

ANNUAL REPORT – FY 2024



West Virginia Real Estate Commission

**300 Capitol Street
Suite 400
Charleston, West Virginia 25301**



ROBERT D. KENNEN
CHAIRMAN

JAMES S. WALKER
VICE CHAIRMAN

JOSEPH T. BEVIL
COMMISSIONER

**STATE OF WEST VIRGINIA
REAL ESTATE COMMISSION**

300 CAPITOL STREET, SUITE 400

CHARLESTON, WV 25301

(304) 558-3555

FAX (304) 558-6442

<rec.wv.gov>

MARGARET BARTLES
SECRETARY

PAMELA HYLBERT-EDER
COMMISSIONER

KERI L. FERRO
EXECUTIVE DIRECTOR

December 17, 2024

The Honorable James C. Justice, II
Governor of West Virginia
State Capitol
1900 Kanawha Blvd., East
Charleston, WV 25305

Dear Governor Justice:

On behalf of the West Virginia Real Estate Commission, we are pleased to provide you with our Annual Report for FY2024. This report is hereby submitted in compliance with mandates of the statutory requirements of W.Va. Code §30-1-12(b).

Respectfully,

Robert D. Kennen
Chairman

Keri Ferro, Ed.D.
Executive Director

Enc.

cc:	President of the Senate	w/enc.
	Speaker of the House	w/enc.
	Clerk of the Senate	w/enc.
	Clerk of the House	w/enc.
	Secretary of State	w/enc.
	Legislative Librarian	w/enc.
	Culture & History	w/enc.

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Roster of Real Estate Professionals in West Virginia.....

WEST VIRGINIA STATE REAL ESTATE COMMISSION

Board Member

Term Limit

Robert D. Kennen	Chairman	June 30, 2025
James S. Walker	Vice-Chairman	June 30, 2026
Margaret S. Bartles	Secretary	June 30, 2026
Joseph T. Bevil	Member	June 30, 2027
Pamela G. Hylbert-Eder	Member	June 30, 2028

FUNCTIONS OF THE WEST VIRGINIA REAL ESTATE COMMISSION

The functional objectives of the Real Estate Commission are to administer the provisions of the West Virginia Real Estate License Act in such a manner as to protect the public's best interest and welfare in their real estate dealings through agents. (Chapter 30, Article 40, Code of West Virginia).

The programs of this agency can be generally classified into Administration and Enforcement. These functions include:

- A) Process and qualify applications for licenses
- B) Investigate and test applicants
- C) Issue licenses to qualified applicants
- D) Inspect licensed agents for conformance with the Act
- E) Investigate complaints
- F) Investigate unlicensed activity
- G) Conduct hearings for possible suspension or revocation of a license
- H) Renew licenses
- I) Regulate and accredit schools and instructors offering real estate courses to applicants for real estate license

WEST VIRGINIA REAL ESTATE COMMISSION
STATEMENT OF REVENUES AND DISBURSEMENTS
FOR THE PERIOD JULY 1 THROUGH JUNE 30

REVENUE	FY 23	FY 24
License Renewal Fees:		
• Broker	\$190,175	\$190,250
• Salesperson	\$370,450	\$380,475
• Branch Office	\$14,800	\$14,250
Application Fees	\$73,245	\$77,530
Examination Fees	\$23,440	\$24,395
Late Fees	\$12,500	\$13,200
Certifications of Licensure	\$6,640	\$6,400
CE/Pre-License Education Approval Fees	\$10,975	\$12,965
Other Revenue	<u>\$20,190</u>	<u>\$19,300</u>
 TOTAL REVENUE	 \$722,415	 \$738,765

DISBURSEMENTS	FY 23	FY 24
Personal Services	\$383,966	\$314,708
Employee Benefits	\$110,467	\$124,314
Office Expense	\$7,942	\$3,108
Printing	\$0	\$1,786
Rental Expense	\$60,949	\$53,438
Telecommunications	\$11,933	\$9,990
Contractual Services	\$19	\$3,666
Professional Services	\$29,043	\$48,535
Travel	\$55,737	\$49,020
Computer Services	\$33,934	\$89,649
Equipment Maint. & Rental	\$3,163	\$949
Association Dues	\$5,829	\$3,241
Insurance	\$5,572	\$5,172
Advertising	\$0	\$5,000
Hospitality & Food	\$1,461	\$5,336
Postage & Freight	\$6,816	\$18
Payment of Claims	\$0	\$0
Miscellaneous & Other	<u>\$25,651</u>	<u>\$426</u>
TOTAL DISBURSEMENTS	<u>\$816,077</u>	<u>\$825,974</u>

Disciplinary Actions

FY2023 Complaints

P-23-001	Bryan Buie & Bridget Johnson VS. Brianna Goetting & Elizabeth McDonald	Dismissed
P-23-002	Bryan Garretson v. Christy Wood	Consent Decree
P-23-003	C. Louise Frederico VS. Richie Stout, Jay Deeds, Stacy Lawing	Dismissed
C-23-004	WV REC vs Brianna M. Goetting	Dismissed
P-23-005	Crista Nezhni vs. Jamie Renee Adkins	Dismissed
P-23-006	Kelsey Cook vs. Tim Berry	Dismissed
P-23-007	Gerda Augustin v. Anthony Jackson	Dismissed
L-23-008	Katrina Bonfili vs. Laird Knight	Consent Decree
P-23-009	Melissa A. Saverine vs. Jalan Dudley and Bill Kenny	Dismissed
L-23-010	Tiffany Russell vs. Donell Holbert	Dismissed
P-23-011	Barbara A. Moxon v. Earl Snyder	Dismissed
L-23-012	Amanda McCarty v. Missy Morris	Dismissed
C-23-013	WV REC vs Angela Marie Crawford (EXP Realty)	Consent Decree
P-23-014	Teresa Smith v. Brad Lewis	Dismissed
P-23-015	Richard & Debroah Shumate v. Christy Wood	Dismissed
P-23-016	Nicolise Louis & Philip Lee v. Bernard J. Lombard III	Dismissed
P-23-017	Scott Hammerbeck & Karen Wilson -vs- Becky Fidler & Donell Holbert	Consent Decree
C-23-018	WV REC vs RD Properties, Susan DeTemple	Consent Decree
C-23-019	WV REC vs Rachel A. Riddle & Joshua Conaway	Consent Decree
P-23-020	Paige Pohopin vs Matthew Ridgeway	Consent Decree
P-23-021	Stephen Tasker vs Denise Pavlik	Dismissed
C-23-022	WV REC v Rob Krop	Consent Decree
C-23-023	WV REC v John R. Daniels & Robert G. Core	Dismissed
C-23-024	WV REC v Christa R. Mansfield & Dean E. Dawson	Dismissed
C-23-025	WV REC v Anthony T. Herbert III & John Wohlever	Dismissed

C-23-026	WV REC v Satyanarayana Kunthsam & Lori O'Day	Dismissed
C-23-027	WV REC v Valerie L. Wall & Travis J. Broadwater	Dismissed
C-23-028	WV REC v Luke R. Lively & James E. Lively	Dismissed
C-23-029	WV REC v Carl A. Fischer	Dismissed
C-23-030	WV REC v Gregory A. Hopkins & Dandridge J. Adamski	Dismissed
C-23-031	WV REC v Geoffrey R. Greco & Dandridge J. Adamski	Dismissed
C-23-032	WV REC v Brian P. Damewood & Jeannen Marconi	Dismissed
C-23-033	WV REC vs Lisa D. Smith & Kimberly Kowalski	Consent Decree
C-23-034	WV REC vs Shawn D. Kelly	Dismissed
C-23-035	WV REC vs Vickie L. Jenkins	Consent Decree
C-23-036	WV REC vs Beth A. Long & Ray L. Jones	Consent Decree
P-23-037	Lee A. Wiiki v Matt Kilmer	Dismissed
P-23-038	SGCAMDEN LLC (Sandeep Gupta) -vs- Lisa Lyons	Dismissed
P-23-039	Eric Arkfeld -vs- Jeff Haymaker & Patrick Schneble	Consent Decree
P-23-040	Christorpher McVicker -vs- Lydia Hambrick	Dismissed
L-23-041	Jonathon C. Allison -vs- Martha Hilton	Dismissed
L-23-042	Jonathon C. Allison -vs- Angela Crawford & Sasha Ennis	Dismissed
L-23-043	Linda Syslo vs Michelle Dodrill	Dismissed
L-23-044	Lori Dilley vs Samantha Layne	Dismissed
L-23-045	Jeffrey C. Stevens vs Jacob Robinson & Larry David Dean	Consent Decree
P-23-046	David C. Tabb vs Steven Stolipher	Dismissed
P-23-047	Craig & Melinda Boyd -vs- James Vance	Dismissed
L-23-048	David Chinn -vs- Kenneth Bryant & Mark Mansour	Dismissed
P-23-049	James Rollans -vs- James Cavender	Dismissed
L-23-050	Kristina Granados -vs- Patrick Gaidrich/LGI Homes	Dismissed

FY2024 Complaints

P-24-001	Leewaye & Marquez -vs- Laura Collins	Dismissed
L-24-002	Kenneth Bryant -vs- David Chinn	Probable Cause
L-24-003	Kenneth Bryant -vs- David Chinn	Dismissed
L-24-004	Kenneth Bryant -vs- David Chinn	Dismissed
C-24-005	WV REC -vs- Apryll Lynn Boggs	Probable Cause
C-24-006	WV REC -vs- Paul B. Napoli	Probable Cause
C-24-007	WV REC -vs- Edwin N. James	Probable Cause
L-24-008	Keith Summers & Josh Miller -vs- Stephanie Lemley, Donnie Smith & Jennifer Hagerty	Dismissed
L-24-009	Kenneth Bryant -vs- David Chinn	Probable Cause
P-24-010	James J. Cassidy -vs- Diana Schultz Gillenwater	Dismissed
P-24-011	Clyde G. Way -vs- Louise Goode & Geni Armstrong	Dismissed
C-24-012	WV REC -vs- Travis Broadwater	Dismissed
C-24-013	WV REC -vs- Steve DeBrueler & Gillian Greenfield	Probable Cause
C-24-014	WV REC -vs- Brian Brockman	Dismissed
P-24-015	T&C Investments LLC -vs- Chris Ross	Dismissed
L-24-016	Brittany Newman -vs- Robert Krop & Charles Hawley	Probable Cause
P-24-017	Kevin Matthews -vs Taylor Ramsey & Blake Shamblin	Dismissed
C-24-018	WV REC -vs- Lisa Lyons	Probable Cause
C-24-019	WV REC -vs- Sean Beuche	Probable Cause
P-24-020	Thomas Dukas -vs- Lisa Lyons	Probable Cause
P-24-021	Nina Ward & Family -vs- Joseph Matterson Haverty	Dismissed
C-24-022	WVREC -vs- David Durbin	Probable Cause
C-24-023	WVREC -vs- Roxanna L. Helmick & Destiny D. Kuhlman	Probable Cause
C-24-024	WVREC -vs- Casey Michelle Lambert & Thomas Garten	Probable Cause
P-24-025	Tina Bordenet -vs- Dave & Cheryl Hobba	Dismissed
P-24-026	Nathalie Winters -vs- Ken & Lynn Judy	Probable Cause
P-24-027	Robert & Lorraine Bollacker -vs- Charlotte Sherman & Rebecca Moore	Probable Cause

C-24-028	WVREC -vs- Robert Dean Cooper Jr. & Samantha L. Howard	Probable Cause
C-24-029	WVREC -vs- Logan Williams	Probable Cause
C-24-030	WVREC -vs- Joseph W. Deeds & David M. Mundy	Probable Cause
P-24-031	Donna Tennant & Helen Frank -vs- Sandra L. Howery	Dismissed
P-24-032	Josiah & Heather McBride -vs- Mark McNeely	Dismissed
P-24-033	Henry Richter -vs- Tavien Sines	Dismissed
L-24-034	Charity Greenfield -vs- Leon Wilson & Kathy Cummings	Dismissed
C-24-035	WVREC -vs- Robert C. Dunavent	Probable Cause
C-24-036	WVREC -vs- Francis McGuire	Probable Cause
C-24-037	WVREC -vs- Cheryl A. Donohoe & Krystle M. Bailey	Probable Cause
C-24-038	WVREC -vs- Brandon E. Ferrari	Probable Cause
P-24-039	Straley & Kowalewski -vs- George Poole & Sharon Hopkins	Dismissed
P-24-040	Leo Lukas -vs- Karen Shreve	Dismissed
P-24-041	Craig Scott -vs- Brandi Marcum	Dismissed
C-24-042	WVREC -vs- Scott O. Reid	Dismissed
C-24-043	WVREC -vs- Leon Hunter Wilson	Probable Cause
C-24-044	WVREC -vs- Andrew Lapkoff	Dismissed
C-24-045	WVREC -vs- Paul Katrivanos	Probable Cause
C-24-046	WVREC -vs- Charles Perry Hawley	Dismissed
P-24-047	Austin Springfield -vs- Kristin Columbo Messenger	Dismissed

Number of Brokers, Associate Brokers, & Salespersons by County

FY 2023 Licensees by County

County	Brokers	Associate Brokers	Salespersons
Barbour	0	0	6
Berkeley	60	26	391
Boone	2	1	6
Braxton	2	2	6
Brooke	0	2	18
Cabell	25	7	151
Calhoun	2	2	6
Clay	1	0	1
Doddridge	0	0	5
Fayette	6	3	26
Gilmer	2	0	5
Grant	4	0	17
Greenbrier	29	9	120
Hampshire	12	4	41
Hancock	6	5	25
Hardy	7	4	25
Harrison	18	13	146
Jackson	7	1	43
Jefferson	43	13	269
Kanawha	62	29	338

Lewis	5	0	29
Lincoln	1	0	7
Logan	2	1	14
Marion	14	11	103
Marshall	2	4	37
Mason	3	2	23
McDowell	0	0	1
Mercer	17	4	79
Mineral	5	2	28
Mingo	4	0	2
Monongalia	36	22	317
Monroe	3	1	26
Morgan	7	3	38
Nicholas	3	2	26
Ohio	19	8	113
Pendleton	6	2	10
Pleasants	3	1	5
Pocahontas	11	3	24
Preston	10	7	34
Putnam	28	11	172
Raleigh	18	10	125
Randolph	9	3	23
Ritchie	2	0	4
Roane	3	3	12
Summers	1	1	10

Taylor	2	0	18
Tucker	6	2	9
Tyler	1	0	5
Upshur	7	4	23
Wayne	4	0	34
Webster	1	0	0
Wetzel	3	3	9
Wirt	0	0	1
Wood	22	11	134
Wyoming	0	0	5

FY 2024 Licensees by County

County	Brokers	Associate Brokers	Salespersons
Barbour	0	0	0
Berkeley	149	55	732
Boone	3	1	7
Braxton	2	0	0
Brooke	3	1	0
Cabell	39	17	304
Calhoun	2	1	0
Clay	1	0	0
Doddridge	0	0	0
Fayette	11	2	14
Gilmer	3	2	12

Grant	3	0	7
Greenbrier	36	15	193
Hampshire	17	10	71
Hancock	8	3	58
Hardy	9	4	27
Harrison	25	12	160
Jackson	10	3	64
Jefferson	76	42	499
Kanawha	76	40	426
Lewis	4	1	17
Lincoln	0	0	0
Logan	3	1	14
Marion	21	5	86
Marshall	3	0	10
Mason	4	2	14
McDowell	0	0	0
Mercer	24	5	95
Mineral	10	2	38
Mingo	3	1	2
Monongalia	69	29	334
Monroe	3	0	8
Morgan	9	15	72
Nicholas	4	3	29
Ohio	19	16	118
Pendleton	12	2	29

Pleasants	2	0	4
Pocahontas	18	5	30
Preston	14	7	27
Putnam	26	12	147
Raleigh	25	16	150
Randolph	10	1	28
Ritchie	3	0	4
Roane	2	2	5
Summers	1	0	0
Taylor	0	0	0
Tucker	8	3	16
Tyler	0	0	0
Upshur	8	4	21
Wayne	3	0	12
Webster	1	0	0
Wetzel	5	0	23
Wirt	0	0	0
Wood	37	12	159
Wyoming	0	0	0



WEST VIRGINIA REAL ESTATE COMMISSION

MEETING AGENDA

Wednesday August 17, 2022

9:00 AM – 300 Capitol Street, Suite 400 Charleston, WV

I Call to Order - 9:00 a.m.

