



# **Real Estate Commission**

## **Office of Professional Regulation, Vermont Secretary of State**

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### **Minutes**

**Thursday, February 28, 2019**

**Members Present:** David Raphael, Gloria Rice, Donna Murray (by phone), Alex Farrell, Paul Harsch III and Mikail Stein  
**OPR Staff Present:** S. Lauren Hibbert, Lora Marchand, Tara Grenier, and Judith Roy  
**Others Present:** Katrina DeLaBruere, Gordon Miller, Teresa Merelman and Betty McEnany

#### **1. Meeting called to order at 9:30**

David Raphael welcomed new members Alex Farrell and Paul Harsch to the Commission. Mr. Raphael voiced his concerns that Paul's appointment fills all three broker seats with appointees who are members of the National Association of Realtors. There was a lengthy discussion on this and the Commission was advised by Director Hibbert that they can continue with the meeting today, and the appointments will be worked out by the Governor's office before the next meeting. Pending resolution of the association-membership question, Paul Harsch recused himself from official meeting actions.

#### **2. No changes to the agenda**

#### **3. Approved January 24, 2018 minutes with changes to 8a.**

Gloria Rice moved to approve the minutes from January 24, 2018 as written. Mikail Stein seconded the motion. David Raphael then asked the Commission to amend the motion to change 8.a to read "David noted that no new questions were developed after the last administrative rules update and would like to work with PSI" and remove the word "possibly." The motion carried, and the minutes were approved with that amendment.

#### **4. Disciplinary Matters**

- a. Order to Remove Conditions – Gordon Miller – Docket Number 2010-743

Gloria Rice moved to accept the order to remove conditions. Mikail Stein seconded the motion. The motion carried.

#### **5. Topics for Discussion**

- a. Lauren Hibbert, Director of Professional Regulation, gave the Commission an update on the budget. At this time, the Office will need to increase fees to balance the Commission's budget, which is presently in deficit. There was a lengthy discussion on why this was necessary and how it should be implemented. The Office will be reviewing all options before implementing the increase, and it will occur only upon action of the Legislature.
- b. Changing the 90-day salesperson post-licensure coursework to pre-licensure coursework was discussed; further discussion to occur at the next meeting.
- c. Board packets will go out seven (7) days prior to the meeting as has been the goal in the past. This will remain the same, but there have been additional steps added to help in this process.
- d. 2019 meeting dates were discussed. The Office will combine November and December meeting into one meeting on December 6 and cancel the April and August meetings. All other meetings will remain the same.

## **6. Education Review**

- a. There was a brief update on course review. The only new courses that have been received without ARELLO approval have been in front of the Commission for review. Most courses are renewals or ARELLO approved.

## **7. Other Business – Old Business**

- a. 2019 initiatives and goals were not discussed at this meeting but will remain an ongoing agenda item.
- b. OPR update on board appointments, orientation and retreat was covered in the lengthy discussion in the beginning of the meeting. The Commission has three new members at this time. The board retreat will be on April 26<sup>th</sup>.
- c. Exam test questions – review previous engagement with exam service; future plans will continue at the next meeting.
- d. Rules were not discussed in this meeting but will remain on the agenda for future meetings.

## **8. Correspondence**

- a. Correspondence from the Consumer Federation of America criticizing designated- and dual-agency representation models was given to the Commission for review and will be considered in rules discussions in a future meeting. Paul Harsch provided background on his previous work in this area.

## **9. Public Comment**

## **10. Adjourned at 11:56**

Next Scheduled Meeting – March 28, 2019  
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