

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

**Real Estate Commission
Minutes**

February 24, 2011

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, Michelle Gosselin, Claire Porter, Terry Gray, Judith Griffen, Colin Benjamin

Members Absent: Thomas Prindiville,

Public members Present: Marlene McCarty, Denise Trombley, Stephen Bousquet, Susan Martin, Teresa Merelman, John Robert Sullivan, Bob Hill, Liz Merrill, Martha Lange, Michael McCarty, Lynne LaBombard, Annemarie Daniels, Randy Mayhew and Andrew Werry.

- 1. 9:00 - Education Committee**
- 2. 9:30 - Full Commission meeting - Call to Order at 9:37 a.m.**
- 3. Approved November 18, 2010 minutes:**
- 4. Chair's Comments:** Maretta commented on scams that are happening in Vermont on foreclosures and rentals and that the Commission will be working on the professional standards later in the meeting.
- 5. Case Manager Report: Status of Unprofessional Conduct Cases**
Carla reported that there are 46 pending cases, including 7 that are on the agenda for closing today. There are a few waiting for I-Teams and the rest are in the investigation process.
- 6. Scheduled Licensing/Disciplinary Matters:**
 - a. M211-29 – Bonnie McPadden - Petition to remove conditions - I-Team member, Maretta Hostetler** – The Commission voted to approve the removal of conditions.
 - b. 2011-21 – Vickie Wyman – Petition to remove conditions – I-Team member, Elizabeth Wilkel** - The Commission voted to approve the removal of conditions.
- 7. Concluded Reports:**
 - a. 2009-403- I-Team member – Claire Porter** - approved
 - b. 2009-475 – I-Team member - Gloria Rice** – approved
 - c. 2010-13 – I-Team member - Thomas Prindiville** – approved
 - d. 2010-218 – I-Team member - Thomas Prindiville** – approved
 - e. 2010-293 – I-Team member, Maretta Hostetler** -approved
 - f. 2010-385 – I-Team member, Claire Porter** – rejected and will go back to the I-Team.
 - g. 2010-286 – I-Team member, Michelle Gosselin** – approved
- 8. Discussion Items:**
 - a. Professional Standards was discussed in length. After discussion with the staff attorney and all board members present, it has been decided that the Commission would like to review and change the rules instead of adding a new section under professional standards. This will be discussed further at the next meeting in March.**

- b. The Commission is looking into finding a new examination service. Terry was gathering the information for the Commission. She was not able to get anymore additional information for this meeting. Terry is hopeful to have at least 3 examination providers at the April board meeting.**
 - c. Newsletter was sent to the printers and should be mailed out any day. Judith will send all non-licensees a copy of the newsletter.**
- 9. Ongoing discussions**
 - a. There was an update from Judith regarding the audit of the renewals. Judith reported that there were 105 brokers and 92 salespeople audited, a total of 197 licensees, after the last renewal. There were 5 licensees who seem not to be in compliance and have been sent to the Case Manager for review.**
- 10. FYI:**
 - a. Twenty-Ninth Annual Report**
- 11. Public Comment:**
- 12. Next Scheduled Meeting: March 24, 2011**
- 13. Adjournment at 11:32 a.m.**

Real Estate Education Committee

Courses for review

NBI Inc. dba National Business Institute

Handling Real Estate Transactions With Confidence – **approved for 3 hours**

Edmund and Wheeler, Inc.

The Power of Section 1031 for 3 hours – **approved**

The CE Shop, Inc.

Certified Short Sales Agent for 6 hours – **approved for 4 hours**

Roadmap to Success: Business Planning for Real Estate Professionals for 3 hours – **denied**

Uncle Sam has Homes for Sale: Listing and Selling HUD Homes for 3 hours - **approved**

Carl Ripaldi School of Real Estate - Individual request (Philip Steckler)

Insurance for Consumer Protection for 7 hours – **denied**

Continuing Ed Express, LLC

The Short Sale Investigative Report for 3 hours – **approved**

360Training.com

All courses have been tabled for lack of information. The Commission needs a better outline for these courses.

Bad Loans – Predatory and Fraud for 3 hours –

Environmental Basics for 6 hours

Contracts for 3 hours

Client Focused Communications for 3 hours

Human Land Use for 4 hours

Pricing Property for 4 hours

Property Management-Taking Care of Business for 8 hours

Caron's Gateway School of Real Estate

All courses have been tabled for lack of information. The Commission needs a better outline for these courses.

Buyer Representation for 6 hours

Environmental Issues in Your Real Estate Practice for 6 hours

Ethics in Today's Real Estate World for 7 hours

Fair housing for 6 hours

Foreclosures, Short Sales, Reo's & Auctions for 6 hours

Homes for All: Serving People with Disabilities for 6 hours

Intro to Commercial R. E. Sales for 6 hours

Investment Property & Management for 12 hours

Mortgage Fraud & Predatory Lending: What Every Agent Should Know for 7 hours

Property Management & Managing Risk for 6 hours

RE & Taxes for 6 hours

RE Finance & Tax Issues for 12 hours

Real Estate Agent Mortgage Professional for 6 hours

Real Estate Finance Today for 6 hours

Red Flags Property Inspection Guide for 6 hours

Risk Management for 6 hours

Sustainable Housing & Building Green for 8 hours

Understanding 1031 Tax Free Exchange for 6 hours

Understanding Credit & Improving Credit Scores for 3 hours

Reverse Mortgages for Senior Home Owners for 6 hours

University of NH (individual request)

Special Topics in Easements and Dedication and Undescribed Rights of Way for 6 hours – **approved**

EverGreen Environmental Health & Safety, Inc.

Lead Paint Hazards and Real Estate: A Regulatory Overview for 4 hours - **approved**

RE/MAX Maple Leaf Realty

Pre-Licensing Education (salesperson) for 40 hours - **The Education Committee would like to interview the instructor for qualifications at the next meeting. The resume was not conclusive for the Committee to approve.**

McKissock LP

Understanding RESPA and the New HUD-1 for 3 hours – **approved**

1st Choice Real Estate School

ADA & Fair Housing for 3 hours - **approved**

Property Management for 3 hours - **denied**

Real Estate Financing for 3 hours – **approved for 2 hours**

Property Hazards for 3 hours – **approved for 2 hours**

M & A Source (individual request)

Fundamentals of Distribution Business M & A for 3 hours – **approved**

McKissock

Sound Practice for the Preparation and Presentation of Effective Contracts for 3 hours - **approved**

National Marketing, Negotiations and Closing the Sale for 3 hours - **approved**

Basics of Green Building for Real Estate for 4 hours – **approved for 2 hours**

Common Mistakes made by Rookies and the Rest of Us for 3 hours – **approved for 2 hours**

Fractional Ownership of Vacation Home Real Estate for 4 hours - **approved**

Vermont Association of Realtors

40 hour Brokers Pre-Licensing course for 40 hours – **approved**

John Doran and Associates

The Value of Ethics for 3 hours - **approved**

Understanding Procuring Cause for your Consumer's Benefit for 3 hours - **approved**

Exchange Authority, LLC

EA 101 Basic Tax Deferred Exchanges for 2 hours – **approved**

Vermont Association of Realtors

Seven Ways to Lose Your License for 2 hours - **approved**

U.S. Department of Housing & Urban Development/Federal Housing Administration

FHA Basics for Real Estate Professionals for 3 hours – **approved**

Lang McLaughry Spera, LLC

9 Things You Need to Know to Grow Your Business and Protect Your Clients in 2011 for 2 hours – **denied**