II Approval of Minutes

➤ June 15, 2022

III Appearances

None

IV Applications/Licensee Issues

Consideration of Broker Applicants

- Sarah Elizabeth Combs – Bunker Hill, WV
- Betty D. Lewis - Summersville, WV
- Janice Ruth Faber – Red House, Charleston, WV

Applicant/Licensees Requiring Special Consideration

- Debra Lynn Arthur – Ranson, WV
- Josselyn Beth Nichole Cramer – East Liverpool, OH

Other Licensee/Applicant Issues

- Melissa Morrow – License

V Investigations, Complaints, and/or Attorney Update

P-23-001 Bryan Buie & Bridget Johnson -vs- Brianna Goetting & Liz McDonald

P-23-003 C. Louise Federico -vs- Ritchie Stout, Jay Deeds & Stacy Lawing

Updates Steptoe & Johnson Request for Opinion

VI Reports

➤ Executive Director Report

Settlement/ Compliance Report

- > Broker Audit
- > Budget/Financial Report
- > Education Report
 - Examination Results
 - New Licensee Report
 - Education Director Update
- > Legislative Report

VII Personnel Matters

VIII Miscellaneous Matters

New Business

Old Business / Ongoing Projects

Policies, Practices, and Possible Rule Changes

Approval of Policies

IX Travel and Per Diem Expenses

Per Diem Commissioners Report
Per Diem Request Document – Statement

X Future Meetings

August 17, 2022	Wednesday	@9:00 a.m.	✓
October 4, 2022	Tuesday	@2:00 p.m.	
November 16, 2022	Wednesday	@9:00 a.m.	

MEETING

WEST VIRGINIA REAL ESTATE COMMISSION
300 CAPITOL STREET, SUITE 400
CHARLESTON, WEST VIRGINIA 25301

August 17, 2022

The Commission met in regular session, on August 17, 2022. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman
Robert Wright II, Secretary
Joseph Bevil, Commissioner
Margaret Bartles, Commissioner
Jerry A. Forren, Executive Director
Robert W. Rucker, Investigator
Rob Plume, Investigator
Anthony Eates, Legal Counsel
Keri Ferro, Education Director

The minutes from the July 20, 2022 meeting were approved by motion made by Commissioner Bartles and passed.

Commissioner Bevil moved to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7); and passed.

Commissioner Bevil moved to return to regular session; and passed.

Appearances

None

BROKER APPLICANTS

Commissioner Bartles moved to approve the application, for broker license, of Sarah Elizabeth Combs, of Bunker Hill, WV; and passed.

Commissioner Walker moved to approve the application, for broker license, of Betty D. Lewis, of Summersville, WV; and passed.

Commissioner Walker moved to deny the application, for broker license, of Janice Ruth Faber, of Red House, WV; and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Wright moved to approve the application, for salesperson license, of Debra Lynn Arthur, of Ranson, WV; and passed.

Commissioner Bevil moved to approve the application, for salesperson license, of Josselyn Beth Nicole Cramer, of East Liverpool, OH; and passed

OTHER LICENSURE- RELATED ISSUES

Commissioner Bartles moved to deny the request to allow the renewal of a cancelled license, for applicant, Melissa Morrow; and passed.

COMPLAINTS & INVESTIGATIONS

Relating to the Complaint P-23-001, Commissioner Wright moved to find no probable cause; and passed.

Relating to the Complaint P-23-003, Commissioner Wright moved to find no probable cause; and passed

Commission Counsel updated the Commissioners on the request for an opinion from the law firm Steptoe & Johnson. The Commission's Opinion is that there is no license required for entities acting on behalf of others, conducting surface lease negotiations with landowners for the purposes of developing renewable energy facilities, ie., wind and solar electricity.

REPORTS

Executive Director Report

Executive Director Forren briefed the Commissioners on the following: Meetings coming up in the fall, an update on Commissioner appointments, the 2024 Appropriations Request is complete, fall interims and Executive Director Forren plans to retire on May 1, 2023. A search for the new Executive Director will begin in October. All questions and concerns were addressed.

Broker Audit

The Broker Audits were presented. All questions and concerns were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date and monthly financials. All questions and concerns were addressed. Commissioner Wright moved to accept the report; and passed.

Settlement / Compliance Report

None

Education Report

Education Director Ferro updated the Commissioners on the status of CE Broker, PSI and Pearson and the upcoming Instructor Development Workshop. All reports were reviewed. All questions and concerns were addressed.

Legislative Report

None

Personnel Matters

None

OLD & NEW BUSINESS

New Business

Old Business / Ongoing Projects

POLICIES, PRACTICES AND RULE CHANGES

Commissioner Bartles moved to approve all policies presented, with changes; and passed.

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Robert D. Kennen	3 days
James S. Walker	2 days
Bob Wright	2 days
Joe Bevil	3 days
Margaret Bartles	3 days

The next meeting of the Real Estate Commission is scheduled for Tuesday, October 4, 2022.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED: 10-4-2022

Robert Korman
Chairman

R. Wynn
Secretary

Agenda - October 4, 2022

Wednesday, February 16, 2022 8:16 AM



WEST VIRGINIA REAL ESTATE COMMISSION

MEETING AGENDA

Tuesday October 4, 2022

2:00 PM – 65 Priority Drive, Martinsburg, WV

I Call to Order - 2:00 p.m.

II Approval of Minutes

➤ August 27, 2022

III Appearances

Mark Nesselroad and Melissa Hornbeck

IV Applications/Licensee Issues

Consideration of Broker Applicants

➤ David Eugene Chinn, Jr. – Ghent, WV

Applicant/Licensees Requiring Special Consideration

➤ Gerard Stephen Donohue, Jr. – Washington, UT

➤ Andrea Renae Nicoletti – Fairmont, WV

➤ Heather Roush – South Charleston, WV

➤ Courtney Holbert – Spotsylvania, VA

Other Licensee/Applicant Issues

➤ Jeffrey S. Huff – Morgantown, WV

V Investigations, Complaints, and/or Attorney Update

P-23-002 Bryan Garretson -vs- Christy Wood

P-23-005 Crista Nezhni -vs- Jamie Renee Adkins

P-23-006 Kelsey Cook -vs- Tim Berry

P-23-007 Gerda Augustin -vs- Anthony Jackson

L-23-008 Katrina Bonfili -vs- Laird Knight

Updates EXP Trust Account

370 Littleburg Rd., Bluefield/1240 Halls Ridge Road, Princeton

VI Reports

- Executive Director Report
 - Settlement/ Compliance Report
- Broker Audit
- Budget/Financial Report
- Education Report
 - Examination Results
 - New Licensee Report
 - Education Director Update
- Legislative Report

VII Personnel Matters

Executive Director Retirement

VIII Miscellaneous Matters

- New Business
 - Executive Director Search
- Old Business / Ongoing Projects
- Policies, Practices, and Possible Rule Changes

IX Travel and Per Diem Expenses

Per Diem Commissioners Report
Per Diem Request Document – Statement

X Future Meetings

October 4, 2022	Tuesday	@2:00 p.m.	✓
November 16, 2022	Wednesday	@9:00 a.m.	
December 14, 2022	Wednesday	@9:00 a.m.	

MEETING

WEST VIRGINIA REAL ESTATE COMMISSION
300 CAPITOL STREET, SUITE 400
CHARLESTON, WEST VIRGINIA 25301

October 4, 2022

The Commission met in regular session, on October 4, 2022. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman – Via Zoom
Robert Wright II, Secretary
Joseph Bevil, Commissioner – Via Zoom
Margaret Bartles, Commissioner
Jerry A. Forren, Executive Director
Robert W. Rucker, Investigator
Rob Plume, Investigator
Anthony Eates, Legal Counsel – Via Zoom
Keri Ferro, Education Director

The minutes from the August 17, 2022 meeting were approved by motion made by Commissioner Wright and passed.

Commissioner Wright moved to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7); and passed.

Commissioner Bartles moved to return to regular session; and passed.

Appearances

Melissa Hornbeck spoke to the Commission concerning Designated Agency.

BROKER APPLICANTS

Commissioner Walker moved to approve the application, for broker license, of David Eugene Chin, Jr., of Ghent, WV; and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Walker moved to approve the application, for salesperson license, of Gerard Stephen Donohue, Jr., of Washington, UT; and passed with Commissioner Wright voting no.

Commissioner Bartles moved to deny the application, for salesperson license, of Andrea Renae Nicoletti, of Fairmont, WV; and passed.

Commissioner Walker moved to approve the application, for salesperson license, of Heather Roush, of South Charleston, WV; and passed.

Commissioner Wright moved to approve the application, for salesperson license, of Courtney Holbert, of Spotsylvania, VA; and passed.

OTHER LICENSURE- RELATED ISSUES

Commissioner Wright moved to deny the request to allow the request to be considered as living out of the state, for applicant, Jeffrey S. Huff, of Morgantown, WV; and passed.

COMPLAINTS & INVESTIGATIONS

Relating to the Complaint P-23-002, Commissioner Wright moved to find probable cause; and passed.

Relating to the Complaint P-23-005, Commissioner Bevil moved to find no probable cause; and passed.

Relating to the Complaint P-23-006, Commissioner Bartles moved to find no probable cause; and passed.

Relating to the Complaint P-23-007, Commissioner Walker moved to find no probable cause; and passed.

Relating to the Complaint L-23-008, Commissioner Wright moved to find probable cause; and passed.

Commissioner Wright moved to file a Commission Initiated Complaint against Angela Crawford of eXp Realty; and passed.

REPORTS

Executive Director Report

Executive Director Forren briefed the Commissioners on the following: An update on Commissioner appointments, the meeting with the EPBOR, fall interims and the status of the Code changes that will be submitted to the legislature for approval in the next session. All questions and concerns were addressed.

Broker Audit

The Broker Audits were presented. All questions and concerns were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date and monthly financials. All questions and concerns were addressed. Commissioner Wright moved to accept the report; and passed.

Settlement / Compliance Report

None

Education Report

Education Director Ferro updated the Commissioners on the status of CE Broker, PSI and Pearson. All reports were reviewed. All questions and concerns were addressed.

Legislative Report

None

Personnel Matters

None

OLD & NEW BUSINESS

New Business

The search for a new Executive Director will begin the week of October 17.

Old Business / Ongoing Projects

POLICIES, PRACTICES AND RULE CHANGES

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Robert D. Kennen	4 days
James S. Walker	3 days
Bob Wright	2 days
Joe Bevil	3 days
Margaret Bartles	4 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, November 16, 2022.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED: 11-16-2022

Robert Kemmer
Chairman

Robert Wynne
Secretary

Agenda - November 16, 2022

Wednesday, February 16, 2022 8:16 AM



WEST VIRGINIA REAL ESTATE COMMISSION

MEETING AGENDA

Wednesday November 16, 2022

9:00 AM – 300 Capitol Street Charleston, WV

I Call to Order - 9:00 a.m.

II Approval of Minutes

➤ October 4, 2022

III Appearances

None

IV Applications/Licensee Issues

Consideration of Broker Applicants

- Jennifer Lynn Kittle – Moundsville, WV
- Shelley Lynn Johns – Morgantown, WV
- Zachary Logan Pell – Morgantown, WV
- Karri Lynne Porter – Wheeling, WV

Applicant/Licensees Requiring Special Consideration

Other Licensee/Applicant Issues

V Investigations, Complaints, and/or Attorney Update

P-23-009 Melissa A. Saverine -vs- Jalan Dudley & Bill Kenny

L-23-010 Tiffany Russel -vs- Donell Holbert

P-23-011 Barbara A. Moxon -vs- Earl Snyder

L-23-012 Amanda McCarty -vs- Missy Morris

Updates 370 Littleburg Rd., Bluefield/1240 Halls Ridge Road, Princeton
Additional Information from Roberta Greene

VI Reports

- > Executive Director Report
 - Settlement/ Compliance Report
- > Broker Audit
- > Budget/Financial Report
- > Education Report
 - Examination Results
 - New Licensee Report
 - Education Director Update
- > Legislative Report

VII Personnel Matters

Robert Plume
Courtney Lilly

VIII Miscellaneous Matters

- New Business
 - Executive Director Resume Review
- Old Business / Ongoing Projects
 - Agency
 - Policies, Practices, and Possible Rule Changes

IX Travel and Per Diem Expenses

Per Diem Commissioners Report
Per Diem Request Document – Statement

X Future Meetings

November 16, 2022	Wednesday	@9:00 p.m.	✓
December 14, 2022	Wednesday	@9:00 a.m.	
January 18, 2023	Wednesday	@9:00 a.m.	

MEETING

WEST VIRGINIA REAL ESTATE COMMISSION
300 CAPITOL STREET, SUITE 400
CHARLESTON, WEST VIRGINIA 25301

November 16, 2022

The Commission met in regular session, on November 16, 2022. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman
Robert Wright II, Secretary
Joseph Bevil, Commissioner
Margaret Bartles, Commissioner - Via Zoom
Jerry A. Forren, Executive Director
Rob Plume, Investigator
Anthony Eates, Legal Counsel
Keri Ferro, Education Director

The minutes from the October 4, 2022 meeting were approved by motion made by Commissioner Wright and passed.

Commissioner Bevil moved to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7); and passed.

Commissioner Bevil moved to return to regular session; and passed.

Appearances

None

BROKER APPLICANTS

Commissioner Walker moved to approve the application, for broker license, of Jennifer Lynn Kittle, of Moundsville, WV; and passed.

Commissioner Bevil moved to approve the application, for broker license, of Shelley Lynn Johns, of Morgantown, WV; and passed.

Commissioner Bartles moved to approve the application, for broker license, of Zachary Logan Pell, of Morgantown, WV; and passed.

Commissioner Walker moved to approve the application, for broker license, of Karri Lynne Porter, of Wheeling, WV; and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

None

OTHER LICENSURE- RELATED ISSUES

None

COMPLAINTS & INVESTIGATIONS

Relating to the Complaint P-23-009, Commissioner Wright moved to find no probable cause; and passed.

Relating to the Complaint L-23-010Bartles, Commissioner Bevil moved to find no probable cause; and passed.

Relating to the Complaint P-23-011, Commissioner Walker moved to find no probable cause; and passed.

Relating to the Complaint L-23-012, Commissioner Bevil moved to find no probable cause; and passed.

