



Oregon

Kate Brown, Governor

Agenda Item No.
I.D.

OREGON REAL ESTATE BOARD
Regular Meeting Minutes – via Zoom

Oregon Real Estate Agency
Salem, OR 97301

Monday, August 3, 2020

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BOARD MEMBERS PRESENT:

Marie Due
Debra Gisriel
Susan Glen
Jose Gonzalez
Dave Hamilton
Lawnae Hunter, Chair
Kim Hedding
Pat Ihnat
Alex MacLean, Vice Chair

OREA STAFF PRESENT:

Steve Strobe, Commissioner
Mesheal Heyman, Communications Coordinator
Michael Hanifin, Land Development Manager
Maddy Alvarado, Customer Service Manager
Leandra Hagedorn, Board liaison

GUESTS PRESENT:

Barbara Geyer, Barbara Geyer Real Estate
Dan Jarman, Crosswater Strategies
Lauren McMillon, The CE Shop, Inc

I. BOARD BUSINESS – Chair Hunter

- A. Call to Order. Chair Hunter called the meeting to order at 10am.
- B. Chair Hunter comments/Roll Call. Chair Hunter asked the board members to introduce themselves, and explained the role/function of the board.
- C. Approval of the Agenda and Order of Business.
- D. Approval of 06.01.20 regular meeting minutes.
- E. Date of the Next Meeting: 10.05.20, to begin at 10am and will be held via Zoom video conference.

II. PUBLIC COMMENT – Chair Hunter. None.

- This time is set aside for persons wishing to address the Board on matters not on the agenda. Speakers will be limited to five minutes.
- The Board Chair reserves the right to further limit or exclude repetitious or irrelevant presentations. If written material is included, 12 copies of all information to be distributed to board members should be given to the Board Liaison prior to the meeting.
- Action will not be taken at this meeting on citizen comments. The Board, however, after hearing from interested citizens, may place items on a future agenda so proper notice may be given to all interested parties.
- If no one wishes to comment, the next scheduled agenda item will be considered.

III. REQUEST FOR WAIVERS – Chair Hunter. None.

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER - Chair Hunter.

- A. Evergreen Capital, Trevor Calton to appear. Mr. Calton explained that in 2012 the board approved his petition to qualify as a continuing education provider under a different company and was familiar with the rules/laws relating to continuing education providers. He also stated the topics he provides through his course are Real Estate Finance and Commercial Real Estate, which are acceptable course topics.

**MOTION TO APPROVE EVERGREEN CAPITAL'S PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER BY PAT IHNAT
SECOND BY DAVE HAMILTON
MOTION CARRIED BY UNANIMOUS VOTE**

V. BOARD ADVICE/ACTION – Commissioner Strobe. None.

VI. NEW BUSINESS - Commissioner Strobe.

- A. Discussion re: HB 4213, Relating to evictions; and declaring an emergency. Prohibits residential and commercial evictions under specified conditions during emergency period. Dave Hamilton explained that a group has filed a lawsuit in opposition to the moratorium to remove the commercial component and he will provide updates on the progress.

VII. COMMUNICATION - ADMINISTRATIVE ACTIONS SUMMARY - Chair Hunter

VIII. REPORTS – Chair Hunter.

- A. Commissioner Strode. Commissioner Strode stated that he would also provide the Administration/Regulations report in Deputy Commissioner Higley's absence.
- Teleworking - Agency has continued to refine business practices and remain productive in the teleworking environment
 - Advertising Rule Workgroup has first meeting/call on August 19, 2020 and any board members interested in participating should email Commissioner Strode directly.
 - Administration Division
 - Budget Update:
 - 2021-2023 Agency Budget has been submitted without the eLicense system replacement as the cost would not be appropriate at this time but will be included in the next biennium budget packet
 - Agency anticipates the decrease in real estate inventory to impact licensee counts similar to the 2008 recession which was 20% by 2012
 - Regulations Division
 - Manager position will remain vacant until the next biennium to support cost/budget savings and the duties have been distributed as follows:
 - Commissioner Strode reviews action cases/files with the lead investigators and he then makes the final decision as to the sanction. The lead investigators have delegated authority to handle and close no action cases independently.
 - Deputy Commissioner Higley manages workflow process, evaluates processes, and assigns workload
 - Staffing - Frances Hlawatsch will rejoin the Agency as an investigator on a part time basis
 - Caseload backlog has decreased from 95 open cases down to 4
 - Investigators are adjusting to conducting investigations without in person contact.
- B. Agency division report – Deputy Commissioner Higley
1. Regulations and Administration, Deputy Commissioner Higley. See Commissioner Strode's report under Agenda Item VIII. A above.
 2. Land Development, Michael Hanifin – Mr. Hanifin summarized the information provided in his written report and indicated business is moving as usual.
 3. Education and Licensing, Maddy Alvarado
 - Summary of the statistics/information provided in written division report.
 - Staffing - Recruitment for two Administrative Specialist 1/Licensing Specialist positions on a limited duration basis were opened and after conducting interviews 2 candidates have been selected.
 - Agency offered 30 day grace period for submission of Continuing Education hours at time of license renewal and will continue this extension in the unforeseeable future

IX. ANNOUNCEMENTS – Chair Hunter. Next board meeting: 10.5.20 to begin at 10am and will be held via Zoom video conference.

X. ADJOURNMENT – Chair Hunter

Respectfully submitted,


STEVE STRODE, COMMISSIONER

Respectfully submitted,


LAWNAE HUNTER, BOARD CHAIR