

MEETING

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

February 15, 2017

The Commission met in regular session February 15, 2017 at 300 Capitol Street, Charleston West Virginia. The following were in attendance:

Cheryl L. Dawson, Chairman
Kathryn L. Martin, Vice Chairman
Kathy J. Zaferatos, Secretary
Joe L. Ellison, Commissioner
Densil L. Nibert, Commissioner
Debra L. Hamilton, Deputy Attorney General
Jerry A. Forren, Executive Director
Robert W. Rucker, Investigator
Nedka Dineva, Education Director

The minutes from the meeting held January 18, 2017 were approved with one correction, upon motion made by Commissioner Zaferatos; second by Commissioner Nibert and passed.

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

Commissioner Zaferatos moved to return to regular session; second by Commissioner Martin and passed.

BROKER APPLICANTS

Commissioner Ellison moved to approve the application for broker's license of Crystal Renea Jacquez, Fairmont, WV upon sign-off by her broker; second by Commissioner Zaferatos and passed.

APPLICANTS WITH CONVICTION OR DISCIPLINARY ACTION

Commissioner Ellison moved to approve the application for salesperson license of Krista Marie Ward of Morgantown, WV; second by Commissioner Nibert and passed with Chairman Dawson recused.

Commissioner Martin moved to deny the application for salesperson license of Stephen Ray Laulis of Tall Timber MD; second by Commissioner Zaferatos and passed.

Commissioner Nibert moved to approve the application for salesperson license of Kelly Michelle Rios of Falling Waters, WV; second by Commissioner Martin and passed.

Commissioner Nibert moved to approve the application for salesperson license of Jeremy Jai Vance of Harpers Ferry, WV; second by Commissioner Zaferatos and passed.

Commissioner Martin moved to approve the application for salesperson license of Robin Elaine Zimmerman of Lewisburg, WV; second by Commissioner Ellison and passed.

Commissioner Nibert moved to approve the application for salesperson license of Anton Davletshin of Shepherdstown, WV; second by Commissioner Zaferatos and passed.

Other Licensee/Applicant Issues

Commissioner Nibert moved to renew the license of Jerud LeeAlan Crites on Inactive status and to initiate a complaint based on an inaccurate renewal application and applicant failure to report a felony offense; second by Commissioner Martin and passed.

COMPLAINTS

Relating to Complaint L-16-019, Commissioner Ellison moved to find probable cause; second by Commissioner Zaferatos and passed.

Relating to Complaint P-17-011, Commissioner Zaferatos recused herself and Commissioner Martin moved to find no probable cause; second by Commissioner Nibert and passed.

Relating to Complaint P-17-012, Commissioner Martin recused herself and Commissioner Zaferatos moved to table P-17-012 and initiate a related complaint against the buyer's agent; second by Commissioner Ellison and passed

Relating to Investigation I-17-016, staff was directed to send a letter concerning advertising by realty teams to brokers and realty team.

Relating to Investigation I-17-018, Commissioner Ellison moved to initiate a complaint; second by Commissioner Zaferatos and passed.

REPORTS

Executive Director Report

Executive Director Forren presented his report, which included a briefing to Commissioners on the hiring of Heather Casdorff for the License and Admin position and the hiring of a temp to start in April, 2017. Attendance to upcoming local real estate board meetings was discussed. Executive Director Forren reminded the Commission of their allowance of comp time while there was an Interim Executive Director, but stated that staff could accomplish their work within their regular hours and that the allowance of comp time was discontinued as of January 1, 2017. All Commission questions and comments were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date financials as budgeted.

Settlement Report

None

Education Report

Education Director Dineva briefed the Commission on the status of the PSI, LLC examinations. April 10 will be the first day that the new examination system will be available for testing. Brokers who wish to be tested under the old guidelines will be tested, at their request, at the Commission office in Charleston. After discussing out-of-state testing and reciprocity with other states, Commissioner Nibert moved to eliminate full reciprocity with all other states and require applicants from other states to take the West Virginia-specific portion of the exam; second by Commissioner Zaferatos and passed.

Exam Results

Report on examinations given on January 6, 2017; the results by name may be obtained from the Commission's examination file:

Broker Examinations - 6

Number Passed - 3 Percentage Passed - 50%

Number Failed - 3 Percentage Failed - 50%

Salesperson Examinations - 52

Number Passed - 30 Percentage Passed - 58%

Number Failed - 122 Percentage Failed - 42%

Audit Report

There were 12 Audits conducted since the January 2017 meeting.

Personnel Matters

Commissioner Nibert moved to re-enter into executive session to discuss personnel matters (WV Code 6-9A-4(b)(2)(A)); second by Commissioner Zaferatos and passed.

Commissioner Nibert moved to return to regular session; second by Commissioner Martin and passed.

Commissioner Martin moved to award a merit increase to the Executive Director in the amount of \$5000.00 annually. The increase will go into effect on April 1, 2017; second by Commissioner Nibert and passed.

OLD & NEW BUSINESS

New Business

None

Old Business / Ongoing Projects

Updated on plans for the ARELLO district 2/3 meeting. Commissioners' expenses will be reimbursed for attending.

POLICIES, PRACTICES AND POSSIBLE RULE CHANGES

Various matters related to rule changes and the legislative rule-making review process were discussed in order to have needed rule changes reviewed by the 2018 Legislature.

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Cheryl L. Dawson	4 days
Kathy J. Zaferatos	2 days
Joe L. Ellison	2 days
Densil L. Nibert	2 days

The next regular meeting of the Real Estate Commission is scheduled for Wednesday, March 15, 2017.

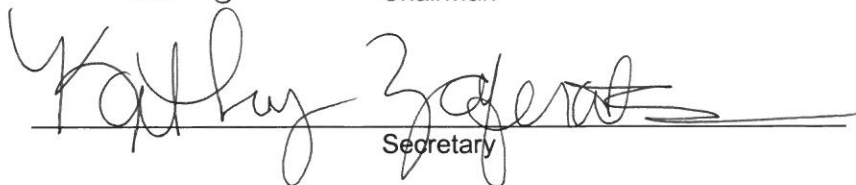
Commissioner Martin made a motion to adjourn; second by Commissioner Nibert and passed.

APPROVED:

3-15-17



Chairman



Secretary