Relating to the Updates, Commissioner Wright moved to refer the investigation to the West Virginia Real Estate Appraiser Licensing and Certification Board; and passed.

REPORTS

Executive Director Report

Executive Director Forren briefed the Commissioners on the following: An update on Commissioner appointments, BRIM property insurance renewal, the State Auditor's Training attended by Executive Director Forren and Commissioner Wright, and the status of the Investigator/Auditor position that will be open in December. All questions and concerns were addressed.

Broker Audit

The Broker Audits were presented. All questions and concerns were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date and monthly financials. All questions and concerns were addressed. Commissioner Wright moved to accept the report; and passed.

Settlement / Compliance Report

None

Education Report

Education Director Ferro updated the Commissioners on the status of CE Broker, PSI and Pearson, all reports were reviewed, there will be a testing blackout from 12-15-2022 through 1-4-2023 to switch vendors. All questions and concerns were addressed.

Legislative Report

None

Personnel Matters

A review of the position held by Courtney Lilly was reviewed and no changes will be made at this time. Robert Plume's position was discussed and a raise was approved once an additional Investigator/Auditor is hired.

OLD & NEW BUSINESS

New Business

Interviews to fill the position of Executive Director that will be vacated due to the retirement of Executive Director Forren will take place later this month and final interviews will be held in December.

Old Business / Ongoing Projects

Commissioner Wright moved to table the agency discussion until after the upcoming legislative session; and passed.

POLICIES, PRACTICES AND RULE CHANGES

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Robert D. Kennen	3 days
James S. Walker	2 days
Bob Wright	3 days
Joe Bevil	4 days
Margaret Bartles	3 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, December 14, 2022.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED: 12-14-2022

Robert D Klenner
Chairman

R. W. J. A.
Secretary



WEST VIRGINIA REAL ESTATE COMMISSION

MEETING AGENDA

Tuesday December 13, 2022

9:00 AM – 300 Capitol Street Charleston, WV

I **Call to Order** - 1:00 p.m.

II **Approval of Minutes**

☐ None

III **Appearances**

Johnnie Walmsley II
Keri Ferro

VII **Personnel Matters**

Executive Director Interviews



WEST VIRGINIA REAL ESTATE COMMISSION

MEETING AGENDA

Wednesday December 14, 2022

9:00 AM – 300 Capitol Street Charleston, WV

I Call to Order - 9:00 a.m.

II Approval of Minutes

☐ November 16, 2022

III Appearances

None

IV Applications/Licensee Issues

Consideration of Broker Applicants

☐ Kevin William Rasmussen – Beaver, WV

Applicant/Licensees Requiring Special Consideration

Other Licensee/Applicant Issues

V Investigations, Complaints, and/or Attorney Update

C-23-013 WVREC -vs- Angela Marie Crawford

P-23-014 Teresa Smith -vs- Brad Lewis

P-23-015 Richard & Deborah Shumate -vs- Christy Wood

Unlicensed Activity Bennett Realty Solutions

VI Reports

☐ Executive Director Report

Settlement/ Compliance Report

☐ Broker Audit

☐ Budget/Financial Report

? Education Report

Examination Results
New Licensee Report
Education Director Update

? Legislative Report

VII Personnel Matters

Executive Director New Hire

VIII Miscellaneous Matters

New Business

Old Business / Ongoing Projects

Policies, Practices, and Possible Rule Changes

IX Travel and Per Diem Expenses

Per Diem Commissioners Report
Per Diem Request Document – Statement

X Future Meetings

December 14, 2022	Wednesday	@9:00 p.m.	✓
January 18, 2023	Wednesday	@9:00 a.m.	
February 15, 2023	Wednesday	@9:00 a.m.	

MEETING

WEST VIRGINIA REAL ESTATE COMMISSION
300 CAPITOL STREET, SUITE 400
CHARLESTON, WEST VIRGINIA 25301

December 13, 2022

The Commission met in special session, on December 13, 2022. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman
Robert Wright II, Secretary
Joseph Bevil, Commissioner
Margaret Bartles, Commissioner - Via Zoom
Jerry A. Forren, Executive Director

Commissioner Bevil moved to enter executive session to consider personnel matters.

Commissioner Wright moved to return to regular session; and passed.

Personnel Matters

The Commissioners interviewed the final applicants for Executive Director, to replace Executive Director Jerry A. Forren. Mr. Forren will retire effective May 1, 2023.

The next meeting of the Real Estate Commission is scheduled for Wednesday, December 14, 2022.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED: 1-18-2023

Robert D. Kennen

Chairman

Robert W. Wright II

Secretary

MEETING

WEST VIRGINIA REAL ESTATE COMMISSION
300 CAPITOL STREET, SUITE 400
CHARLESTON, WEST VIRGINIA 25301

December 14, 2022

The Commission met in regular session, on December 14, 2022. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman
Robert Wright II, Secretary
Joseph Bevil, Commissioner
Margaret Bartles, Commissioner - Via Zoom
Jerry A. Forren, Executive Director
Rob Plume, Investigator
Anthony Eates, Legal Counsel
Keri Ferro, Education Director

The minutes from the November 16, 2022 meeting were approved by motion made by Commissioner Wright and passed.

Commissioner Bevil moved to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7); and passed.

Commissioner Bevil moved to return to regular session; and passed.

Appearances

None

BROKER APPLICANTS

Commissioner Wright moved to approve the application, for broker license, of Kevin William Rasmussen, of Beaver, WV; and passed with Commissioner Bevil abstaining.

APPLICANTS WITH SPECIAL CONSIDERATION

None

OTHER LICENSURE- RELATED ISSUES

None

COMPLAINTS & INVESTIGATIONS

Relating to the Complaint C-23-013, Commissioner Wright moved to find probable cause; and passed.

Relating to the Complaint P-23-014, Commissioner Bevil moved to find no probable cause; and passed.

Relating to the Complaint P-23-015, Commissioner Walker moved to table; and passed with Commissioner Wright voting no.

Relating to the Updates, Commissioner Wright moved to initiate a complaint against RD properties; and passed.

REPORTS

Executive Director Report

Executive Director Forren briefed the Commissioners on the following: An update on Commissioner appointments; The annual report is complete and will be filed on December 15, 2022; Executive Director Forren and Education Director Ferro will attend the Mercer/Tazewell Board Officer installation meeting on December 15, 2022; A brief update on the upcoming legislative session; and upcoming holiday office staffing. All questions and concerns were addressed.

Broker Audit

The Broker Audits were presented. All questions and concerns were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date and monthly financials. All questions and concerns were addressed. Commissioner Wright moved to accept the report; and passed.

Settlement / Compliance Report

None

Education Report

Education Director Ferro updated the Commissioners on the status of CE Broker, PSI and Pearson; all reports were reviewed; a testing blackout from 12-15-2022 through 1-4-2023 to switch vendors; and updates for software changes to our website and databases we discussed. All questions and concerns were addressed.

Legislative Report

None

Personnel Matters

Education Director Keri Ferro was named as the new Executive Director, pending the retirement of Executive Director Jerry A. Forren on May 1, 2023. She will assume all duties of the position at that time. Rob Plume pay raise was approved.

OLD & NEW BUSINESS

New Business

None

Old Business / Ongoing Projects

None

POLICIES, PRACTICES AND RULE CHANGES

None

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Robert D. Kennen	8 days
James S. Walker	5 days
Bob Wright	3 days
Joe Bevil	6 days
Margaret Bartles	6 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, January 18, 2023.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED: 1-18-23

Robert A. Keenan

Chairman

Robert A. Keenan

Secretary



WEST VIRGINIA REAL ESTATE COMMISSION

MEETING AGENDA

Wednesday January 18, 2023

9:00 AM – 300 Capitol Street Charleston, WV

I Call to Order - 9:00 a.m.

II Approval of Minutes

- December 13, 2022
- December 14, 2022

III Appearances

None

IV Applications/Licensee Issues

Consideration of Broker Applicants

- Brandon Hicks – Princeton, WV
- Shelly Stearns – Falling Waters, WV
- Katelyn Morgan Garten – Jane Lew, WV
- Brian Lynn Richards – Falling Waters, WV

Applicant/Licensees Requiring Special Consideration

- Daniel Harrod Hines – Radford, VA
- Tavita Sikaleti Fehoko – Wheeling, WV
- Mark A. Graves – Charles Town, WV

Other Licensee/Applicant Issues

None

V Investigations, Complaints, and/or Attorney Update

- | | |
|----------|---|
| P-23-015 | Richard & Deborah Shumate -vs- Christy Wood |
| P-23-016 | Nicolise Dorian Louis & Philip David Lee -vs- Bernard Lombard |
| P-23-017 | Scott Hammerbeck & Karen Wilson -vs Becky Fidler |
| Updates | P-23-002 Garretson -vs- Wood |

Unlicensed Activity Shenandoah Property Management

The Waller Group

Meshelle Van Allen

Rachel Riddle

VI Reports

- Executive Director Report
 - Settlement/ Compliance Report
- Broker Audit
- Budget/Financial Report
- Education Report
 - Examination Results
 - New Licensee Report
 - Education Director Update
- Legislative Report

VII Personnel Matters

None

VIII Miscellaneous Matters

New Business

Old Business / Ongoing Projects

Policies, Practices, and Possible Rule Changes

IX Travel and Per Diem Expenses

Per Diem Commissioners Report
Per Diem Request Document – Statement

X **Future Meetings**

January 18, 2023	Wednesday	@9:00 p.m.	✓
February 15, 2023	Wednesday	@9:00 a.m.	
March 15, 2023	Wednesday	@9:00 a.m.	

MEETING

WEST VIRGINIA REAL ESTATE COMMISSION
300 CAPITOL STREET, SUITE 400
CHARLESTON, WEST VIRGINIA 25301

January 18, 2023

The Commission met in regular session, on January 18, 2023. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman
Robert Wright II, Secretary
Joseph Bevil, Commissioner
Margaret Bartles, Commissioner
Jerry A. Forren, Executive Director
Rob Plume, Investigator
Anthony Eates, Legal Counsel
Keri Ferro, Education Director

The minutes from the December 13 and 14, 2022 meetings were approved by motion made by Commissioner Wright and passed.

Commissioner Bartles moved to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7); and passed.

Commissioner Bevil moved to return to regular session; and passed.

Commissioner Wright asked that the passing of long-time broker June Williams be included in the official minutes; and approved.

Appearances

None

BROKER APPLICANTS

Commissioner Walker moved to table the application, for broker license, of Brandon Hicks, of Princeton, WV; and passed.

Commissioner Bartles moved to approve the application, for broker license, of Shelly Stearns, of Falling Waters, WV; and passed.

Commissioner Wright moved to approve the application, for broker license, of Katelyn Morgan Garten, of Jane Lew, WV; and passed.

Commissioner Bevil moved to approve the application, for broker license, of Brian Lynn Richards, of Falling Waters, WV; and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Bevil moved to approve the application, for salesperson license, of Daniel Harrod Hines, of Radford, VA; and passed.

Commissioner Wright moved to approve the application, for salesperson license, of Tavita Sikaleti Fehoko, of Wheeling, WV; and passed with Commissioner Kennen recused.

Commissioner Wright moved to approve the application, for salesperson license, of Mark A. Graves, of Charles Town, WV; and passed with Commissioner Bartles recused.

OTHER LICENSURE- RELATED ISSUES

None

COMPLAINTS & INVESTIGATIONS

Relating to the Complaint P-23-015, Commissioner Wright moved to find no probable cause; and passed.

Relating to the Complaint P-23-016, Commissioner Bevil moved to find no probable cause; and passed.

Relating to the Complaint P-23-017, Commissioner Walker moved to find probable cause; and passed.

Relating to the Updates, Commissioner Wright moved to initiate a complaint against Rachel Riddle and Joshua Michael Conaway, First Property Solutions; and passed.

REPORTS

Executive Director Report

Executive Director Forren briefed the Commissioners on the following: the annual financial disclosures are due; An update on the upcoming legislative session and SB 248 and 249; beginning to work on updates to the rules and vacation time. All questions and concerns were addressed.

Broker Audit

The Broker Audits were presented. All questions and concerns were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date and monthly financials. All questions and concerns were addressed. Commissioner Wright moved to accept the report; and passed.

Settlement / Compliance Report

None

Education Report

Education Director Ferro updated the Commissioners on the status of CE Broker, PSI and Pearson; all reports were reviewed; a testing blackout from 12-15-2022 through 1-4-2023 to switch vendors; and updates for software changes to our website and databases we discussed. All questions and concerns were addressed.

Legislative Report

None

Personnel Matters

Johnnie Wamsley has been hired as Investigator/auditor and will begin work on February 13.

OLD & NEW BUSINESS

New Business

None

Old Business / Ongoing Projects

None

POLICIES, PRACTICES AND RULE CHANGES

None

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Robert D. Kennen	3 days
James S. Walker	3 days
Bob Wright	2 days
Joe Bevil	3 days
Margaret Bartles	3 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, February 22, 2023.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED:

2-22-23

Robert W. Kemmer

Chairman

Robert Z Wright IV

Secretary



WEST VIRGINIA REAL ESTATE COMMISSION

MEETING AGENDA

WEDNESDAY, February 22, 2023

9:00 A.M. – 300 Capitol Street Charleston, WV

I Call to Order - 9:00 a.m.

II Approval of Minutes

➤ January 18, 2023

III Appearances

None

IV Applications/Licensee Issues

Consideration of Broker Applicants

- Lane McIntosh - Charles Town, WV
- Evan Michael Cuomo - Follensbee, WV
- Jeremy Seth Harper - Seneca Rocks, WV
- Brian Lynn Richards - Falling Waters, WV

Applicant/Licensee Requiring Special Consideration

- Brock McCormac Harris - Winchester, VA
- Karolina G. Fitzer - Fairmont, WV

Other Licensee/Applicant Issues

- Logan Shreffler - Pittsburgh, PA

V Investigations, Complaints, and/or Attorney Update

C-23-018 Susan W. Detemple

Updates

Unlicensed Activity: Rob Crop and Brandon Myers, John R. Daniels

Keller Williams

Puccio & Associates

Late Renewal Report

VI Reports

- Executive Director Report
- Broker Audit
- Budget/Financial
- Settlement/Compliance Report
- Education Report
- Legislative Report

VII Personnel Matters

Personnel Changes and Salary Adjustments

VIII Miscellaneous Matters

New Business

None

Old Business / Ongoing Projects

None

Policies, Practices, and Possible Rule Changes

None

IX Travel and Per Diem Expenses

Per Diem Commissioners Report

Per Diem Request Document – Statement

X Future Meetings

January 18, 2023	Wednesday	@9:00 a.m.	✓
February 22, 2023	Wednesday	@9:00 a.m.	✓
March 15, 2023	Wednesday	@9:00 a.m.	

MEETING

WEST VIRGINIA REAL ESTATE COMMISSION
300 CAPITOL STREET, SUITE 400
CHARLESTON, WEST VIRGINIA 25301

February 22, 2023

The Commission met in regular session, on February 22, 2023. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman
Robert Wright II, Secretary
Joseph Bevil, Commissioner
Margaret Bartles, Commissioner
Jerry A. Forren, Executive Director
Rob Plume, Investigator
Johnnie Wansley, Investigator
Anthony Eates, Legal Counsel – via Telephone
Keri Ferro, Education Director

The minutes from the January 18, 2023 meetings were approved by motion made by Commissioner Wright and passed.

