

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

Real Estate Commission

Minutes

September 24, 2012 – 9:30 a.m.

Location: Capital Plaza, Montpelier, VT in the Montpelier Room

Commission Members and Staff Present: Maretta Hostetler, Gloria Rice, David Raphael, Michelle Gosselin, Mark Thibeault, Terry Gray, Judith Griffen, Colin Benjamin **Commission Member Absent:** Claire Porter and Thomas Prindiville **Public members Present:** Liz Merrill, Randy Mayhew, Gordon Miller, Helen Hossley, Nicole Senecal Clayton Paul Cormier Jr., Stephen Bousquet, Kathleen Sweeten and David Sunshine

1. **9:00 - Education Committee**
2. **9:30 - Full Commission meeting - Call to Order at 9:30 a.m.**
4. **9:35 - Approved August 23, 2012 minutes:**
5. **9:40 - Chair's Comments:** Maretta Hostetler and David Raphael commented on the ARELLO meeting and brought back two handouts for the board. One on court decisions affecting regulators and a guidance document for brokers to create an office policy manual.
6. **9:45 – Administrator's Report** – Terry Gray updated the Commission on the broker exam and shared some comments from the providers regarding their approval of the new exam. She also explained to the Commission that the office will be moving and the October meeting will be at National Life but then we will be up to the Vermont College after that.
7. **9:50 - Case Manager's Report was not given at this meeting. We will receive on next month.**
8. **10:00 – Petition for Reinstatement Hearing – Gordon Miller – M2012-41 (2010-743)**
Mr. Miller and his attorney David Sunshine were both present for the Petition for Reinstatement Hearing. Attorney David Sunshine and Mr. Miller presented their case to the Commission. There was a motion and second to approve the Petition for Reinstatement. Prior to the vote there was a motion and a second to go into deliberative session. When the members returned from deliberative session they explained to Mr. Miller and Attorney David Sunshine that there would be a written decision sent to them in about two weeks.
9. **11:00 - Discussion Items**
 - a. **Election of Officers** – David Raphael was elected Chair, Maretta Hostetler was elected Vice Chair and Gloria Rice was re-elected as Secretary
10. **11:15 – New Business – None**
11. **11:30 - Public Comment – None**
12. **Next Scheduled Meeting – October 25, 2012**
13. **Adjourned at 11:06**
14. **1:30 – Real Estate Rules Public Hearing**

Real Estate Education Committee
Courses for review
September 24, 2012

Provider/Title	Requested # of Hours	Renewal?	Approved	Approved # of Hours	Denied	Comments
Thomas F. Heilmann/Heilmann, Ekman & Associates, Inc						
1. Hit Me With Your Best Shot – Selected Challenges in Real Estate Brokerage	2	No	Approved	2		
2. Everything You Wanted to Know (and More) About Purchase and Sale Contracts	2	No	Approved	2		
Vermont Association of Realtors						
3. Professional Standards	7	Yes	Approved	4		
4. Making Winners Out of Sellers	4	Yes	Approved	2		
5. Being Productive & Profitable in a Changing Market	3	No		0	Denied	
Criterium-Lalancette Engineers						
6. Home Construction & Inspection: Red Flags and Solutions	4	No	Approved	4		
Quality Workshops						
7. Buyer Representation	4	Yes	Tabled			For more information
8. Environmental Issues	6	Yes	Tabled			
9. Ethic in Real Estate	4	Yes	Tabled			
10. Intro to Commercial	4	Yes	Tabled			
11. Fair Housing	4	Yes	Tabled			
12. Real Estate Finance Today	4	Yes	Tabled			
13. Real Estate Taxes: What Every Agent Should Know	4	Yes	Tabled			
14. Red Flags	4	Yes	Tabled			
15. Risk Management	4	Yes	Tabled			
16. Understanding 1030 Tax-Free Exchanges	4	Yes	Tabled			
17. Short Sales, Foreclosures, REOs and Auctions	4	Yes	Tabled			
Vermont Association of Realtors						
18. From Residential to Commercial Real Estate	2	No	Approved	2		
19. Tomorrow's Commercial Sales are Made Today	2	No	Approved	2		