



Oregon

Kate Brown, Governor

AGENDA ITEM NO.

I.D.

Real Estate Agency

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OREGON REAL ESTATE BOARD

Regular Meeting Minutes
Best Western Plus Hood River Inn
1108 E. Marina Way
Hood River, OR 97031

Monday, August 5, 2019

BOARD MEMBERS PRESENT: Jef Farley, Chair
Debra Gisriel
Susan Glen
Dave Hamilton
Pat Ihnat
Alex MacLean

BOARD MEMBERS ABSENT: Lawnae Hunter, Vice Chair, excused
Jose Gonzalez, excused
Dave Koch, excused

OREA STAFF PRESENT: Steve Strobe, Commissioner
Anna Higley, Deputy Commissioner of Administration
Selina Barnes, Deputy Commissioner of Regulations
Maddy Alvarado, Customer Service Manager

GUESTS PRESENT: Ashley Nunamaker-Bello
Becky Schertenleib
Chris Vail Rollins
Doug Archbald
Jen Dillard
Katie Henry
Mary Beth Richman
Mel Ahrens
Nan Wimmers
Natasha Whitefield
Nikki Stembridge
Rhiannon Dubree
Terri Martz

I. BOARD BUSINESS – Chair Farley

- A. Call to Order. Chair Farley called the meeting to order at 10am.
- B. Chair Farley comments/Roll Call. Chair Farley asked the board liaison to take roll call, board members to introduce themselves, and explained the role/function of the board.
- C. Approval of the Agenda and Order of Business.

**MOTION TO APPROVE APPROVAL OF THE AGENDA AND ORDER OF BUSINESS BY DEBRA GISRIEL
SECOND BY SUSAN GLEN**

MOTION CARRIED BY UNANIMOUS VOTE

- D. Approval of 6.3.19 regular meeting minutes.

**MOTION TO APPROVE THE 6.3.19 REGULAR MEETING MINUTES BY DAVE HAMILTON
SECOND BY DEBRA GISRIEL**

MOTION CARRIED BY UNANIMOUS VOTE

- E. Date of the Next Meeting: 10.7.19, in Astoria, OR venue to be determined, to begin at 10am.

II. PUBLIC COMMENT – Chair Farley.

- 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.

Nan Wimmers, Columbia Gorge Real Estate Principal Broker and The Oregon Association of Realtors President asked about the regulatory process regarding advertising, specifically related to social media. Deputy Commissioner Barnes responded that the Agency planned to form a stakeholder work group to review/update the advertising rule. Commissioner Strode stated that he considered the review and update of the advertising rule to be very important. Deputy Commissioner Higley responded that a work group of stake holders, as a larger body, would be more appropriate when considering all the possible outcomes.

III. REQUESTS FOR WAIVERS – Chair Farley. None. Chair Farley explained the process involved.

IV. PETITION TO QUALIFY AS A CONTINUING EDUCATION PROVIDER– Chair Farley. None. Chair Farley explained the process involved.

V. NEW BUSINESS – Chair Farley

A. LARRC Subcommittee update.

1. Commissioner Strode – Mr. Strode explained the Agency took a more collaborative approach when developing the LARCC outline in order to be transparent with the process.
2. Subcommittee report on 8.4.19 meeting - Susan Glen asked Deputy Commissioner Higley to clarify how often LARRC is required and Ms. Higley responded that the requirement is every legislative session. Ms. Glen explained the LARRC committee members, which consisted of Commissioner Strode, Anna Higley, Selina Barnes, Madeline Alvarado, Jef Farley, Dave Hamilton, Pat Ihnat, Debra Gisriel, and Susan Glen, met on August 4, 2019 to review bills that were passed in the most recent session that had to do with housing. She also explained the committee discussed which bills should be required, optional or not included in LARRC. The committee found the following four bills merited inclusion as required course topics:
 - HB 2001 - Requires cities with populations greater than 10,000, or within Metro, to allow duplexes inlands zoned for single-family dwellings within urban growth boundary.
 - SB 454 - Transfers administration of Uniform Disposition of Unclaimed Property Act, unclaimed estates and escheating funds from Department of State Lands to State Treasurer.
 - SB 534 - Requires local governments to allow single family dwellings within urban growth boundary of city with population greater than 25,000 in residential lots platted and zoned for such uses.
 - SB 608 - Prohibits landlord from terminating month-to-month tenancy without cause after 12 months of occupancy.