Commissioner Bevil moved to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7); and passed.

Commissioner Bartles moved to return to regular session; and passed.

Appearances

None

BROKER APPLICANTS

Commissioner Bevil moved to table the application, for broker license, of Lane McIntosh, of Charles Town, WV; and passed.

Commissioner Walker moved to approve the application, for broker license, of Evan Michael Cuomo, of Follensbee, WV; and passed.

Commissioner Bartles moved to approve the application, for broker license, of Jeremy Seth Harper, of Seneca Rocks, WV; and passed.

Commissioner Bevil moved to approve the application, for broker license, of Brian Lynn Richards, of Falling Waters, WV; and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Bevil moved to approve the application, for salesperson license, of Brock McCormac Harris, of Winchester, VA; and passed.

Commissioner Bartles moved to table the application, for salesperson license, of Karolina G. Fitzer, of Fairmont, WV; and passed.

OTHER LICENSURE- RELATED ISSUES

Commissioner Wright moved to initiate a complaint against Logan Shreffler, of Pittsburgh, PA; and passed.

COMPLAINTS & INVESTIGATIONS

Relating to the Complaint C-23-018, Commissioner Wright moved to find probable cause; and passed.

Relating to Updates and Unlicensed Activity, Commissioner Wright moved to file complaints against Rob Crop and Brandon Myers of Keller Williams; and passed.

Relating to Updates and Unlicensed Activity, Commissioner Wright moved to initiate a complaint against John R. Daniels of Puccio & Associates; and passed.

Relating to Updates and Unlicensed Activity, Commissioner Wright moved to initiate a complaint against all licensees on this months late renewal report; and passed.

REPORTS

Executive Director Report

Executive Director Forren briefed the Commissioners on the following: An update on commissioner appointments, an update on SB 248 and HB 3203, an update on the WV Association of Homes Inspector meeting, and a general update of the transition going on with Exec. Director Forren's upcoming retirement. All questions and concerns were addressed.

Broker Audit

The Broker Audits were presented. All questions and concerns were addressed.

Relating to Broker Audit, Commissioner Wright moved to initiate a complaint against Mountaineer Properties of West Virginia and All Season Real Estate; and passed.

Relating to Broker Audit, Commissioner Bartles moved to initiate a complaint against Pinnacle Property management, LLC; and passed.

Relating to Broker Audit, Commissioner Bartles moved to initiate a complaint against Pearand Corporation; and passed.

Budget/Financial

Executive Director Forren reviewed the year-to-date and monthly financials. All questions and concerns were addressed. Commissioner Bevil moved to accept the report; and passed.

Settlement / Compliance Report

Executive Director Forren briefed the Commissioners on C-23-013 – Angela Crawford.

Education Report

Education Director Ferro updated the Commissioners on the status of CE Broker; all reports were reviewed; ; and updates for the 2023 Instructor Development Workshop were discussed. All questions and concerns were addressed.

Legislative Report

Executive Director Forren gave an update on all Bills that may have an impact on Chapter 30 Boards.

Personnel Matters

Education Director Keri Ferro gave an update on upcoming personnel changes to the Commission. Salary adjustments were discussed and approved.

OLD & NEW BUSINESS

New Business

None

Old Business / Ongoing Projects

None

POLICIES, PRACTICES AND RULE CHANGES

None

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Robert D. Kennen	3 days
James S. Walker	2 days
Bob Wright	3 days
Joe Bevil	3 days
Margaret Bartles	3 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, March 15, 2023.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED: 3-18-2023

Robert J. Kenner
Chairman

Robert Wynn
Secretary



WEST VIRGINIA REAL ESTATE COMMISSION

MEETING AGENDA

Wednesday March 15, 2023

9:00 AM – 300 Capitol Street Charleston, WV

I **Call to Order** - 9:00 a.m.

II **Approval of Minutes**

➤ February 22, 2023

III **Appearances**

None

IV **Applications/Licensee Issues**

Consideration of Broker Applicants

- Lorie Jo Poole – Hedgesville, WV
- Lisa Marie Armes – Beckley, WV

Applicant/Licensees Requiring Special Consideration

- Karolina G. Fitzer – Fairmont, WV
- Richard L. Witherspoon – Charleston, WV

Other Licensee/Applicant Issues

- Antoine Davis – Lewisburg, WV

V **Investigations, Complaints, and/or Attorney Update**

P-23-021 Stephen H. Tasker -vs- Denise Pavlik

Updates

Unlicensed Activity Greenfield, Blundon and Caro

Bang Realty

Evan Beeson – Belagio Real Estate Partners

Reconsideration of February Meeting Late Renewals Decision

VI Reports

- > Executive Director Report
Settlement/ Compliance Report

- > Broker Audit

- > Budget/Financial Report

- > Education Report

Education Director Update
Examination Results
New Licensee Report

- > Legislative Report

VII Personnel Matters

VIII Miscellaneous Matters

- New Business

- Old Business / Ongoing Projects

- Policies, Practices, and Possible Rule Changes

IX Travel and Per Diem Expenses

- Per Diem Commissioners Report
- Per Diem Request Document – Statement

X Future Meetings

- | | | | |
|----------------|-----------|------------|---|
| March 15, 2023 | Wednesday | @9:00 p.m. | ✓ |
| April 19, 2023 | Wednesday | @9:00 a.m. | |
| May 17, 2023 | Wednesday | @9:00 a.m. | |

MEETING MINUTES

WEST VIRGINIA REAL ESTATE COMMISSION
300 CAPITOL STREET, SUITE 400
CHARLESTON, WEST VIRGINIA 25301

March 15, 2023

The Commission met in regular session, on March 15, 2023. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman
Robert Wright II, Secretary
Joseph Bevil, Commissioner
Margaret Bartles, Commissioner
Jerry A. Forren, Executive Director
Rob Plume, Investigator
Johnnie Wansley, Investigator
Anthony Eates, Legal Counsel
Keri Ferro, Education Director

The minutes from the February 15, 2023 meetings were approved by motion made by Commissioner Wright and passed.

Commissioner Bevil moved to enter executive session to consider matters described in WV Code 69A4(b)(2)(A), (4), (6) and/or (7); and passed.

Commissioner Bartles moved to return to regular session; and passed.

Appearances

None

BROKER APPLICANTS

Commissioner Bartles moved to approve the application, for broker license, of Lane McIntosh, of Charles Town, WV; and passed.

Commissioner Bartles moved to approve the application, for broker license, of Lorie Jo Poole of Hedgesville, WV; and passed.

Commissioner Bevil moved to approve the application, for broker license, of Lisa Marie Armes, of Beckley, WV; and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Wright moved to approve the application, for salesperson license, of Karolina G. Fitzer, of Winchester, VA, pending WV Driver's License verification; and passed.

Commissioner Walker moved to approve the application, for salesperson license, of Richard L. Witherspoon, of Charleston, WV; and passed.

OTHER LICENSURE- RELATED ISSUES

Relating to Antoine Davis request, Commissioner Wright moved to approve his request to attain his WV Salesperson license; and passed.

Commissioner Wright moved to rescind the February decision to file complaints against late license renewals; and passed.

COMPLAINTS & INVESTIGATIONS

Relating to the Complaint P-23-021, Commissioner Bartles moved to find no probable cause; and passed.

Relating to Updates and Unlicensed Activity, Investigator/Auditor Plume reviewed and briefed the Commission on his ongoing investigations. All questions and concerns were addressed.

REPORTS

Executive Director Report

Executive Director Forren briefed the Commissioners on the following: An update on commissioner appointments, an update on SB 248 and HB 3203. All questions and concerns were addressed.

Broker Audit

The Broker Audits were presented. All questions and concerns were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date and monthly financials. All questions and concerns were addressed. Commissioner Bevil moved to accept the report; and passed.

Settlement / Compliance Report

None

Education Report

Education Director Ferro updated the Commissioners on the status of CE Broker and Bordable board management software. The Commission will begin using Boardable in the April Commission Meeting; all reports were reviewed. All questions and concerns were addressed.

Legislative Report

Executive Director Forren gave an update on all Bills that may have an impact on Chapter 30 Boards.

Personnel Matters

None

OLD & NEW BUSINESS

New Business

None

Old Business / Ongoing Projects

None

POLICIES, PRACTICES AND RULE CHANGES

None

TRAVEL AND PER DIEM EXPENSES


Per Diem payments were reported by the Commissioners as follows:

	Robert D. Kennen	3 days
James S. Walker	Robert D. Kennen 2 days	
	Bob Wright	3 days
	Joe Bevil	3 days
	Margaret Bartles	3 days


The next meeting of the Real Estate Commission is scheduled for Wednesday, April 19, 2023.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED:



Chairman



Secretary



April Commission Meeting Agenda

Apr 19th 2023 9:00am - 1:00pm

Charleston, WV

I. Call to Order

9:00am

II. Approval of Minutes

March 15, 2023

III. Appearance

None

IV. Application/Licensee Issues

Motion to enter executive section [Action Item]

a. Consideration of Broker Application

b. Other Licensee/Applicant Issues

None

1. Applicant/Licensees Requiring Special Consideration

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

b. Complaints

1. **C-23-019: WV REC -vs- Rachel A Riddle, Joshua Conaway**
Investigator: Rob Plume

2. **P-23-020: Paige Pohopin -vs- Matthew Ridgeway**
Investigator: Johnnie Wamsley & Rob Plume

3. **C-23-022: WV REC -vs- Rob Krop**
Investigator: Rob Plume

4. **C-23-023: WV REC -vs- John R. Daniels, Robert G. Core**
Investigator: Rob Plume

5. **C-23-033: WV REC -vs- Lisa D. Smith, Kimberly A. Kowalski**
Investigator: Rob Plume

6. **C-23-034: WV REC -vs- Shawn D. Kelly**
Investigator: Rob Plume

7. **C-23-035: WV REC -vs- Vickie L. Jenkins**
Investigator: Rob Plume

8. **C-23-036: WV REC -vs- Beth A. Long, Ray L. Jones**
Related to C-23-033

Investigator: Rob Plume

9. **P-23-037: Lee A. Wiki -vs- Matt Kilmer & Mark Francis**
Investigator: Johnnie Wamsley

c. Unlicensed Activity

1. **Unlicensed Activity Matrix**
2. **Greenfield, Blundon & Caro - CBRE - Bridge Road Shops**
3. **Bang Realty - 7 Dollar General Stores**
4. **Email from Mark Nesselroad**
5. **Interstate Realty (formerly listed by Ryan Gomez Cushman & Wakefield)**
6. **Logan's Roadhouse Portfolio - CBRE**

d. Compliance Topics / Investigations

1. **Debi Reynolds / M. Shane Radcliff - Advertisement**
Investigator: Rob Plume
2. **Chef's Edge / Lindsay Williams - Advertisement for a giveaway**
Investigator: Rob Plume

VI. Reports

a. Executive Director Report

1. **Settlement/Compliance Report**
P-23-017 - Becky Fidler and Donell Holbert signed consent decree \$2392.00 and \$1392.00

P-22-027 - Kenneth Lowe, Jr & Charles Shultz completed the education requirements in the Consent Decree

- b. **Budget/Financial Report**
- c. **Broker Audits Report**
 - 1. **Audit Report**
 - 2. **Mountain Home Real Estate LLC**
 - 3. **Casago Snowshoe**
 - 4. **Black Diamond Realty Company, LLC**
 - 5. **White Diamond Realty LLC**
 - 6. **Red Door Properties, LLC**
 - 7. **The Bryan Group, LLC**
 - 8. **Samson Companies, LLC DBA Samson Properties**
- d. **Education Report & Updates**
 - 1. **Examination Results**
 - 2. **Broker course**
 - i. **BridgeValley**
 - ii. **Cooke**
 - 3. **Pearson VUE Job Task Analysis Survey**
- e. **New Licensee Report**
- f. **Legislative Update**
 - [Series 3](#)
 - [Series 2](#)

Anthony made changes to Series 1; Keri has comments in blue.
Keri made changes to Series 2 & 3.

VII. Personnel Matters

- a. **Governor's across the board raise**

VIII. Travel and Per Diem Expenses

IX. Future Meetings

- a. **May 17, 2023**
Wednesday @ 9am

- b. **June 21, 2023**

- c. **July 19, 2023**

X. Adjournment

END
1:00pm

WV Real Estate Commission



April Commission Meeting

Wed Apr 19, 2023 9:00 AM - 1:00 PM EDT

Attendance

Members

Present: Jerry Forren, Bob Kennen, Rob Plume, margie bartles, Steve Walker, Joseph Bevil, Bob Wright, Anthony Eates, Johnnie Wamsley

I. Call to Order

Chairperson called the meeting to order at 9:03am

II. Approval of Minutes

March 15, 2023

A motion was made to approve the March 2023 minutes and the motion carried.

III. Appearance

None

IV. Application/Licensee Issues

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

a. Consideration of Broker Application

A motion was made to approve application for broker license for licensee Hayes and passed.

b. Applicant/Licensees Requiring Special Consideration

A motion was made to approve salesperson application for Wendell. Four ayes, one nay, motion carried.

c. Other Licensee/Applicant Issues

None

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

b. Complaints

- 1. C-23-019: WV REC -vs- Rachel A Riddle, Joshua Conaway**
Investigator: Rob Plume

A motion was made to find probable cause. Motion carried unanimously.

- 2. P-23-020: Paige Pohopin -vs- Matthew Ridgeway**
Investigator: Johnnie Wamsley & Rob Plume

Motion was made to table pending complainant response; motion passed.

- 3. C-23-022: WV REC -vs- Rob Krop**
Investigator: Rob Plume

A motion was made to find probable cause. Motion carried unanimously.

- 4. C-23-023: WV REC -vs- John R. Daniels, Robert G. Core**
Investigator: Rob Plume

A motion was made to table until the May meeting; motion passed.

- 5. C-23-033: WV REC -vs- Lisa D. Smith, Kimberly A. Kowalski**
Investigator: Rob Plume

A motion was made to find probable cause. Motion carried unanimously.

- 6. C-23-034: WV REC -vs- Shawn D. Kelly**
Investigator: Rob Plume

A motion was made to find no probable cause; motion passed.

- 7. C-23-035: WV REC -vs- Vickie L. Jenkins**
Investigator: Rob Plume

A motion was made to find probable cause. Motion carried unanimously.

- 8. C-23-036: WV REC -vs- Beth A. Long, Ray L. Jones**
Related to C-23-033

Investigator: Rob Plume

A motion was made to find no probable cause; motion passed.

9. P-23-037: Lee A. Wiki -vs- Matt Kilmer & Mark Francis

Investigator: Johnnie Wamsley

A motion was made to find no probable cause; Four ayes, one recused; motion passed.

c. Unlicensed Activity

Unlicensed activity was discussed. All questions and concerns were addressed.

1. Unlicensed Activity Matrix

2. Greenfield, Blundon & Caro - CBRE - Bridge Road Shops

3. Bang Realty - 7 Dollar General Stores

4. Email from Mark Nesselroad

5. Interstate Realty (formerly listed by Ryan Gomez Cushman & Wakefield)

6. Logan's Roadhouse Portfolio - CBRE

d. Compliance Topics / Investigations

Investigations concerning advertising was discussed. All questions and concerns were addressed.

