

MEETING

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

June 27, 2018

The Commission met in regular session on June 27, 2018 at 300 Capitol Street, Charleston West Virginia. The following were in attendance:

Cheryl L. Dawson, Chairman
Kathryn L. Martin, Vice Chairman
Joe L. Ellison, Commissioner
Densil L. Nibert, Commissioner
Anthony Eates, Deputy Attorney General
Jerry A. Forren, Executive Director
Robert W. Rucker, Investigator

The minutes from the meeting held May 24, 2018 were approved, with correction, with motion made by Commissioner Ellison; second by Commissioner Nibert and passed.

Appearances

None

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

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

BROKER APPLICANTS

Commissioner Nibert moved to approve the application for broker license of Howard Glen Kronthal of Hedgesville, WV; second by Commissioner Ellison and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Martin moved to approve the application for salesperson license of Matthew Ryan Fink of Falling Waters, WV; second by Commissioner Nibert and passed.

Commissioner Nibert moved to approve the application for salesperson license of Jairo Jose Perez of Inwood, WV; second by Commissioner Martin and passed.

Commissioner Ellison moved to approve the application for salesperson license of Connie Lynn Dyche of Rio, WV; second by Commissioner Martin and passed.

Commissioner Nibert, with Commissioner Dawson recused, moved to approve the application for salesperson license of Elizabeth Anne Ross of North Chesterfield, VA; second by Commissioner Ellison and passed.

OTHER LICENSURE- RELATED ISSUES

Executive Director Forren was directed to approve the request to activate the license of Nedka Dineva of Charleston, WV, to be made conditional that she follow the guidelines to be set forth as a condition of her employment and that the activation will be for a period of not more than 36 months.

COMPLAINTS & INVESTIGATIONS

Relating to Complaint P-18-015, Commissioner Ellison moved to table; second by Commissioner Martin and passed.

Relating to Complaint P-18-024, Commissioner Nibert moved to table; second by Commissioner Ellison and passed.

Relating to Complaint P-18-025, Commissioner Nibert moved to find no probable; second by Commissioner Ellison and passed..

Relating to Complaint C-18-026, with Commissioner Dawson recused, Commissioner Ellison moved to find no probable cause; second by Commissioner Nibert and passed.

Relating to Complaint P-18-027, Commissioner Martin moved to find no probable cause; second by Commissioner Ellison and passed.

REPORTS

Executive Director Report

Executive Director Forren presented his report. He first updated the Commission on the current status of renewals. The first year of online renewal has gone very well and there is less than 1 week left before the late fees start. The new Commission Law Book has been mailed to all Brokers and will go out to the Instructors this week. ED Forren reported on the current status of Commissioner appointments and the status of the first class of Brokers graduating from the 3rd online module.

Broker Audit

The Broker Audit report was reviewed.

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 Martin and passed.

Settlement / Compliance Report

The Commission was briefed on the following settlements:

P-18-015 - William Steven Shultz
C-18-006 - Edward Staats, III

Education Report

All continuing education CE's were approved. Exam results and the New Licensee Report were reviewed.

Legislative Report

None

Personnel Matters

None

OLD & NEW BUSINESS

New Business

None

Old Business / Ongoing Projects

Salespersons incorporating and deposits of money earned – After discussion the Commission determined that the practice of paying an LLC the commission for a salesperson is not currently allowed. However, the Commission is not against this practice and Executive Director Forren was directed to research potential solutions that would allow this practice in the future.

POLICIES, PRACTICES AND RULE CHANGES

FDIC Insurance – executive Director Forren was directed to look at language to clarify the Code.

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Cheryl L. Dawson	4 days
Joe L. Ellison	2 days
Densil L. Nibert	2 days
Kathy Martin	3 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, July 18, 2018.

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

APPROVED:

7-16-18

Greg L. Lawson

Chairman

[Signature]

Secretary