Ms Glen added that the committee also discussed some other topics that might be worth including in LARRC such as, advertising, and brokers fiduciary obligations. Ms. Glen asked Ms. Higley to summarize the next steps involved in the LARRC outline development and Ms. Higley provided the following timeline:

- August 12, 2019 – Publish draft outline to all stakeholders
- August 12 – September 3, 2019 – Open for public comment, which would be available on Agency’s website
- LARRC committee teleconference and public meeting – date TBD and at which time all public comments will be reviewed and final decisions regarding final course outline will be made
- October 7, 2019 OREA Board Meeting – Final draft of LARRC outline will be present to the board for approval and outline will be published for approved LARRC educators to develop individual courses
- January 1, 2020 – LARRC educators to put outline into practice

VI. ADMINISTRATIVE ACTIONS SUMMARY – None.

VII. REPORTS – Chair Farley

A. Commissioner Strode.

- Deputy Commissioner Dean Owens – Mr. Owens retired at the end of June and his years of service are greatly appreciated. Anna Higley and Selina Barnes were appointed to share the Deputy Commissioner role on an interim basis with the goal of making this a permanent role.
- Agency CE class – Commissioner Strode and REA staff developed a one hour CE class which Commissioner Strode presented to the Mid-Willamette Valley Association and plans on presenting at various venues in the future.
- Board vacancies – Chair Farley and Dave Koch will both be stepping down from the board panel and arrangements for their replacements are in process.
- Board meeting format – Status quo format will continue while Agency explores hybrid solution.

B. Agency Division Reports

1. Selina Barnes

- Regulations Update - Deputy Commissioner Barnes summarized the information/statistics provided in the division handout and explained the current vacancies and staff changes. She also stated recruitment for two investigator positions was currently in process.
- Legislative Update – The following bills that are of interest to the Agency:
 - HB 2096 (Relating to payment of attorney fees in contested cases involving the Oregon Government Ethics Commission; and prescribing an effective date. Permits court to withhold all or part of attorney fees to person who prevails against Oregon Government Ethics Commission in

contested case proceeding if court finds that commission's action was substantially justified or that special circumstances exist.)

- HB 2353 (Authorizes Attorney General, district attorney, or court to award penalty to public records requester, or order fee waiver or fee reduction, if public body responds to request with undue delay or fails to be responsive to request.)
- SB 688 (Directs professional licensing board to annually report to interim committee of Legislative Assembly related to veterans information about temporary authorizations to practice occupational or professional service for spouses or domestic partners of members of Armed Forces of United States who are stationed in this state.)
- SB 855 (Directs professional licensing boards to develop pathways to licensure, certification or other authorization to practice occupation or profession for specified persons – study manner in which persons who are immigrants or refugees become authorized to practice occupation or profession – directs board to reduce barriers to authorization to practice for immigrants or refugees.)

2. Anna Higley

- Administrative Services Update – Deputy Commissioner Higley gave a brief Agency budget update and summarized the information/statistics provided in the division report. She also explained that the Agency is exploring creating a more secure lobby/entrance into the office
- Land Development Update – Deputy Commissioner Higley reported that condominium filings have not increased since 2018 and are expected to continue at this rate.

3. Madeline Alvarado – Licensing and Education Update – Ms. Alvarado summarized the information/statistics provided in the division report and explained that recruitments for two temporary employees are in process. She also

VIII. ANNOUNCEMENTS – Chair Farley. Next board meeting: 10.07.19 in Astoria, OR, venue to be determined, to begin at 10am.

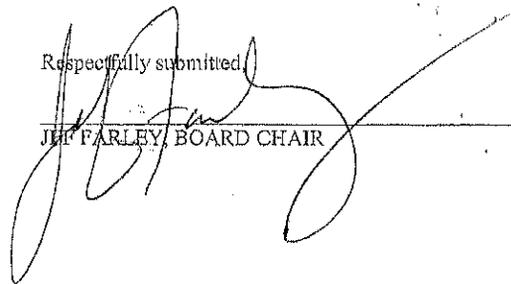
IX. ADJOURNMENT

Respectfully submitted,



STEVE STRODE, COMMISSIONER

Respectfully submitted,



JIM FARLEY, BOARD CHAIR