1. Debi Reynolds / M. Shane Radcliff - Advertisement

Investigator: Rob Plume

2. Chef's Edge / Lindsay Williams - Advertisement for a giveaway

Investigator: Rob Plume

VI. Reports

a. Executive Director Report

Executive Director Ferro

1. Settlement/Compliance Report

P-23-017 - Becky Fidler and Donell Holbert signed consent decree \$2392.00 and \$1392.00

P-22-027 - Kenneth Lowe, Jr & Charles Shultz completed the education requirements in the Consent Decree

b. Budget/Financial Report

Budget and finances were reviewed and all questions and concerns were addressed.

c. Broker Audits Report

Broker reports were reviewed and all questions and concerns were addressed.

1. Audit Report
2. Mountain Home Real Estate LLC
3. Casago Snowshoe
4. Black Diamond Realty Company, LLC
5. White Diamond Realty LLC
6. Red Door Properties, LLC
7. The Bryan Group, LLC
8. Samson Companies, LLC DBA Samson Properties

d. Education Report & Updates

Year to date test data were reviewed, changes and updates to the broker course were discussed along with Pearson Survey update. All questions and concerns were addressed.

1. Examination Results
2. Broker course
 - i. BridgeValley
 - ii. Cooke
3. Pearson VUE Job Task Analysis Survey

e. New Licensee Report

New licensee report was presented.

f. Legislative Update

[Series 3](#)

[Series 2](#)

Anthony made changes to Series 1; Keri made changes to Series 2 & 3.

Changes to rules were discussed; Keri and Anthony will meet and make changes to be presented at May meeting.

VII. Personnel Matters

a. Governor's across the board raise

A motion was made to approve the raise for all employees. Four ayes, one nay, motion carries.

VIII. Travel and Per Diem Expenses

Per diem payments were reported by the Commissioners as follows:

Robert Kennen	4 days
Robert Wright	3 days
Margaret Bartles	3 days
Joseph Bevil	3 days
James S. Walker	2 days

IX. Future Meetings

a. May 17, 2023

Wednesday @ 9am

b. June 21, 2023

c. July 19, 2023

X. Adjournment

A motion was made to adjourn and the motion passed.



West Virginia Real Estate Commission

May Commission Meeting Agenda

May 17th 2023 9:00am - 1:00pm

300 Capitol Street, Suite 400, Charleston, WV

Dial-in: +1 888 998 2469

PIN: 66066071#

Regular monthly meeting of the Commission.

I. Call to Order

9:00am

II. Approval of Minutes

[April 19, 2023](#)

III. Appearance

None

IV. Application/Licensee Issues

a. Applicant/Licensees Requiring Special Consideration

b. Consideration of Broker Application

c. Other Licensee/Applicant Issues

V. Complaints and Investigations

a. May Matrix - Complaints and Investigations

b. Complaints

1. P-23-020

Rob Plume

- | | |
|-------------|-----------|
| 2. P-23-038 | Rob Plume |
| 3. P-23-039 | Rob Plume |
| 4. P-23-040 | Rob Plume |
| 5. L-23-041 | Rob Plume |
| 6. L-23-042 | Rob Plume |
| 7. L-23-043 | Rob Plume |
| 8. P-23-044 | Rob Plume |

c. Investigations

- | | |
|--|-----------|
| 1. I-23-005 | Rob Plume |
| 2. I-23-008 | Rob Plume |
| 3. I-23-009 & I-23-010 | Rob Plume |
| 4. I-23-015 | Rob Plume |
| 5. I-23-017 | Rob Plume |
| 6. I-23-018 | Rob Plume |
| 7. I-23-019 | Rob Plume |
| 8. I-23-020 | Rob Plume |
| 9. I-23-021
Selling an equitable interest in an assignable contract | Rob Plume |

10. **I-23-024**

Rob Plume

Investigation in process. Unlicensed out of state agents feel they can request showings of WV properties because their company is licensed in WV.

VI. **Reports**

a. **Executive Director Report**

1. **Settlement/Compliance Report**

Keri Ferro
Rob Plume

As of May 9, 2023 - Four signed Consent Decrees have been received:

- C-23-019 (signed CD received, but no payment was received - due in 30 days)
- C-23-022 (signed CD, awaiting completion of required CE)
- C-23-033 (signed CD, awaiting completion of required CE)
- C-23-035 (fully executed and payment received)

As of May 9, 2023 - One Consent Decree has not been returned:

- C-23-018

Update on signed Consent Decrees:

- P-23-017 - Respondent Holbert completed the Agency CE requirement. Awaiting Respondent Fidler to complete the requirement.

2. **MV Realty**

Keri Ferro

There was a lot of discussion at ARELLO around MV Realty - this is just an FYI.

[North Carolina sues MV Realty](#)

[Screenshot of MV Realty's Program](#)

b. **Budget/Financial Report**

1. **Monthly Budget**

2. **Fee Summary Report**

c. **Broker Audit Matrix**

Rob Plume

d. **Education Report**

1. **Examination Performance Summary**

2. **CE Broker - Disciplinary Action**

3. **CE complaint**

e. **New Licensee Report**

f. **Legislative Report**

Updated rules with amendments required per HB3203

VII. **Personnel Matters**

None

VIII. **Miscellaneous Matters**

a. **Agency**

b. **Offers of Consumer Rebates, Inducements & Other Discounts**

c. **Out of State Brokers - Office Requirement**

IX. **Travel and Per Diem Expenses**

X. Future Meetings

Discussion of July & September date change.

a. **June 28, 2023**

b. **July 19, 2023**

c. **August 16, 2023**

d. **September 20, 2023**

XI. Adjournment

END
1:00pm

WV Real Estate Commission



May Commission Meeting

Wed May 17, 2023 9:00 AM - 1:00 PM EDT

Attendance

Members

Present: Keri Ferro, Bob Kennen, Rob Plume, Steve Walker, Joseph Bevil, Bob Wright, Anthony Eates

Remote: margie bartles

Absent: Lindsey Ridener

I. Call to Order

Chairperson called the meeting to order at 9:00am.

II. Approval of Minutes

[April 19, 2023](#)

III. Appearance

None

IV. Application/Licensee Issues

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

a. Applicant/Licensees Requiring Special Consideration

None

b. Consideration of Broker Application

A motion was made to approve licensee Richmond's broker application and passed.

A motion was made to approve licensee Joran's broker application and passed.

A motion was made to approve licensee Foster's broker application and passed.

c. Other Licensee/Applicant Issues

None

V. Complaints and Investigations

a. May Matrix - Complaints and Investigations

b. Complaints

1. P-23-020

A motion was made to table to next meeting; motion passed.

2. P-23-038

A motion was made to table to next meeting; motion passed.

3. P-23-039

A motion was made to table to next meeting; motion passed.

4. P-23-040

A motion was made to find no probable cause; motion passed.

5. L-23-041

A motion was made to table to next meeting; motion passed.

6. L-23-042

A motion was made to table to next meeting; motion passed.

7. L-23-043

A motion was made to find no probable cause; motion passed.

8. P-23-044

A motion was made to find no probable cause; motion passed.

c. Investigations

All investigations were discussed. All questions and concerns were addressed.

1. I-23-005

2. I-23-008

3. I-23-009 & I-23-010

4. I-23-015

5. I-23-017

6. I-23-018

7. I-23-019

8. I-23-020

9. I-23-021

Selling an equitable interest in an assignable contract

10. I-23-024

Investigation in process. Unlicensed out of state agents feel they can request showings of WV properties because their company is licensed in WV.

VI. Reports

a. Executive Director Report

Executive Director Ferro presented settlement/compliance report and the matter of MV Realty. All questions and concerns were addressed.

1. Settlement/Compliance Report

As of May 9, 2023 - Four signed Consent Decrees have been received:

- C-23-019 (signed CD received, but no payment was received - due in 30 days)
- C-23-022 (signed CD, awaiting completion of required CE)
- C-23-033 (signed CD, awaiting completion of required CE)
- C-23-035 (fully executed and payment received)

As of May 9, 2023 - One Consent Decree has not been returned:

- C-23-018

Update on signed Consent Decrees:

- P-23-017 - Respondent Holbert completed the Agency CE requirement. Awaiting Respondent Fidler to complete the requirement.

2. MV Realty

There was a lot of discussion at ARELLO around MV Realty - this is just an FYI.

[North Carolina sues MV Realty](#)

[Screenshot of MV Realty's Program](#)

b. Budget/Financial Report

Budget and finances were reviewed and all questions and concerns were addressed. Commissioner Wright moves to accept financial report; motion passed.

1. Monthly Budget

2. Fee Summary Report

c. Broker Audit Matrix

Broker reports were reviewed and all questions and concerns were addressed.

d. Education Report

Year to date exam data were reviewed, CE Broker will be used to track mandatory CEs for disciplinary action, and CE complaint was reviewed. All questions and concerns were

addressed.

1. Examination Performance Summary
 2. CE Broker - Disciplinary Action
 3. CE complaint
- e. New Licensee Report

New licensee report was presented.

- f. Legislative Report
- Updated rules with amendments required per HB3203

Changes to rules were reviewed and confirmed. Commissioner Wright made a motion to approve amended rules to be filed; Motion carried unanimously.

VII. Personnel Matters

None

VIII. Miscellaneous Matters

All matters were discussed and question and concerns addressed.

- a. Agency
- b. Offers of Consumer Rebates, Inducements & Other Discounts
- c. Out of State Brokers - Office Requirement

IX. Travel and Per Diem Expenses

X. Future Meetings

Discussion of July & September date change.

Changes to meeting dates were discussed; no changes made at this time.

- a. June 28, 2023
- b. July 19, 2023
- c. August 16, 2023
- d. September 20, 2023

XI. Adjournment

Commissioner Bartles moved to adjourn; motion passed



June Commission Meeting Agenda

Jun 12th 2024 9:00am - 2:00pm

Dial-in: +1 888 998 2469

PIN: 60198700#

I. Call to Order

9:00am

II. Approval of Minutes

III. Appearance

None

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Jennifer Romeo

2. Heather Pace

3. Dinah Wigal

4. Nathaniel Oliverio

b. Applicant/Licensees Requiring Special Consideration

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. **P-24-041**

Rob Plume

b. Investigations

1. **I-24-047**

Rob Plume

2. **I-24-135**

Rob Plume

3. **I-24-136**

Rob Plume

4. **I-24-137**

Rob Plume

5. **I-24-138**

Rob Plume

c. Attorney Updates

VI. Broker Audits

a. Audit Summary Report

Rob Plume
Chase Fischer

VII. Executive Director Reports

a. Budget/Financial Report

b. Education Report

c. New Licensee Report

III. Personnel Matters

None

a. Miscellaneous Matters

1. **Wholesaling**

2. **Short-term lease**

3. **Touring Agreements**

4. **Guide to Agency and NOA**

IX. Future Meetings

a. **July 17**

b. **August 21**

c. **September 18**

X. Adjournment

END
2:00pm

WV Real Estate Commission



June Commission Meeting

Wed Jun 12, 2024 9:00 AM - 2:00 PM EDT

Attendance

Members

Present: Keri Ferro, Rob Plume, margie bartles, Steve Walker, Joseph Bevil, Chase Fischer

Remote: Bob Kennen, Pam Hylbert-Eder

Absent: Lindsey Ridener, Anthony Eates

I. Call to Order

Chairperson Kennen called the meeting to order at 8:59am

II. Approval of Minutes

A motion was made to approve March 2024 meeting minutes and the motion passed unanimously.

III. Appearance

None

IV. Application/Licensee Issues

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

a. Consideration of Broker Application

A motion was made to approve Applicants Romeo, Pace, and Wigal and motion passed unanimously.

1. Jennifer Romeo
2. Heather Pace
3. Dinah Wigal
4. Nathaniel Oliverio

A motion was made to approve Applicant Oliverio and motion passed unanimously.

- b. Applicant/Licensees Requiring Special Consideration**
- c. Other Licensee/Applicant Issues**

V. Investigations, Complaints, and/or Attorney Updates

- a. Current Matrix**

- 1. P-24-041**

A motion was made to dismiss and motion carried unanimously.

- b. Investigations**

- 1. I-24-047**

A motion was made to institute a Commission-initiated complaint for both brokers and motion carried unanimously.

- 2. I-24-135**

No Commission action needed.

- 3. I-24-136**

- 4. I-24-137**

- 5. I-24-138**

- c. Attorney Updates**

VI. Broker Audits

- a. Audit Summary Report**

Audit Summary Report was reviewed and discussed. All questions and concerns were addressed.

VII. Executive Director Reports

Executive Director Ferro briefed the Commission on the current financials, test data, and new licenses. All questions and concerns were addressed.

- a. Budget/Financial Report**
- b. Education Report**
- c. New Licensee Report**

VIII. Personnel Matters

None

- a. Miscellaneous Matters**
 - 1. Wholesaling**

Wholesaling and action other states are taking was discussed; no action taken.

2. Short-term lease

AirBNB and VBRO issues were discussed; no action taken.

3. Touring Agreements

Discussion of Zillow Touring Agreements; no action taken.

4. Guide to Agency and NOA

A motion was made to approve the updated Notice of Agency (1.2) and Guide to Agency Representation and the motion carried unanimously.

IX. Future Meetings

a. July 17

b. August 21

c. September 18

X. Adjournment

A motion was made to adjourn at 11:12am. Motion passed unanimously.



July Commission Meeting Agenda

Jul 25th 2023 9:00am - 9:30am

Dial-in: +1 888 998 2469

PIN: 19765180#

I. Call to Order

9:00am

II. Applicant and Licensees Requiring Special Consideration Courtright Application

III. Adjournment

END
9:30am

WV Real Estate Commission



July Commission Meeting

Tue Jul 25, 2023 9:00 AM - 9:30 AM EDT

Attendance

Members

Remote: Keri Ferro, Bob Kennen, margie bartles, Steve Walker, Joseph Bevil, Bob Wright, Anthony Eates

I. Call to Order

Chairperson Kennen called the meeting to order at 9:00am

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session

II. Applicant and Licensees Requiring Special Consideration

Courtright Application

A motion was made to deny Courtright's application; 5 ayes, 0 nays; motion passed unanimously.

III. Adjournment

Commissioner Bartles moved to adjourn; motion passed



West Virginia Real Estate Commission

August Commission Meeting Agenda

Aug 16th 2023 9:00am - 1:00pm

300 Capitol Street, Suite 400

Dial-in: +1 888 998 2469

PIN: 51260235#

I. Call to Order

9:00am

II. Approval of Minutes

III. Appearance

None

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Jarrod Knight

2. Christopher Dang

b. Applicant/Licensees Requiring Special Consideration

1. Kimberly Schrider

2. Mark Mullens

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates	Rob Plume
a. Current Matrix	
1. P-24-001	Rob Plume
2. L-24-002	
b. Investigations	
1. I-23-056	Rob Plume
2. I-24-007	Rob Plume
3. I-24-015	
4. I-24-017	Rob Plume
5. I-24-023	Rob Plume
6. I-24-033	Rob Plume
7. I-24-035	Rob Plume
8. I-24-041	Rob Plume
c. Attorney Updates	
VI. Broker Audits	Rob Plume
a. Audit Summary Report	Rob Plume
b. Audits - Investigator Notes	Rob Plume
VII. Reports	Keri Ferro

- a. **Executive Director Report**
 - 1. **Appraisal Updates**
 - 2. **Maryland Real Estate Commission**
multiple brokerages at one desk

- b. **Budget/Financial Report** Keri Ferro

- c. **Education Report** Keri Ferro
 - 1. **Prior Month**
 - 2. **Year To Date**

- d. **New Licensee Report** Keri Ferro

- e. **Legislative Report**
 - 1. **Senate Bill 740**

- /III. **Personnel Matters** Keri Ferro
None

- IX. **Miscellaneous Matters** Keri Ferro
 - a. **Closing Attorney Paying Agents Directly** Rob Plume

 - b. **Referral incentives to non-licensees** Rob Plume

 - c. **Advertising - Teams, LLC, etc**

- X. **Travel and Per Diem Expenses**

XI. Future Meetings

a. **September 20**

b. **October 18**

c. **November 15**

XII. Adjournment

END
1:00pm

WV Real Estate Commission



August Commission Meeting

Wed Aug 16, 2023 9:00 AM - 1:00 PM EDT

Attendance

Members

I. Call to Order

Chairperson called the meeting to order at 9:09am

II. Approval of Minutes

A motion was made to approve both June 2023 minutes and the motion carried.

