

**State of Oregon Real Estate Agency**

**REAL ESTATE BOARD**

**Regular Meeting Minutes**

**August 1, 2016**

**MEMBERS PRESENT:** Coni Rathbone, Vice-Chair  
Jef Farley  
Lawnae Hunter  
Pat Ihnat  
Dave Koch  
Alex MacLean  
Marcia Edwards

**MEMBERS ABSENT:** Chris Hermanski, Chair, excused  
Joann Hansen, excused

**STAFF PRESENT:** Gene Bentley, Commissioner  
Dean Owens, Deputy Commissioner  
Selina Barnes, Regulations Division Manager

**GUESTS PRESENT:** Dawn Blalack, Coldwell Banker Whitney & Assoc.  
Deborah Brandt  
Rita Britt  
Leonard Calhoun  
Bennett Christianson, Prudential Taylor & Taylor Inc.  
Timothy Coe, Whitney Land Co.  
Kathleen Coffey, Excel Real Estate  
Marilyn Dale, Maridale Real Estate  
Vicki Dick, Coldwell Banker Whitney & Assoc.  
Mary Earley, Whitney Land Co.  
Thomas Eilerston, John L. Scott Bend  
Anna Goodman, Century 21 Eagle Cap Realty  
Cindy Griggs, Miller Realty Inc.  
Judi Hammer, Berkshire Hathaway HomeService  
Haley Hines, RE/MAX Real Estate Team  
Gary Jelly, Whitney Land Co.  
Sharron Langdon, RE/MAX Real Estate Team  
Todd Longgood, Whitney Land Co.  
Jeanna Mallory, Miller Realty Inc.  
Milne McLaughlin, Clark and Jennings & Assoc., OR  
Marsha Morgan, Coldwell Banker Whitney & Assoc.  
Carolyn Rovier, Ranch N. Home Realty  
Norman Stewart, Excel Real Estate  
James Wilcox, Fadness Realty Inc.  
Pamela Wilson, Hermiston Realty  
Shelly Zeckman, Clark and Jennings & Assoc. OR

**I. BOARD BUSINESS-Vice-Chair Rathbone**

- A. **Call to Order.** Vice-Chair Rathbone called the meeting to order at 10am and asked for roll call.
- B. **Roll Call/Vice-Chair Rathbone comments.** Vice-Chair Rathbone explained the role of the board members and OREA staff and asked them to introduce themselves to the audience.
- C. **Approval of the Agenda and Order of Business.** The Agenda and Order of Business was approved as submitted.

**MOTION TO APPROVE AGENDA AND ORDER OF BUSINESS AS SUBMITTED BY PAT IHNAT  
SECOND BY MARCIA EDWARDS  
MOTION CARRIED BY UNANIMOUS VOTE**

- D. **Approval of the 6.6.16 regular meeting minutes.**

**MOTION TO APPROVE THE 6.6.16 REGUALR MEETING MINUTES DAVE KOCH  
SECOND BY JEF FARLEY  
MOTION CARRIED BY UANIMOUS VOTE**

- E. **Date of Next Meeting: October 3, 2016 to begin at 10am at the Oregon State Bar, 16037 SW Upper Boones Ferry Road, Tigard, OR 97281**

**II. PUBLIC COMMENT-Vice-Chair Rathbone.** None.

**III. REQUESTS FOR WAIVER-Vice-Chair Rathbone. Waiver Request Log.** None.

**IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER – Approval of petition log.** None.

**V. NEW BUSINESS-Vice-Chair Rathbone.** Election of officers for 2017.

**MOTION TO NOMINATE MARICA EDWARDS AS BOARD CHAIR BY JEF FARLEY  
SECOND BY ALEX MACLEAN  
MOTION CARRIED BY UNANIMOUS VOTE**

**MOTION TO NOMINATE JEF FARLEY AS BOARD VICE-CHAIR BY MARCIA EDWARDS  
SECOND BY ALEX MACLEAN  
MOTION CARRIED BY UNANIMOUS VOTE**

**VI. COMMUNICATIONS-Vice-Chair Rathbone-Administrative Actions Summary.** No discussion.

**VII. REPORTS**

**A. Commissioner Gene Bentley**

- Legislative Concepts-Commissioner Bentley explained the Agency met with industry members to discuss ORS 696 and proposed legislative concepts were submitted to DAS Legislative Counsel for drafting process and assuming the legislation passes the housekeeping changes and licensing fee increase will go into effect July 1, 2017.
- Rule review-Commissioner Bentley explained that the Agency will be forming a work group/task force to review current rules based on any legislation that pass in the next year.
- Agency Website-Commissioner Bentley reported the launching of new website on June 28, 2016 and explained the new website is cleaner and more efficient.
- PSI-Commissioner Bentley reported that he met with the Agency's exam provider, PSI in Kansas last week at which time they discussed updating/improving the national portion of exam. He also explained that the changes to national portion of exam will hit the market sometime in 2018.
- Communications-Commissioner Bentley announced that the Agency will be making an educational video regarding CTA reconciliation available later this month.
- License counts-Commissioner Bentley summarized licensing statistics/counts.

**B. Agency Division reports/Deputy Commissioner Dean Owens (reports included in packet)**

1. **Regulation Division-Selina Barnes.** Ms. Barnes explained that the Regulations Division was currently staffed and summarized the statistics provided in her written report. She reported that a committee was formed to explore processes for the division going paperless and also that she would be presenting the Tips to Stay Out of Trouble with the Agency class at 1:30pm following the board meeting.
2. **Land Development Division-written report by Michael Hanifin.** Deputy Commissioner Owens explained that the division was responsible for statutory/rule coordination, condominium filings, timeshares, membership campgrounds, and also works with homeowner associations. He also summarized the statistics provided in the written report.

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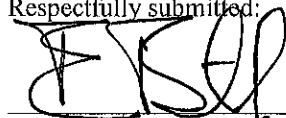
timeshares, membership campgrounds, and also works with homeowner associations. He also summarized the statistics provided in the written report.

3. **Education, Business and Licensing Services Division-Dean Owens.** Deputy Commissioner Owens explained the division is responsible for budget preparation, licensing, customer, and technical services. He also reported the Agency recently migrated to a new phone system which allow monitoring of all calls and continued excellent customer service. Mr. Owens summarized the statistics for the both the Business and Technical Services and Education Divisions provided the written handouts. He also announced that the Agency would be hosting a meeting with pre-license educators in Salem to discuss feedback regarding rule review.

VIII. **ANNOUCEMENTS. October 3, 2016 to begin at 10am at the Oregon State Bar, 16037 SW Upper Boones Ferry Road, Tigard, OR 97281.**

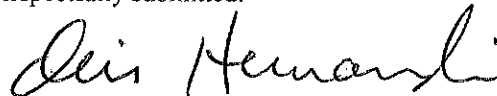
IX. **ADJOURNMENT**

Respectfully submitted:



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GENE BENTLEY, COMMISSIONER

Respectfully submitted:



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CHRIS HERMANSKI, BOARD CHAIR