

MEETING

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

April 19, 2017

The Commission met in regular session April 19, 2017 at 300 Capitol Street, Charleston West Virginia. The following were in attendance:

Cheryl L. Dawson, Chairman (via telephone)
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

The minutes from the meeting held March 15, 2017 were approved upon motion made by Commissioner Ellison; second by Commissioner Zaferatos and passed.

Commissioner Zaferatos 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 Nibert and passed.

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

BROKER APPLICANTS

Commissioner Zaferatos moved to deny the application for broker's license of Joyce Darlene Barker of Princeton, WV; second by Commissioner Nibert and passed.

Commissioner Ellison moved to approve the application for broker's license of Keith L. Wingfield of Marlinton, WV; second by Commissioner Nibert and passed.

Commissioner Nibert moved to approve the application for broker's license of Brad Patrick Lewis of Sheperdstown, WV; second by Commissioner Zaferatos and passed.

APPLICANTS WITH CONVICTION OR DISCIPLINARY ACTION

Commissioner Ellison moved to approve the application for salesperson license of Mark Allen Lively of Ghent, WV; second by Commissioner Nibert and passed.

Commissioner Ellison moved to approve the application for salesperson license of Steven Ray Laulis of Tall Timbers, MD; second by Commissioner Zaferatos and passed.

Commissioner Nibert moved to approve the application for salesperson license of Paul Edward Keener, II of Morgantown, WV; second by Commissioner Ellison and passed.

Commissioner Ellison moved to approve the application for salesperson license of Gary Michael Cremeans of Hurricane, WV; second by Commissioner Nibert and passed.

COMPLAINTS

Relating to Complaint C-17-014, Commissioner Martin moved to find probable cause only as to the Broker; second by Commissioner Zaferatos and passed.

Relating to Complaint C-17-015, Commissioner Zaferatos moved to find probable cause; second by Commissioner Nibert and passed. Commissioner Martin recused herself from all discussion and decision-making.

Relating to Investigation I-17-023, Commissioner Zaferatos moved to initiate a complaint; second by Commissioner Martin and passed.

Relating to Investigation I-17-025, Commissioner Zaferatos moved to initiate a complaint; second by Commissioner Martin and passed.

REPORTS

Executive Director Report

Executive Director Forren presented his report, which included briefings to Commissioners on his decision to delay the implementation of the on-line license renewal system, the recent purchasing audit in which the Commission received a "B" rating, the status of the current Broker Training Course, and his attendance at the Greenbrier County Board of Realtors meeting and the upcoming Beckley meeting. Mr. Forren also announced that I-pads will be assigned to all Commissioners and Commission Counsel at the May meeting. All Commission questions and comments were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date financials as budgeted. Commissioner Ellison made a motion to receive the report; second by Commissioner Nibert and passed.

Settlement Report

Counsel updated the Board on recent settlements in C-17-009 and C-17-0101 and explained the terms of settlement. The Consent Decrees will be posted to the website by June 1, 2017.

Education Report

Executive Director Forren briefed the Commission on the progress with on-line examinations. More information will be provided next month.

Exam Results

There were no exam results available due to moving to the on-line PSI examination system.

Broker Audit Report

There were 32 Audits conducted since the March 2017 meeting.

Legislative Report

The Commission was briefed on the bills being monitored due to possible impact on the Commission. Only HB2833 became law, which addressed the required contents of the annual Report to the Governor.

Personnel Matters

A temp was hired on a part-time basis and will go full-time to fill in for the Administrative Assistant, who will be off this summer.

OLD & NEW BUSINESS

New Business

Advertising and Social Media - There was a brief discussion about posts on Facebooks and "pocket listings" which will be continued at the next meeting

Old Business / Ongoing Projects

The Commission was updated on plans for the ARELLO district 2/3 meeting this June. Commissioner Ellison moved to approve the expenditure of up to \$5,000.00 from budgeted funds in the event conference fees did not cover some of the reasonable and necessary expenses of the conference; second by Commissioner Nibert and passed.

POLICIES, PRACTICES AND POSSIBLE RULE CHANGES

A special meeting will be held on May 23, 2017 for the purpose of reviewing proposed rules, which must be approved for filing on or before June 28, 2017.

TRAVEL AND PER DIEM EXPENSES

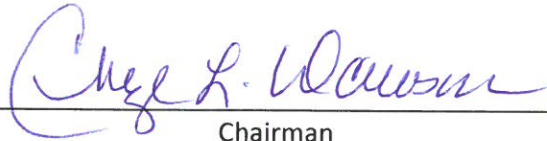
Per Diem payments were reported by the Commissioners as follows:

Cheryl L. Dawson	3 days
Kathy J. Zaferatos	3 days
Joe L. Ellison	2 days
Densil L. Nibert	2 days
Kathy Martin	3 days

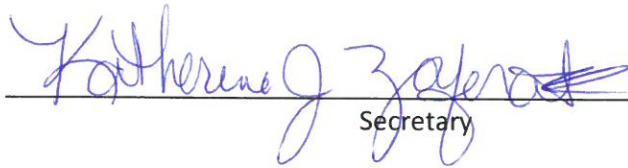
The next regular meeting of the Real Estate Commission is scheduled for Wednesday, May 24, 2017, preceded by the special meeting on rules at 1 p.m. on Tuesday, May 23, 2017.

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

APPROVED: ~~4-19-17~~ 5-23-17



Chairman



Secretary