III. Appearance

None

IV. Application/Licensee Issues

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

a. Consideration of Broker Application

1. Jarrod Knight

A motion was made to table the application for broker license for licensee Knight and passed.

2. Christopher Dang

A motion was made to approve application for broker license for licensee Dang and passed.

b. Applicant/Licensees Requiring Special Consideration

1. Kimberly Schrider

A motion was made to approve application for broker license for licensee Schrider and passed.

2. Mark Mullens

A motion was made to table the application for broker license for licensee Mullens and passed.

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. P-24-001

A motion was made to find no probable cause; motion passed.

2. L-24-002

A motion was made to find probable cause. Motion carried unanimously.

b. Investigations

1. I-23-056

No motion needed; investigation still open

2. I-24-007

A motion was made to initiate a complaint; motion passed.

3. I-24-015

No motion needed; investigation still open

4. I-24-017

No motion needed; investigation still open

5. I-24-023

A motion was made to initiate a complaint; motion passed.

6. I-24-033

7. I-24-035

A motion was made to initiate a complaint; motion passed.

8. I-24-041

A motion was made to initiate a complaint; motion passed.

c. Attorney Updates

A motion was made to remove David Dean from P-23-045 and withdraw the Consent Decree. Motion carried unanimously.

VI. Broker Audits

Broker audit reports were reviewed and all questions and concerns were addressed.

a. Audit Summary Report

b. Audits - Investigator Notes

VII. Reports

a. Executive Director Report

Executive Director Ferro updated the Commission on appraiser issues and the Maryland Real Estate Commission will soon be requiring all brokerages to have brick and mortar in Maryland.

1. Appraisal Updates

2. Maryland Real Estate Commission

multiple brokerages at one desk

b. Budget/Financial Report

Budget and finances were reviewed and all questions and concerns were addressed.

c. Education Report

Year to date and last month test data were reviewed and an update on PearsonVUE's test development was presented. All questions and concerns were addressed.

1. Prior Month

2. Year To Date

d. New Licensee Report

New licensee report was presented.

e. Legislative Report

A motion was made to increase the Commissioner's per diem to \$200 per SB740; motion passed.

1. Senate Bill 740

VIII. Personnel Matters

A new investigator was hired and with a start date of August 28, 2023

IX. Miscellaneous Matters

Discussed attorney's paying agents, referral incentives, and advertising as an individual and as a team. All questions and concerns were addressed.

a. Closing Attorney Paying Agents Directly

b. Referral incentives to non-licensees

c. Advertising - Teams, LLC, etc

X. Future Meetings

a. September 27

b. October 31

c. November TBA

XI. Adjournment

A motion was made to adjourn; motion passed.



September Commission Meeting Agenda

Sep 27th 2023 9:00am - 1:30pm

Dial-in: +1 888 998 2469

PIN: 56716336#

I. Call to Order

9:00am

II. Approval of Minutes

III. Appearance

None

IV. Application/Licensee Issues

a. Applicant/Licensees Requiring Special Consideration

1. Joseph Chrisp III

b. Consideration of Broker Application

1. Taylor Kiggins

2. Steven Morgan

3. Briana Ash

4. Jarrod Knight

5. Roberto Rodriguez

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix Rob Plume

1. **C-24-007** Rob Plume

2. **L-24-003** Rob Plume

3. **L-24-004** Rob Plume

4. **L-24-008** Rob Plume

b. Attorney Updates

1. **P-23-039** Anthony Eates

2. Commission Payments to Licensees LLCs

VI. Investigations

a. I-23-056 Rob Plume

b. I-23-057 Rob Plume

c. I-24-015 Rob Plume

d. I-24-024 Rob Plume

e. I-24-027 Rob Plume

f. I-24-034 Rob Plume

g. I-24-038 Rob Plume

- h. **I-24-042** Rob Plume
- i. **I-24-043** Rob Plume
- j. **I-24-046** Rob Plume
- k. **I-24-049** Rob Plume
Chase Fischer
- l. **I-24-052** Rob Plume
On Legal Notices Matrix
- m. **I-24-055** Rob Plume
On Legal Notices Matrix

VII. Broker Audits

- a. **Audit Summary Report** Rob Plume
- b. **Audits - Investigator Notes**

/III. Reports

- a. **Budget/Financial Report**
- b. **Education Report**
 - 1. **Examination Results**
- c. **New Licensee Report**
8/16/2023-9/20/2023
- d. **Legislative Report**

**1. Rules presented to the Legislative Rulemaking
Review Committee September 13, 2023**

e. Executive Director Report

Keri Ferro

1. Updates

Accounts payable

Broker Course

Physical Address

IX. Personnel Matters

None

X. Miscellaneous Matters

XI. Future Meetings

a. **October 31**

b. **November TBD**

XII. Adjournment

END
1:30pm

WV Real Estate Commission



September Commission Meeting

Wed Sep 27, 2023 9:00 AM - 1:30 PM EDT

Attendance

Members

Present: Keri Ferro, Bob Kennen, Rob Plume, margie bartles, Steve Walker, Joseph Bevil, Bob Wright, Chase Fischer

Absent: Lindsey Ridener, Anthony Eates, Courtney Murphy

I. Call to Order

Chairperson called the meeting to order at 9:02am.

II. Approval of Minutes

A motion was made to approve August 2023 meeting minutes and the motion passed unanimously.

III. Appearance

None

IV. Application/Licensee Issues

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed. Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

a. Applicant/Licensees Requiring Special Consideration

1. Joseph Chrisp III

A motion was made to approve the application and motion passed unanimously.

b. Consideration of Broker Application

1. Taylor Kiggins

A motion was made to approve the application and motion passed unanimously.

2. Steven Morgan

A motion was made to approve the application and motion passed unanimously.

3. Briana Ash

A motion was made to approve the application and motion passed unanimously.

4. Jarrod Knight

A motion was made to approve the application and motion passed unanimously.

5. Roberto Rodriguez

A motion was made to table the application and motion passed unanimously.

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. C-24-007

A motion was made to find probable cause; motion passed unanimously.

2. L-24-003

A motion was made to find no probable cause; motion passed unanimously.

3. L-24-004

A motion was made to find no probable cause; motion passed unanimously.

4. L-24-008

A motion was made to find no probable cause; motion passed unanimously.

b. Attorney Updates

Commission was updated on P-23-039 and discussed payments to LLCs. All questions and concerns were addressed.

1. P-23-039

2. Commission Payments to Licensees LLCs

VI. Investigations

a. I-23-056

A motion was made to initiate a complaint; motion passed unanimously.

b. I-23-057

A motion was made to send a letter from the Attorney General's office; motion passed unanimously.

c. I-24-015

No motion needed; investigation still open.

d. I-24-024

No motion needed; investigation closed.

e. I-24-027

No motion needed; investigation closed.

f. I-24-034

No motion needed; investigation closed.

g. I-24-038

No motion needed; investigation closed.

h. I-24-042

A motion was made to initiate a complaint and send a letter from the Attorney General's office; motion passed unanimously.

i. I-24-043

A motion was made to initiate a complaint; motion passed unanimously.

j. I-24-046

No motion needed; investigation closed.

k. I-24-049

A motion was made to send a letter from the Attorney General's office; motion passed unanimously.

l. I-24-052

On Legal Notices Matrix

m. I-24-055

On Legal Notices Matrix

VII. Broker Audits

Broker audit reports were reviewed and all questions and concerns were addressed

a. Audit Summary Report

b. Audits - Investigator Notes

VIII. Reports

a. Budget/Financial Report

Budget and finances were reviewed and all questions and concerns were addressed.

b. Education Report

Year to date and last month test data were reviewed. All questions and concerns were addressed.

1. Examination Results

c. New Licensee Report

8/16/2023-9/20/2023

New licensee report was presented.

d. Legislative Report

Executive Director Ferro updated the Commission on the process of rule making. All questions and concerns were addressed.

1. Rules presented to the Legislative Rulemaking Review Committee

September 13, 2023

e. Executive Director Report

Executive Director Ferro updated the Commission on broker course creation and physical address requirement. All questions and concerns were addressed.

1. Updates

Accounts payable

Broker Course

Physical Address

IX. Personnel Matters

None

X. Miscellaneous Matters

XI. Future Meetings

a. October 31

Moved to November 1

b. November TBD

XII. Adjournment

Motion was made to adjourn at 12:36pm; motion passed unanimously



West Virginia Real Estate Commission

November Commission Meeting Agenda

Nov 1st 2023 12:00pm - 4:00pm

300 Capitol Street, Charleston, WV

Dial-in: +1 888 998 2469

PIN: 13921703#

I. Call to Order

12:00pm

II. Approval of Minutes

III. Appearance

None

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Wilson

2. Butcher

3. Howard

b. Applicant/Licensees Requiring Special Consideration

1. Hoover

pre-approval

- 2. **Neff**
pre-approval

- c. **Other Licensee/Applicant Issues**

- 1. **Rodriguez**

- V. **Investigations, Complaints, and/or Attorney Updates**

- a. **Current Matrix**

- 1. **C-24-005** Rob Plume
 - 2. **C-24-006** Rob Plume
 - 3. **L-24-009** Rob Plume
 - 4. **P-24-010** Rob Plume
Chase Fischer
 - 5. **P-24-011** Rob Plume
Chase Fischer
 - 6. **P-24-015** Rob Plume
Chase Fischer
 - 7. **L-24-016** Rob Plume
Chase Fischer
 - 8. **P-24-017** Rob Plume
Chase Fischer

- b. **Investigations**

- 1. **I-23-057** Rob Plume
 - 2. **I-24-015** Rob Plume

- | | |
|-------------|----------------------------|
| 3. I-24-048 | Chase Fischer |
| 4. I-24-049 | Rob Plume
Chase Fischer |
| 5. I-24-053 | Rob Plume
Chase Fischer |
| 6. I-24-057 | Chase Fischer |
| 7. I-24-059 | Chase Fischer |

VI. Broker Audits

- | | |
|--------------------------------|-----------|
| a. Audit Summary Report | Rob Plume |
| b. Audits - Investigator Notes | Rob Plume |
| c. Attorney Updates | |

VII. Reports

- | | |
|---|--|
| a. Executive Director Report | |
| 1. Letter from Out of State Broker | |
| 2. Paying agents that leave a broker | |
| 3. Updated NOA | |
| 4. Social Media Contests | |
| b. Budget/Financial Report | |
| c. Education Report/Examination Results | |
| 1. Year to Date | |

2. Prior Month

d. **New Licensee Report**

e. **Legislative Report**

/III. Personnel Matters

None

IX. Miscellaneous Matters

Beckley BOR presentation

X. Future Meetings

a. **December 12**

b. **January 17**

c. **February 21**

XI. Adjournment

END
4:00pm

WV Real Estate Commission



November Commission Meeting

Wed Nov 1, 2023 12:00 PM - 4:00 PM EDT

Attendance

Members

Present: Keri Ferro, Bob Kennen, Rob Plume, margie bartles, Steve Walker, Joseph Bevil, Bob Wright, Anthony Eates, Chase Fischer

Absent: Lindsey Ridener, Courtney Murphy

I. Call to Order

Chairperson Kennen called the meeting to order at 12:26 pm.

II. Approval of Minutes

A motion was made to approve September 2023 meeting minutes and the motion passed unanimously.

III. Appearance

None

a. Consideration of Broker Application

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

1. Wilson

A motion was made to approve the application and motion passed unanimously.

2. Butcher

A motion was made to approve the application and motion passed unanimously.

3. Howard

A motion was made to deny the application and motion passed unanimously.

b. Applicant/Licensees Requiring Special Consideration

1. Hoover

pre-approval

A motion was made to deny the application and motion passed unanimously.

2. Neff

pre-approval

A motion was made to approve the application and motion passed unanimously.

c. Other Licensee/Applicant Issues

1. Rodriguez

A motion was made to approve the application; four ayes, one nay, motion carried.

IV. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. C-24-005

A motion was made to table and motion passed unanimously.

2. C-24-006

A motion was made to find probable cause and motion carried unanimously.

3. L-24-009

A motion was made to table and motion passed unanimously.

4. P-24-010

A motion was made to find no probable cause and motion carried unanimously.

5. P-24-011

A motion was made to find no probable cause and motion carried unanimously.

6. P-24-015

A motion was made to find no probable cause and motion carried unanimously.

7. L-24-016

A motion was made to find probable cause and motion carried unanimously.

8. P-24-017

A motion was made to find no probable cause and motion carried unanimously.

b. Investigations

1. I-23-057

A motion was made to authorize an injunction and motion passed unanimously.

2. I-24-015

A motion was made to initiate a complaint; motion passed unanimously.

3. I-24-048

No motion needed; investigation closed.

4. I-24-049

A motion was made to send a letter from the Attorney General's office; motion passed unanimously.

5. I-24-053

A motion was made to initiate a complaint; motion passed unanimously.

6. I-24-057

No motion needed; investigation closed.

7. I-24-059

No motion needed; investigation closed.

V. Broker Audits

Broker audit reports were reviewed and all questions and concerns were addressed.

- a. Audit Summary Report**
- b. Audits - Investigator Notes**
- c. Attorney Updates**

VI. Reports

a. Executive Director Report

Executive Director Ferro briefed the Commission on the following: a letter from an out of state broker with concerns about new law requiring a WV physical address for all companies; paying licensees once they leave a broker; NOA has been updated; and social media contests. All questions and concerns were addressed.

- 1. Letter from Out of State Broker**
- 2. Paying agents that leave a broker**
- 3. Updated NOA**
- 4. Social Media Contests**

b. Budget/Financial Report

Budget and finances were reviewed and all questions and concerns were addressed.

c. Education Report/Examination Results

Test data was reviewed and all questions and concerns were addressed.

- 1. Year to Date**
- 2. Prior Month**

d. New Licensee Report

New licensee report was presented.

e. Legislative Report

None

VII. Personnel Matters

None

VIII. Miscellaneous Matters

Beckley BOR presentation

Investigator Plume shared the presentation for the new member orientation for the Beckley Board of Realtors. All questions were addressed.

IX. Future Meetings

- a. December 12**
- b. January 17**
- c. February 21**

X. Adjournment

A motion was made to adjourn; motion passed unanimously.



