



Oregon

Kate Brown, Governor

OREGON REAL ESTATE BOARD

**Regular Meeting Minutes
The Valley River Inn
1000 Valley River Way
Eugene, OR 97401**

Monday, February 3, 2020

**Agenda Item No.
I.D.**

Real Estate Agency

530 Center St. NE, Suite 100

Salem, Oregon 97301-2505

Phone: (503) 378-4170

Regulations Fax: (503) 373-7153

Admin. Fax: (503) 378-2491

www.oregon.gov/rea

BOARD MEMBERS PRESENT: Lawnae Hunter, Chair
Alex MacLean, Vice-Chair
Marie Due
Susan Glen
Jose Gonzalez
Dave Hamilton
Kim Hedding
Pat Ihnat

BOARD MEMBERS ABSENT: Debra Gisriel, excused

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

GUESTS PRESENT: Donna Charko, Berkshire Hathaway Home Services

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 liaison to take roll call, board members/REA staff to introduce themselves, and explained the role/function of the board.
- C. Approval of the Agenda and Order of Business.

MOTION TO APPROVE THE AGENDA AND ORDER OF BUSINESS BY PAT IHNAT

SECOND BY DAVE HAMILTON

MOTION CARRIED BY UNANIMOUS VOTE

- D. Approval of 12.2.19 regular meeting minutes.

MOTION TO APPROVE THE 12.2.19 REGULAR MEETING MINUTES BY KIM REDDINGER

SECOND BY DAVE HAMILTON

MOTION CARRIED BY UNANIMOUS VOTE (PAT IHNAT ABSTAINED AS SHE WAS NOT PRESENT AT THE 12.2.19 BOARD MEETING)

- E. Date of the Next Meeting: 4.6.20, in Florence, OR, to begin at 10am and venue to be determined.

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. Waiver request log

- A. Christopher Ambrose, Mr. Ambrose explained that he had been practicing attorney with Ambrose Law Group and an active attorney for approximately 30 years. He also stated that he was one of three owners of Total Real Estate Group LLC, which is a residential brokerage based out of Bend and his waiver request is based on his hands on experience as well as working very closely with the principal broker employed at Total Real Estate Group. Mr. Ambrose reported his company closed approximately 70 transactions last year, bringing in 55 million in sales and that he had worked with and assisted in the selection of software. Alex MacLean asked Mr. Ambrose how his becoming a principal broker would affect the current principal broker at the company. Mr. Ambrose explained that he would continue to work closely with the principal broker but focus on managing the office and allocating duties while principal broker would continue to produce. Dave Hamilton asked Mr. Ambrose is the current principal broker was a principal in the company and Mr. Ambrose stated current principal broker is not a principal in the company. **Discussion:** Pat Ihnat, Dave Hamilton and Kim Hedding all stated that they advocated the approval of the Mr. Ambrose's waiver request based on his experience in both the legal and real estate industry. Ms. Hedding asked Mr. Ambrose if his intention was to continue to practice law and Mr. Ambrose affirmed.

MOTION TO APPROVE CHRISTOPHER AMBROSE'S WAIVER REQUEST BY ALEX MACLEAN

SECOND BY PAT IHNAT

MOTION CARRIED BY UNANIMOUS VOTE

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

- A. Bernard Black, B.C.E., will appear in person. Mr. Black explained he had over 35 years of experience in the pest management field, a board certified entomologist, provided education on pest control to Oregon Real Estate Inspection Association, and wishes to offer a course to real estate agents familiarizing them with pest control related to sale of homes. Mr. Black will offer courses covering the following topics: Property management, real estate consumer protection, commercial real estate, and risk management, which are all considered acceptable course topics.

**MOTION TO APPROVE BERNARD BLACK'S PETITION TO QUALIFY A CONTINUING EDUCATION PROVIDER BY DAVE HAMILTON
SECOND BY JOSE GONZALEZ**

MOTION CARRIED BY UNANIMOUS VOTE

V. BOARD ADVICE/ACTION – Commissioner Strode.

- A. 2020 Governor's State Employee Food Drive. Commissioner Strode provided a brief history of implementation of the food drive and encouraged board members to contribute.
- B. CEP board checklist and revised CEP petition. Board consensus was to implement the CEP board checklist and revised CEP petition.

VI. NEW BUSINESS - Commissioner Strode. None.

VII. COMMUNICATIONS - ADMINISTRATIVE ACTIONS SUMMARY - Chair Hunter

VIII. REPORTS – Chair Hunter

- A. Commissioner Strode
1. PSI Broker and Principal Broker Exam Review Work Group. Commissioner Strode summarized the workgroup meetings held on 1.6-8.20 and indicated the workgroup completed the review.
 2. 2019 Oregon Real Estate Agency Report to the Oregon Legislature: SB 688 – Temporary Authorizations for Military Spouses & Partners to Practice Real Estate. Commissioner Strode summarized SB 688

Commissioner Strode provided an update on HB 4003:

- Authorizes Housing and Community Services Department to provide grants and technical assistance to organizations increasing homeownership program access to persons of color. Authorizes expending Home Ownership Assistance Account funds for those purposes. Makes funds available to federally recognized Indian tribes. Amends tax credit provisions for donations supporting individual development accounts. Makes effective for tax years beginning on or after January 1, 2021. Requires Department of Consumer and business Services to require implicit bias training for mortgage loan originators. Requires Real Estate Commissioner to require implicit bias component to real estate licensing exam and continuing education credits by January 1, 2021. Establishes Joint Task Force on Addressing Racial Disparities in Home Ownership. Requires task force to report to interim committee of Legislative Assembly on or before December 1, 2020. Sunsets task force on February 1, 2021. Appropriates moneys to Housing and Community Services Department and Legislative Policy and Research Committee to administer Act. Takes effect on 91st day following adjournment sine die.
- B. Agency Division Reports - Deputy Commissioner Anna Higley
1. Regulations, Selina Barnes. Ms. Barnes reviewed the statistics/information provided in the written division report and explained the process involved with investigating complaints. She also reported that the current recruitment for a Financial Investigator is in process and summarized the Administrative Actions Summary.
 2. Administration and Land Development, Deputy Commissioner Higley reviewed the statistics/information provided in the written Land Development division report and reported that the administrative specialist for Land Development division resigned recently and staff member from Licensing Division will fill in until position is filled permanently. She also reviewed the statistics/information provided in the written Administrative Services division report, specifically regarding the separation of the Licensing and Education from Administrative Services. Ms. Higley explained that she would be initiating a recruitment for an Administrative Services Manager in the near future.
 3. Licensing and Education, Madeline Alvarado. Ms. Alvarado reviewed the statistics/information provided in the written division report as well as division staff update. She also announced that Danette Rozell will be retiring from the Agency effective March 31, 2020.

IX. ANNOUNCEMENTS – Chair Hunter. Next board meeting: 4.6.20 in Florence, OR, to begin at 10am and location to be determined.

X. ADJOURNMENT

Respectfully submitted,


STEVE STRODE, COMMISSIONER

Respectfully submitted,


LAWNAE HUNTER, BOARD CHAIR