

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

**Real Estate Commission
Approved Minutes**

October 28, 2010

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

Commission Members and Staff Present: Herb Beggs, Gloria Rice, Elizabeth Wilkel, Maretta Hostetler, Thomas Prindiville, Michelle Gosselin, Claire Porter, Terry Gray, Kevin Leahy, Judith Griffen

Public members Present: Andrew Werry, Justin Rice, Teresa Merelman, Tess Kennedy Janie Johnson and Sue Aldrich

- 1. 9:30 - Education Committee**
- 2. 10:00 - Full Commission meeting - Call to Order**
- 3. Approved September 23, 2010 minutes:**
- 4. Chair's Comments:** Maretta discussed having a code of ethics and gave copies of Maryland's code of ethics to the Commission members for review. This will be discussed at the next meeting.
- 5. Case Manager Report: Status of Unprofessional Conduct Cases.** There are 35 open cases, 2 are here today for closing, 15 are under investigation, 15 are in the intake process, 2 are pending a hearing and one is pending board order.
- 6. Scheduled Licensing/Disciplinary Matters:**
 - a. 10:30 REC 41-0206, REC 40-0106, REC 26-1105 and 2008 372 – Ann Swanson – Addendum to Stipulation and Consent Order - I-Team member, Maretta Hostetler.** The Stipulation and Consent was presented to the Commission. It was motioned and seconded to approve. The Commission went into deliberative session for further discussion. After deliberative session the Commission voted to approve the Stipulation and Consent. There were two votes against.
- 7. Concluded Reports:**
 - a. 2008-376 (REC 12-1008) – I-Team member, Elizabeth Wilkel - approved**
 - b. 2008-421 (REC 14-1108) – I-Team member, Maretta Hostetler - approved**
- 8. Discussion Items:**
 - a. Budget – Chris Winters went over the budget and as everything looks at this time there is no need for any changes. Chris will be back once every year for an update and review of the budget.**
 - b. Carla and Terry spoke to the Commission regarding licensees who do not renew on time and have been practicing for several months without a license. The Commission has agreed that this will need to be dealt with and suggested some ways to deal with this.**
 - c. Email from Bob Stannard regarding compensating buyer/broker. Terry will respond to this email and the Commission feels this is not under their jurisdiction.**
 - d. Vermont exam was discussed and it has been decided that it would be easier if there is a committee for this. This Committee will start after the first of the year.**

9. **Ongoing discussions**
 - a. **Establishing Professional Standards**
 - c. **Right of Way and advertising**
 - d. **Changes the Board would like to see**
 - e. **Email from Giles Wagoner regarding professional conduct website. This will go to the I-Team for review and Carla and Terry will decide from there.**

10. **FYI:**
- Board and Advisor Retreat Training is Wednesday November 10, 2010. Please reserve the date on your calendars.

11. **Public Comment:**

12. **Next Scheduled Meeting: November 18, 2010**
13. **Adjournment**

Real Estate Education Committee
Courses for review

McKissock

- Characteristics of Real Estate Title Insurance for 3 hours – **denied**
- Appraisal Process of Real Estate Professionals for 6 hours - **approved for 4 hours**
- S.A.F.E. Mortgage Licensing Act for 3 hours – **denied**
- Listing Agreements for 3 hours – **will approve if it is state specific for Vermont.**
- Site Selection, Design, Building and Planning for Brokerage for 3 hours – **denied**

Vermont Association of Realtors

- Vermont Law Day 2010 for 3 hours – approved

Quality Workshops

- The Mandatory Course 2010-2012 for 4 hours – **tabled** did not have enough time for review of this course
- Interest & Ownership for 4 hours – **approved**
- VT RE Related Laws for 4 hours – **approved**
- 1031 Exchange for 4 hours - **approved**
- Agency & Contract Law for 4 hours - **approved**
- Short Sales and Foreclosures for 4 hours – **approved**