December Commission Meeting Agenda

Dec 12th 2023 9:00am - 2:00pm

300 Capitol Street, Charleston, WV

Dial-in: +1 888 998 2469

PIN: 58919597#

I. Call to Order

9:00am

II. Approval of Minutes

III. Appearance

None

IV. Application/Licensee Issues

a. Consideration of Broker Application

b. Applicant/Licensees Requiring Special Consideration

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. L-24-009

Rob Plume
Chase Fischer

2. C-24-012

Rob Plume

3. C-24-013

Chase Fischer

4. **C-24-014** Rob Plume

b. Investigations

1. **I-23-039** Rob Plume

2. **I-23-041** Rob Plume

3. **I-24-061** Chase Fischer

4. **I-24-064** Chase Fischer

5. **I-24-065** Rob Plume

6. **I-24-066** Chase Fischer

7. **I-24-067** Rob Plume

8. **I-24-069** Rob Plume

9. **N-24-073** Rob Plume

10. **I-24-074** Rob Plume

c. Attorney Updates Anthony Eates

VI. Broker Audits

a. Audit Summary Report Rob Plume
Chase Fischer

1. **Investigator Notes** Rob Plume

2. **Audit Statistics** Rob Plume
End of calendar year 2023, mid fiscal year
2024 update Chase Fischer

VII. Reports

- a. **Executive Director Report**
- b. **Budget/Financial Report**
- c. **Education Report**
 - 1. **Exam Performance Summary Prior Month**
 - 2. **Exam Performance Summary Year to Date**
- d. **New Licensee Report**
 - 1. **Licensee Listing Report**

VIII. Personnel Matters

IX. Miscellaneous Matters

- a. **Property Management - Draft Presentation** Rob Plume
So.. You want to be a property manager? Chase Fischer
- b. **AirBnb Hosts**

X. Future Meetings

- a. **January 17**
- b. **February 21**
- c. **March 20**

XI. Adjournment

WV Real Estate Commission



December Commission Meeting

Tue Dec 12, 2023 9:00 AM - 2:00 PM EST

Attendance

Members

Present: Bob Kennen, Rob Plume, Steve Walker, Joseph Bevil, Anthony Eates, Chase Fischer, Pam Hylbert-Eder

Remote: margie bartles

Absent: Lindsey Ridener, Courtney Murphy

I. Call to Order

Chairperson Kennen called the meeting to order at 9:04am

II. Approval of Minutes

A motion was made to approve October 2023 meeting minutes and the motion passed unanimously.

III. Appearance

None

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

IV. Application/Licensee Issues

- a. Consideration of Broker Application
- b. Applicant/Licensees Requiring Special Consideration
- c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. L-24-009

A motion was made to find probable cause and motion carried unanimously.

2. C-24-012

A motion was made to find **no** probable cause and motion carried unanimously.

3. C-24-013

A motion was made to find probable cause and motion carried unanimously.

4. C-24-014

A motion was made to find **no** probable cause and motion carried unanimously.

b. Investigations

All investigations were reviewed and discussed. All questions and concerns were addressed.

1. I-23-039

No motion needed

2. I-23-041

No motion needed

3. I-24-061

No motion needed

4. I-24-064

A motion was made to initiate a complaint; motion passed unanimously.

5. I-24-065

A motion was made to initiate a complaint; motion passed unanimously.

6. I-24-066

A motion was made to initiate a complaint; motion passed unanimously.

7. I-24-067

No motion needed

8. I-24-069

No motion needed

9. N-24-073

No motion needed

10. I-24-074

No motion needed

c. Attorney Updates

VI. Broker Audits

Broker audit reports were reviewed and all questions and concerns were addressed.

a. Audit Summary Report

1. Investigator Notes

2. Audit Statistics

End of calendar year 2023, mid fiscal year 2024 update

VII. Reports

a. Executive Director Report

Executive Director Ferro briefed the Commission on the following: final draft of the NOA; and presented the Year over Year Licensee Report by Month.

A motion was made to accept the final draft of the NOA and the motion carried unanimously.

b. Budget/Financial Report

Budget and finances were reviewed and all questions and concerns were addressed.

c. Education Report

Test data was reviewed and all questions and concerns were addressed.

1. Exam Performance Summary Prior Month

2. Exam Performance Summary Year to Date

d. New Licensee Report

New licensee report was presented.

1. Licensee Listing Report

VIII. Personnel Matters

None.

IX. Miscellaneous Matters

Investigator Plume shared a draft presentation on property management. AirBnB hosts were discussed. All questions and concerns were addressed.

a. Property Management - Draft Presentation

So.. You want to be a property manager?

b. AirBnb Hosts

X. Future Meetings

a. January 17

b. February 21

c. March 20

XI. Adjournment

A motion was made to adjourn; motion passed unanimously.



January 2024 Commission Meeting Agenda

Jan 24th 2024 9:00am - 1:30pm

Charleston, WV

Dial-in: +1 888 998 2469

PIN: 68015963#

I. Call to Order

9:00am

II. Approval of Minutes

III. Appearance

None

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Jonathan Howard

2. Amy Beaman

3. Jacob Teubert

4. Joshua Harold

5. Joshua White

b. Applicant/Licensees Requiring Special Consideration

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

- | | |
|-------------|----------------------------|
| 1. C-24-018 | Rob Plume |
| 2. P-24-020 | Rob Plume |
| 3. P-24-021 | Rob Plume |
| 4. C-24-023 | Chase Fischer
Rob Plume |
| 5. C-24-024 | Chase Fischer
Rob Plume |
| 6. P-24-025 | Chase Fischer |

b. Investigations

- | | |
|--|---------------|
| 1. I-24-069
No action required (updates only) | Rob Plume |
| 2. I-24-075 | Rob Plume |
| 3. I-24-076
No action required (updates only) | Chase Fischer |
| 4. I-24-086 | Rob Plume |
| 5. I-24-088 | |
| 6. I-24-094
No action required (updates only) | Rob Plume |

c. **Attorney Updates**

VI. **Broker Audits**

a. **Audit Summary Report**

b. **Investigator Notes**

VII. **Reports**

a. **Executive Director Report**

1. **Agency Discussion**

b. **Budget/Financial Report**

c. **Education Report**

1. **Prior Month**

2. **YTD**

d. **New Licensee Report**

e. **Legislative Report**

VIII. **Personnel Matters**

a. **Annual Review Process**

IX. **Miscellaneous Matters**

a. **Vote for Secretary of Commission**

X. **Future Meetings**

a. **February 28th**

b. **March 20th**

c. **April 17th**

XI. **Adjournment**

END
1:30pm



January 2024 Commission Meeting
Wed Jan 24, 2024 9:00 AM - 1:30 PM EST

Attendance

Members

Present: Bob Kennen, Rob Plume, Steve Walker, Joseph Bevil, Anthony Eates, Chase Fischer, Pam Hylbert-Eder

Remote: margie bartles

Absent: Lindsey Ridener

I. Call to Order

Chairperson Kennen called the meeting to order at 9:17am

II. Approval of Minutes

A motion was made to approve December 2023 meeting minutes and the motion passed unanimously.

III. Appearance

None

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Jonathan Howard

A motion was made to approve the application and motion passed unanimously.

2. Amy Beaman

A motion was made to approve the application and motion passed unanimously.

3. Jacob Teubert

A motion was made to approve the application and motion passed unanimously.

4. Joshua Harold

A motion was made to approve the application and motion passed unanimously.

5. Joshua White

A motion was made to approve the application and motion passed unanimously.

b. Applicant/Licensees Requiring Special Consideration

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. C-24-018

A motion was made to find probable cause and combine with P-24-020 and motion carried unanimously.

2. P-24-020

A motion was made to find probable cause and combine with C-24-029 and motion carried unanimously.

3. P-24-021

A motion was made to table and motion passed unanimously.

4. C-24-023

A motion was made to find probable cause and motion carried unanimously.

5. C-24-024

A motion was made to find probable cause and motion carried unanimously.

6. P-24-025

A motion was made to find probable cause and motion carried unanimously.

b. Investigations

1. I-24-069

No action required (updates only)

2. I-24-075

A motion was made to initiate a complaint; motion passed unanimously.

3. I-24-076

4. I-24-086

A motion was made to initiate a complaint; motion passed unanimously.

5. I-24-088

A motion was made to initiate a complaint; motion passed unanimously.

6. I-24-094

No action required (updates only)

c. Attorney Updates

VI. Broker Audits

Broker audit reports were reviewed and all questions and concerns were addressed.

a. Audit Summary Report

b. Investigator Notes

VII. Reports

a. Executive Director Report

Executive Director Ferro briefed the Commission on the following: Senate Bill 457; NOA documents; presentation at WVAR Leadership Academy and other upcoming presentation opportunities; and agency consumer notices. All questions and concerns were addressed.

1. Agency Discussion

b. Budget/Financial Report

Budget and finances were reviewed and all questions and concerns were addressed.

c. Education Report

Test data was reviewed and all questions and concerns were addressed.

1. Prior Month

2. YTD

d. New Licensee Report

New licensee report was presented.

e. Legislative Report

VIII. Personnel Matters

Executive Director annual review process was discussed and plan of action was made.

a. Annual Review Process

IX. Miscellaneous Matters

a. Vote for Secretary of Commission

Commissioner Bartles was nominated to serve as Secretary. A motion was made to appoint Commissioner Bartles as Secretary of the Commission and the motion passed unanimously.

X. Future Meetings

- a.** February 28th
- b.** March 20th
- c.** April 17th

XI. Adjournment

A motion was made to adjourn; motion passed unanimously.



February Commission Meeting Agenda

Feb 28th 2024 9:00am - 1:30pm

300 Capitol Street

Dial-in: +1 888 998 2469

PIN: 35712945#

I. Call to Order

9:00am

II. Consideration of Broker Application

- a. Amy Oliverio
- b. Margaret Cale
- c. Brandon Waugherman
- d. Joseph Panico
- e. Jeremiah Allen
- f. Crystal Reeves-Paynter
- g. Patrick Lyons
- h. Joshua Spiroff

III. Approval of Minutes

IV. Application/Licensee Issues

a. Applicant/Licensees Requiring Special Consideration

1. Rebecca Haughian

2. Nicholas Ailport

b. Other Licensee/Applicant Issues

V. Appearance

a. ARELLO presentation

VI. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. C-24-005 Rob Plume

2. C-24-019 Chase Fischer
Rob Plume

3. P-24-021 Rob Plume
Chase Fischer

4. C-24-022 Rob Plume
Chase Fischer

5. P-24-026 Chase Fischer
Rob Plume

6. P-24-027 Rob Plume
Chase Fischer

7. C-24-029 Rob Plume

8. P-24-031

VII. Investigations

- | | |
|---|----------------------------|
| a. I-24-023 | Rob Plume |
| b. I-24-069
No documents; Updates only | Rob Plume |
| c. I-24-072 | Rob Plume |
| d. I-24-077 | Chase Fischer |
| e. I-24-082 | Chase Fischer
Rob Plume |
| f. I-24-087 | Chase Fischer
Rob Plume |
| g. I-24-089 | Rob Plume |
| h. I-24-094 | Rob Plume |
| i. I-24-101 | Rob Plume |

/III. Broker Audits

- a. **Audit Summary Report**

IX. Reports

- a. **Executive Director Report**
- b. **Education Report**
 - 1. **Prior Month**
 - 2. **YTD**
- c. **Budget/Financial Report**

d. **New Licensee Report**

e. **Legislative Report**

X. **Personnel Matters**

a. **ED annual review**

XI. **Miscellaneous Matters**

a. **Transaction Coordinators**

- Preparing Contracts
- Licensed and working for other licensed agents with a different broker - NOA?

Chase Fischer
Rob Plume

b. **New Home Builder Representatives**
- Commission Opinion/verbiage for training classes

margie bartles
Rob Plume

c. **Broker Trust Accounts - Potential Legislation**

Keri Ferro

d. **Wholesaling**

e. **Short Term Leasing**

f. **Buyer Agent Agreements**

g. **Broker Supervision / Team Leads**

h. **Brick & Mortar Offices**

XII. **Future Meetings**

<III. **Adjournment**

END
1:30pm

WV Real Estate Commission



February Commission Meeting

Wed Feb 28, 2024 9:00 AM - 1:30 PM EST

Attendance

Members

Present: Keri Ferro, Bob Kennen, Rob Plume, margie bartles, Steve Walker, Joseph Bevil, Anthony Eates, Chase Fischer, Pam Hylbert-Eder

Absent: Lindsey Ridener

Guests

Remote: Calleigh, Jessica, Scott

I. Call to Order

Chairperson Kennen called the meeting to order at 8:58am

II. Approval of Minutes

A motion was made to approve January 2024 meeting minutes and the motion passed unanimously.

III. Appearance

a. ARELLO presentation

President Scott Breidenbach, Jessica Hiccock, CEO, Calleigh Smith, and Darren Whorten presented on the programs and offerings of ARELLO.

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Margaret Cale

A motion was made to table and motion passed unanimously.

2. Brandon Waugherman

A motion was made to approve the application and motion passed unanimously.

3. Joseph Panico

A motion was made to table and motion passed unanimously.

4. Amy Oliverio

A motion was made to approve the application and motion passed unanimously.

5. Jeremiah Allen

A motion was made to approve the application and motion passed unanimously.

6. Crystal Reeves-Paynter

A motion was made to approve the application and motion passed unanimously.

7. Patrick Lyons

A motion was made to approve the application and motion passed unanimously.

8. Joshua Spiroff

A motion was made to approve the application and motion passed unanimously.

b. Applicant/Licensees Requiring Special Consideration

1. Rebecca Haughian

A motion was made to approve the application and motion passed unanimously.

2. Nicholas Ailport

A motion was made to approve the application and motion passed unanimously.

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. C-24-005

No action required

2. C-24-019

A motion was made to find probable cause and motion carried unanimously.

3. P-24-021

No action required

4. C-24-022

A motion was made to find probable cause and motion carried unanimously.

5. P-24-026

A motion was made to find probable cause and motion carried unanimously.

6. P-24-027

A motion was made to find probable cause and motion carried unanimously.

7. C-24-029

A motion was made to find probable cause and motion carried unanimously.

8. P-24-031

A motion was made to find probable cause and motion carried unanimously.

VI. Investigations

a. I-24-023

No action required

b. I-24-069

No documents; Updates only

No action required

c. I-24-072

A motion was made to initiate a complaint; motion passed unanimously.

d. I-24-077

No action required.

e. I-24-082

A motion was made to initiate a complaint; motion passed unanimously.

f. I-24-087

A motion was made to initiate a complaint; motion passed unanimously.

g. I-24-089

A motion was made to initiate a complaint; motion passed unanimously.

h. I-24-094

No action required

i. I-24-101

No action required

VII. Broker Audits

a. Audit Summary Report

VIII. Reports

a. Executive Director Report

Executive Director Ferro briefed the Commission on the following: House Bill 5632; Consumer Guide to Agency; Broker CE course at KVBR and other upcoming presentation opportunities; and Instructor Development Workshop. All questions and concerns were addressed.

b. Education Report

Test data was reviewed and all questions and concerns were addressed.

1. Prior Month

2. YTD

c. Budget/Financial Report

Budget and finances were not reviewed.

d. New Licensee Report

New licensee report was presented.

e. Legislative Report

House bill 5632 and 4110 were discussed. All questions and concerns were addressed.

IX. Personnel Matters

a. ED annual review

Postponed to March meeting.

