



Real Estate Commission

Office of Professional Regulation, Vermont Secretary of State

89 Main Street, 3rd Floor • Montpelier, VT 05620-3402
<https://sos.vermont.gov>

This meeting was held remotely, with a designated physical location at OPR for those wishing to use State equipment, pursuant to 1 V.S.A. §§ 310-314. Commissioners and OPR staff participated remotely.

Unapproved Minutes

Thursday October 27, 2022, 9:30 a.m.

Members Present: Paul Harsch, Mikail Stein, and Paige Farrington, Nancy Griffen ad hoc member
Members absent: Alex Farrell, Kathleen Holmes and John Marchica
OPR Staff Present: Gabe Gilman, Lauren Layman and Judith Roy

- 1. Call to Order at 9:47**
- 2. No changes to the Agenda**
- 3. Approval of August 25, 2022, Minutes**

Mikail Stein made a motion to approve the minutes, Paige Farrington seconded the motion. The motion was unanimously approved.

4. Discipline

- a. Stipulation and Consent order – Vivian Thomas – Docket # 2022-195

Paul Harsch made a motion to accept the Stipulation and Consent order, Nancy Griffen seconded the motion. Mikail Stein abstained

- b. Stipulation and consent Order – LM Realty, LLC – Docket # 2022-217

Paul Harsch made a motion to accept the Stipulation and Consent order, Mikail Stein seconded the motion. The motion was unanimously approved.

- c. Stipulation and Consent Order – Brent Miller Real Estate – Docket # 2022-210

Mikail Stein made a motion to accept the Stipulation and Consent order, Nancy Griffen seconded the motion. The motion was unanimously approved.

5. Discussion Items

- The office is still waiting for a response regarding the common law sign question. This will be tabled until next meeting.
- Mikail Stein motioned to table the election of officers until the next meeting for lack of commission members. Paige Farrington seconded the motion. The motion was unanimously approved.
- December meeting changed to either November 17 or December 8th. Judith will reach out to the board members and find the best date.

6. Education

Vermont Realtors – Contracts, Ask the Attorney, and the Vermont Real Estate Commission for 3 hours

Paul Harsch motioned to approve the course as long as the name is changed and does not use Vermont Real Estate Commission. Mikail Stein seconded the motion. The motion was unanimously approved.

7. Public Comment

Betty McEnany commented on changing the non-realtor member to commercial member so that, that spot could be filled.

Betty also asked, that if Board members are going to go out and interpret laws and rules through a course then why can't the office start sending out newsletters again. The office has explained this on multiple occasions. The association is the best place for a newsletter not the office due to licensees and the public using them as law.

Brian Armstrong feels the newsletter would be helpful also. He would also like to see the office/Commission tackle the challenge of virtual brokerage, commercial brokerage, and teams. Some quick points on teams would be advertising around teams, Vicarious responsibilities, access to the consumers and tradename registrations just to start. The Commission will be interested in reviewing this in the future

8. Adjourned at 10:37

Next regular meeting following this one is December 29, 2022

Check the [OPR Online Calendar](https://sos.vermont.gov/opr-event-calendar/) (sos.vermont.gov/opr-event-calendar/) for updates.