

OFFICE OF PROFESSIONAL REGULATION  
89 MAIN STREET, 3<sup>RD</sup> FLOOR  
MONTPELIER, VT

Vermont Real Estate Commission  
Unapproved Minutes  
July 27, 2017 Meeting

Commission Members Present: David Raphael, Gloria Rice, Donna Murray, Joyce Cameron, Wendy Beach, and Mikail Stein. Office of Professional Regulation Personnel: S. Lauren Hibbert and Judith Griffen Others Present: Teresa Merelman, Sara Fogg and Matt Musgrave.

1. 8:30 Education Committee.
2. The Commission meeting was called to order at 9:30 a.m.
3. Minutes of the June 22, 2017 meeting were approved.
4. Education Committee Report approved.
5. Disciplinary Matters – Hearings/Dismissals/Stipulations:
  - a. 2016-396 Erika L. Smith – Stipulation and Consent Order

The Commission held a hearing on the Stipulation and Consent Order with I-Team Member Commissioner Beach not participating. The Commission voted unanimously to approve the proposed Stipulation and Consent Order.

- b. 2015-292 and 2015-293 Shawn MacLean, BLC Real Estate - Stipulation and Consent Order

The Commission held a hearing on the Stipulation and Consent Order with I-Team Member Commissioner Beach not participating. The Commission voted 3 to 2 to approve the proposed Stipulation and Consent Order.

- c. 2016-438 and 2016-439 Bruce McLaughry, Four Seasons Sotheby's International Realty - Stipulation and Consent Order

The Commission held a hearing on the Stipulation and Consent Order with I-Team Member Commissioner Beach not participating. The Commission voted unanimously to approve the proposed Stipulation and Consent Order.

6. Case Manager's Report:

The Commission has ninety-four (94) open cases, three (3) new cases in intake, eighteen (18) pending Investigative Team meetings, thirty-three (33) are under investigation, twelve (12) are pending charges, nineteen (19) are pending closing reports, five (5) are pending a hearing and four (4) have charges filed.

7. Old Business:

- a. Discussion on the statute change regarding post licensure education for initial salesperson license.
- b. OPR confirmed that the ability to live webcast the meetings was now available. A motion was made and seconded to approve beginning to live webcast Commission meetings starting with the August meeting. The motion passed. Continuing education credits will not be available for remote attendance.
- c. Discussion on OPR's new licensing platform, board member training is in process.
- d. Discussion on Governor's Office appointments to fill vacant commission member positions.

8. New Business:

- a. Discussion on the ability to require seller property disclosures at time of sale. Additional research is required.
- b. Discussion on teams and advertising and the Commission agreed to review this again during the rulemaking process.
- c. Discussion on reviewing and updating the continuing education provider application.

9. Public Comment:

Teresa Merelman asked about the Commission's website. OPR noted that the initial phase of the new licensing platform would not include substantive changes to the website.

Matt Musgrave introduced himself as the new Government Affairs Director for Vermont Realtors.

10. FYI

- a. A copy of Pearson VUE correspondence requesting subject matter experts was shared with the Commission.
- b. The Commission was reminded of the FTC meeting on “Streamlining Licensing across State Lines: Initiatives to Enhance Occupational License Portability” for later in the day.

11. The Commission adjourned 11:25 a.m.

Next Scheduled Meeting – August 24, 2017  
Please check the office [website](#) for updates

## Real Estate Education Committee Report

July 27, 2017

Provider/Title	Requested # of Hours	Renewal ?	Date of Last renewal	Previously Approved Hours	Approved	Approved # of Hours	Comments
<b>Quality Workshops</b>							
1. Vermont 40 Hour Pre-Licensing Self Study.	40	Yes	7-29-13	40			See notes
<b>Accredited Real Estate Academy</b>							
2. Ethics – The Realtors Perspective	3	No			Yes	3	
<b>The CE Shop</b>							
3. Realtor Code of Ethics	3	Yes	9-24-15	2	Yes	3	
4. REO Properties: Responsibilities, Education & Opportunities for Real Estate Professionals	6	Yes	9-24-15	4	Yes	4	
<b>Continuing Ed Express</b>							
5. Real Estate Photography for Listing Agents	3	No			Yes	3	
<b>McKissock</b>							
6. 2016-2018 Renewal Cycle – Mandatory Course	4	No			Yes	4	
<b>NEREN (New England Real Estate Network)</b>							
7. Paragon Lab	2	No			Yes	2	See notes
<b>OnCourse Learning dba Career Webschool</b>							
8. ADA & Fair Housing	3	Yes	6-2015	3	No		
9. Environmental Hazards Disclosures	3	Yes	6-2015	2	No		
10. Ethics in Real Estate	4	No			No		
11. Prequalifying Your Buyer in Today's Market	3	Yes	6-2015	3	No		
12. Principles of Commercial Real Estate	2	Yes	6-2015	2	No		
13. Pricing Property to Sell	4	Yes	6-2015	4	No		

Notes:

Course 1: Conditionally approved, pending the August 24<sup>th</sup> Education Committee Meeting. The Commission requires the applicant to submit a URL to access all the on-line content for the entire course in one location so that the reviewers can go through the

content for review. The submitted course is being approved as a Salesperson Pre-Licensing course and the title shall be modified to include "Salesperson." The applicant will need to submit a course for Broker Pre-Licensing that meets the outline and content in the AMP Candidate Handbook, if they desire to offer this course.

Course 7: Also approved for 2 hours of post licensure education

Courses 8 - 13: Denied. Reviewers were not able to freely move about the on-line content without completing one section in order to move onto the next. See application requirements. The login information provided did not work. The links to the completed course, sent subsequently, did take reviewers to the course. However, the content required clicking through each slide multiple times in order to progress through the materials.