X. Miscellaneous Matters

Discussions postponed to March meeting.

a. Transaction Coordinators

- Preparing Contracts
- Licensed and working for other licensed agents with a different broker - NOA?

b. New Home Builder Representatives

- Commission Opinion/verbiage for training classes

c. Broker Trust Accounts - Potential Legislation

d. Wholesaling

e. Short Term Leasing

f. Buyer Agent Agreements

g. Broker Supervision / Team Leads

h. Brick & Mortar Offices

XI. Future Meetings

March 20, 2024

XII. Adjournment

A motion was made to adjourn; motion passed unanimously.



March Commission Meeting Agenda

Mar 20th 2024 9:00am - 2:00pm

Charleston, WV

Dial-in: +1 888 998 2469

PIN: 42192214#

I. Call to Order

9:00am

II. Approval of Minutes

III. Appearance

None

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Catherine Von Gersdorff

2. Joseph Panico

Updated with requested information.

b. Applicant/Licensees Requiring Special Consideration

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

b. Complaints

- | | |
|-------------|----------------------------|
| 1. C-24-028 | Rob Plume |
| 2. C-24-030 | Chase Fischer |
| 3. P-24-032 | Chase Fischer
Rob Plume |

c. Investigations

1. I-24-113

d. Attorney Updates

VI. Broker Audits

- a. **Audit Summary Report**

VII. Reports

- a. **Executive Director Report**
branch office

- b. **Budget/Financial Report**

- c. **Education Report**

1. **Exam Performance Summary**

- d. **New Licensee Report**

- e. **Legislative Report**

1. **HB 4110**

2. **HB 5632**

/III. Personnel Matters

- a. **Executive Director Annual Review**

IX. Miscellaneous Matters

- a. **Agency Consumer Guide**
- b. **Reciprocity Agreements**
- c. **Wholesaling**
- d. **Short Term Leasing**
- e. **Buyer Agent Agreements**

X. Future Meetings

- a. **April 17**
- b. **May 15**
- c. **June 19**
 - 1. **State Holiday**

XI. Adjournment

END
2:00pm



March Commission Meeting

Wed Mar 20, 2024 9:00 AM - 2:00 PM EDT

Attendance

Members

Present: Keri Ferro, Bob Kennen, Rob Plume, margie bartles, Steve Walker, Joseph Bevil, Anthony Eates, Chase Fischer, Pam Hylbert-Eder

Absent: Lindsey Ridener

I. Call to Order

Chairperson Kennen called the meeting to order at 9:01am

II. Approval of Minutes

A motion was made to approve February 2024 meeting minutes and the motion passed unanimously.

III. Appearance

None

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Catherine Von Gersdorff

A motion was made to approve the application and motion passed unanimously.

2. Joseph Panico

Updated with requested information.

A motion was made to approve the application and motion passed unanimously.

b. Applicant/Licensees Requiring Special Consideration

None

c. Other Licensee/Applicant Issues

None

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

b. Complaints

1. C-24-028

A motion was made to find probable cause and motion carried unanimously.

2. C-24-030

A motion was made to find probable cause and motion carried unanimously.

3. P-24-032

Chairman Kennen recused himself. A motion was made to table and motion passed unanimously.

c. Investigations

1. I-24-113

d. Attorney Updates

VI. Broker Audits

a. Audit Summary Report

Audit Summary Report was reviewed and discussed. All questions and concerns were addressed.

VII. Reports

a. Executive Director Report

branch office

Executive Director Ferro briefed the Commission on the following: House Bill 5632; Consumer Guide to Agency; Broker CE course at KVBR and other upcoming presentation opportunities; and Instructor Development Workshop. All questions and concerns were addressed.

b. Budget/Financial Report

Budget and finances were not reviewed.

c. Education Report

Test data was reviewed and all questions and concerns were addressed.

1. Exam Performance Summary

d. New Licensee Report

New licensee report was presented.

e. Legislative Report

House bill 5632 and 4110 were discussed. All questions and concerns were addressed.

1. HB 4110

2. HB 5632

VIII. Personnel Matters

Annual review was completed and filed.

a. Executive Director Annual Review

IX. Miscellaneous Matters

Agency Consumer Guide and Reciprocity Agreements were discussed. All questions and concerns were addressed. Other topics moved to next meeting.

a. Agency Consumer Guide

b. Reciprocity Agreements

c. Wholesaling

d. Short Term Leasing

e. Buyer Agent Agreements

X. Future Meetings

a. April 17

April meeting was canceled due to scheduling conflicts.

b. May 15

c. June 19

1. State Holiday

XI. Adjournment

A motion was made to adjourn; motion passed unanimously.



May 15 Commission Meeting Agenda

May 15th 2024 10:00am - 2:00pm

Morgantown, WV

Dial-in: +1 888 998 2469

PIN: 53171005#

I. Call to Order

10:00am

II. Approval of Minutes

III. Appearance

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. **Jacqueline Dayhuff**

2. **Kimberly Wilson**

3. **Brian Brown**

4. **Mason Sipes**

5. **Laura Brown**

6. **Lyndsay Maynard**

7. **Justin Fairchild**

8. **Louise McDonald**

9. **Margaret Cale**

10. **Sara Duncan**

b. Applicant/Licensees Requiring Special Consideration

1. **Gracyn Courtright**

2. **Michael Ayoub**

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

- | | |
|---|----------------------------|
| 1. C-24-005
5, 6 & 38 Related to non-notification | Rob Plume |
| 2. C-24-006 | Rob Plume |
| 3. C-24-038 | Rob Plume |
| 4. C-24-018 | Rob Plume
Chase Fischer |
| 5. P-24-020 | Rob Plume
Chase Fischer |
| 6. P-24-021 | Rob Plume
Anthony Eates |

7. **P-24-027** Rob Plume
Additional information received after PC was found.

8. **P-24-032** Rob Plume
Chase Fischer

9. **P-24-033** Chase Fischer
Possibly related to I-24-127 Rob Plume

10. **L-24-034** Chase Fischer
Rob Plume

11. **C-24-035** Rob Plume

12. **C-24-036** Chase Fischer

13. **C-24-037** Rob Plume

14. **P-24-039** Rob Plume

15. **P-24-040** Rob Plume

b. Investigations

1. **I-24-119** Chase Fischer

2. **I-24-130** Rob Plume

c. Attorney Updates

VI. Broker Audits

a. Audit Summary Report

VII. Reports

- a. Executive Director Report**
 - 1. Budget/Financial Report**
 - 2. Education Report**
 - 3. New Licensee Report**

VIII. Personnel Matters

IX. Miscellaneous Matters

- a. Agency**
- b. Rules**
 - 1. Short-term lease**
 - 2. Ads - address, broker name**

Size of broker's name - Should equal prominence be required? Should address & broker's name be on all promotional materials?
- c. Buyer Representation**
- d. Broker Supervision**

X. Future Meetings

- a. June 20, 2024**
- b. July 17, 2024**
- c. August 21, 2024**

XI. Adjournment

END
2:00pm



May 15 Commission Meeting

Wed May 15, 2024 10:00 AM - 2:00 PM EDT

Attendance

Members

Present: Keri Ferro, Bob Kennen, Rob Plume, margie bartles, Steve Walker, Joseph Bevil, Anthony Eates, Chase Fischer

Remote: Pam Hylbert-Eder

Absent: Lindsey Ridener

I. Call to Order

Chairperson Kennen called the meeting to order at 10:02am

II. Approval of Minutes

A motion was made to approve March 2024 meeting minutes and the motion passed unanimously.

III. Appearance

IV. Application/Licensee Issues

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

a. Consideration of Broker Application

A motion was made to approve all the applicants and motion passed unanimously.

1. Jacqueline Dayhuff
2. Kimberly Wilson
3. Brian Brown
4. Mason Sipes
5. Laura Brown
6. Lyndsay Maynard
7. Justin Fairchild

8. Louise McDonald

9. Margaret Cale

10. Sara Duncan

b. Applicant/Licensees Requiring Special Consideration

1. Gracyn Courtright

A motion was made to approve the application and motion passed unanimously.

2. Michael Ayoub

A motion was made to approve the application and motion passed unanimously.

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. C-24-005

5, 6 & 38 Related to non-notification

A motion was made to find probable cause for C-24-005, C-24-006, and C-24-038 and motion carried unanimously.

2. C-24-006

3. C-24-038

4. C-24-018

A motion was made to find probable cause for C-24-018 and P-24-020 and motion carried unanimously.

5. P-24-020

6. P-24-021

A motion was made to dismiss and motion carried unanimously.

7. P-24-027

Additional information received after PC was found.

No action. needed.

8. P-24-032

Chairman Kennen recused himself. A motion was made to dismiss and motion passed unanimously.

9. P-24-033

Possibly related to I-24-127

A motion was made to dismiss and motion carried unanimously.

10. L-24-034

A motion was made to dismiss and to institute a Commission initiated complaint and motion carried unanimously.

11. C-24-035

A motion was made to find probable cause and motion carried unanimously.

12. C-24-036

A motion was made to find probable cause and motion carried unanimously.

13. C-24-037

A motion was made to find probable cause and motion carried unanimously.

14. P-24-039

A motion was made to dismiss and motion carried unanimously.

15. P-24-040

A motion was made to dismiss and

b. Investigations

1. I-24-119

A motion was made to institute a Commission initiated complaint and motion carried unanimously.

2. I-24-130

No action. needed.

c. Attorney Updates

None

VI. Broker Audits

a. Audit Summary Report

Audit Summary Report was reviewed and discussed. All questions and concerns were addressed.

VII. Reports

a. Executive Director Report

Executive Director Ferro briefed the Commission on the following current financials, test data, and new licenses. All questions and concerns were addressed.

1. Budget/Financial Report

2. Education Report

3. New Licensee Report

VIII. Personnel Matters

IX. Miscellaneous Matters

All miscellaneous matters were discussed and all questions and concerns addressed.

a. Agency

A motion was made to approve the new Notice of Agency and Guide to Agency Representation and the motion carried unanimously.

b. Buyer Representation

c. Broker Supervision

d. Rules

A motion was made to file the updated Series 1 Legislative Rule with the Secretary of State's Office and the motion carried unanimously.

1. Short-term lease

2. Ads - address, broker name

Size of broker's name - Should equal prominence be required? Should address & broker's name be on all promotional materials?

X. Future Meetings

a. June 20, 2024

Moved to June 12, 2024

b. July 17, 2024

c. August 21, 2024

XI. Adjournment



WVREC Special Meeting - ZOOM link Agenda

May 25th 2023 1:30pm - 2:30pm

ZOOM

I. Call to Order

1:30pm

II. Consideration of Broker Application

Hicks Application

III. Applicant and Licensees Requiring Special Consideration

Marple Application

IV. Adjournment

END
2:30pm



WVREC Special Meeting - ZOOM link

Thu May 25, 2023 1:30 PM - 2:30 PM EDT

Attendance

Members

Present: Bob Kennen, margie bartles, Steve Walker, Joseph Bevil, Bob Wright

Guests

Present: Keri Ferro, rgreen@shumanlaw.com

I. Call to Order

Chairperson called the meeting to order at 1:30pm

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

II. Applicant and Licensees Requiring Special Consideration

Marple Application

A motion was made to approve Marple's application; motion passed.

III. Consideration of Broker Application

Hicks Application

A motion was made to approve licensee Hicks application; 4 ayes and 1 nay; motion passed.

IV. Adjournment

Commissioner Bartles made a motion to adjourn; motion passed.



June Commission Meeting Agenda

Jun 12th 2024 9:00am - 2:00pm

Dial-in: +1 888 998 2469

PIN: 60198700#

I. Call to Order

9:00am

II. Approval of Minutes

III. Appearance

None

IV. Application/Licensee Issues

a. Consideration of Broker Application

1. Jennifer Romeo

2. Heather Pace

3. Dinah Wigal

4. Nathaniel Oliverio

b. Applicant/Licensees Requiring Special Consideration

c. Other Licensee/Applicant Issues

V. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. **P-24-041**

Rob Plume

b. Investigations

1. **I-24-047**

Rob Plume

2. **I-24-135**

Rob Plume

3. **I-24-136**

Rob Plume

4. **I-24-137**

Rob Plume

5. **I-24-138**

Rob Plume

c. Attorney Updates

VI. Broker Audits

a. Audit Summary Report

Rob Plume
Chase Fischer

VII. Executive Director Reports

a. Budget/Financial Report

b. Education Report

c. New Licensee Report

III. Personnel Matters

None

a. Miscellaneous Matters

1. **Wholesaling**

2. **Short-term lease**

3. **Touring Agreements**

4. **Guide to Agency and NOA**

IX. Future Meetings

a. **July 17**

b. **August 21**

c. **September 18**

X. Adjournment

END
2:00pm

WV Real Estate Commission



June Commission Meeting

Wed Jun 12, 2024 9:00 AM - 2:00 PM EDT

Attendance

Members

Present: Keri Ferro, Rob Plume, margie bartles, Steve Walker, Joseph Bevil, Chase Fischer

Remote: Bob Kennen, Pam Hylbert-Eder

Absent: Lindsey Ridener, Anthony Eates

I. Call to Order

Chairperson Kennen called the meeting to order at 8:59am

II. Approval of Minutes

A motion was made to approve March 2024 meeting minutes and the motion passed unanimously.

III. Appearance

None

IV. Application/Licensee Issues

Motion to enter Executive Session: A motion was made to enter executive session to consider matters described in WV Code 6-9A-4(b)(2)(A), (4), (6) and/or (7) and passed.

Motion to leave Executive Session: A motion was made to leave Executive Session and passed.

a. Consideration of Broker Application

A motion was made to approve Applicants Romeo, Pace, and Wigal and motion passed unanimously.

1. Jennifer Romeo
2. Heather Pace
3. Dinah Wigal
4. Nathaniel Oliverio

A motion was made to approve Applicant Oliverio and motion passed unanimously.

- b. Applicant/Licensees Requiring Special Consideration**
- c. Other Licensee/Applicant Issues**

V. Investigations, Complaints, and/or Attorney Updates

- a. Current Matrix**

- 1. P-24-041**

A motion was made to dismiss and motion carried unanimously.

- b. Investigations**

- 1. I-24-047**

A motion was made to institute a Commission-initiated complaint for both brokers and motion carried unanimously.

- 2. I-24-135**

No Commission action needed.

- 3. I-24-136**

- 4. I-24-137**

- 5. I-24-138**

- c. Attorney Updates**

VI. Broker Audits

- a. Audit Summary Report**

Audit Summary Report was reviewed and discussed. All questions and concerns were addressed.

VII. Executive Director Reports

Executive Director Ferro briefed the Commission on the current financials, test data, and new licenses. All questions and concerns were addressed.

- a. Budget/Financial Report**
- b. Education Report**
- c. New Licensee Report**

VIII. Personnel Matters

None

- a. Miscellaneous Matters**
 - 1. Wholesaling**

Wholesaling and action other states are taking was discussed; no action taken.

2. Short-term lease

AirBNB and VBRO issues were discussed; no action taken.

3. Touring Agreements

Discussion of Zillow Touring Agreements; no action taken.

4. Guide to Agency and NOA

A motion was made to approve the updated Notice of Agency (1.2) and Guide to Agency Representation and the motion carried unanimously.

IX. Future Meetings

a. July 17

b. August 21

c. September 18

X. Adjournment

A motion was made to adjourn at 11:12am. Motion passed unanimously.