concerns to rest stating the committee is NOT considering dual agency.

Education Mandatory Course – Motion made by Gloria Rice, requesting the Education Committee to create an outline for the mandatory course using broker issues and bring the final to the full commission for approval. Seconded by David Raphael. Motion carried.

Public Comments: None

Motion made by Gloria Rice to go into executive session at 11:15AM to discuss and interview potential Real Estate Commission Inspectors; the status and evaluation of a present Commission member and licensing examination questions. Seconded by David Raphael. Unanimous vote approving the motion.

Amendment to the motion by Gloria Rice to read, allow the Licensing Administrator and Board Council to participate in the executive discussion, seconded by David Raphael. Motion carries unanimously.

Motion made by Gloria Rice at 1:00PM to come out of executive session, seconded by David Raphael. Motion carried unanimously.

Motion made by David Raphael to send a letter to a commission member. Seconded by Gloria Rice. Motion carried unanimously.

Adjournment at 1:10 PM

Education Committee

**McKissock, LP**

Short Sales for 3 hours – approved for 2 hours – expires 1-26-14

What Real Estate Professionals Need to Know About FHA for 3 hours – approved for 2 hours – expires 1-26-14

**New Hampshire Association of Realtors**

2012 Professional Standards Workshop “Protecting the Real Estate Consumer by Enforcing the Code and its Standards for 5 hours approved for 3 hours – expires 1-26-14

**The CE Shop, Inc.**

Foreclosures Demystified for 3 hours – approved – expires on 1-26-14

Foundations of Real Estate Finance for 3 hours – approved – expires on 1-26-14

Going Green: The Environmental Movement in Real Estate for 2 hours – approved – expires on 1-26-14

Diversity: Your kaleidoscope of Clients for 2 hours – approved – expires on 1-26-14

Breaking Barriers: Fair Housing for 2 hours – approved – expires on 1-26-14

Basics of Real Estate Taxation for 3 hours – approved – expires on 1-26-14

**Northwestern Vermont Board of Realtors**

Helping Clients Succeed at the Negotiating Table for 4 hours – approved for 2 hours – expires on 1-26-14

Making Winners Out of Sellers for 2 hours – approved – expires on 1-26-14