

MEETING

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

September 21, 2016

The Commission met in regular session September 21, 2016 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 (via telephone for first portion of meeting)
Jerry A. Forren, Executive Director
Robert W. Rucker, Investigator

The minutes from the meeting held August 17, 2016 were approved, with correction, upon motion made by Commissioner Zaferatos; second by Commissioner Nibert.

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 Nibert.

BROKER APPLICANTS

Commissioner Zaferatos moved to approve the application for broker's license of Gayla M. Adrian, Morgantown, WV; second by Commissioner Martin and passed.

APPLICANTS WITH CONVICTION OR DISCIPLINARY ACTION

Commissioner Zaferatos moved to approve the application for Broker license of Thomas White of Moundsville, WV; second by Commissioner Ellison and passed.

Commissioner Zaferatos moved to approve the application for salesperson license of Amber Farrell of Morgantown, WV; second by Commissioner Ellison and passed. Commissioner Martin recused herself from this action.

Commissioner Nibert moved to deny the application for salesperson license of Brian McCoy of Westover, WV due to pending legal matter; second by Commissioner Martin and passed.

Commissioner Martin moved to approve the application for salesperson license of Michael Richards of Parkersburg, WV; second by Commissioner Nibert and passed.

Commissioner Nibert moved to approve the application for salesperson license of Brian Ritz of Winfield, WV; second by Commissioner Martin and passed.

COMPLAINTS

In regard to Complaint C-16-034, Commissioner Zaferatos moved to find that there was probable cause; second by Commissioner Nibert and passed.

In regard to Complaint L-17-002, Commissioner Martin moved to find no probable cause; second by Commissioner Ellison and passed.

In regard to Complaint C-17-003, Commissioner Zaferatos moved to table; second by Commissioner Ellison and passed.

In regard to Complaint P-17-004, Commissioner Martin moved to find no probable cause; second by Commissioner Nibert and passed.

REPORTS

Executive Director Report

Executive Director Forren presented his report and addressed all Commission questions and comments.

Budget/Financial

Executive Director Forren reviewed the year-to-date financials as budgeted. Commissioner Ellison moved to receive the Executive Director's Financial Reports; second by Commissioner Nibert and passed.

Education Report

Executive Director Forren updated the Commissioners on progress for the on-line Broker training modules and discussed a starting date to use the new material. Executive Director Forren will report back concerning testing and availability to have modules for continuing education credit.

Exam Results

Report on examinations given on September 2, 2016; the results by name may be obtained from the Commission's examination file:

Broker Examinations - 8

Number Passed - 1 Percentage Passed - 13%

Number Failed - 7 Percentage Failed - 87%

Salesperson Examinations - 48

Number Passed - 29 Percentage Passed - 60%

Number Failed - 19 Percentage Failed - 40%

Audit Report

There were 22 Audits conducted since the August 2016 meeting.

MISCELLANEOUS MATTERS

New Business

Old Business / Ongoing Projects

IT – Website, On-Line Licensing, Document Management and Licensee Database:
Executive Director Forren provided an update on the status of all IT projects including upcoming roll out of the new website.

POLICIES, PRACTICES AND POSSIBLE RULE CHANGES

Broker Advertising – A mass communication will be sent out in the near future that will address the issue of signage and to relay other items of interest to the licensed community.

Rules – The Commission was asked to send any ideas on possible rule changes to Executive Director Forren as soon as possible, who will work with Counsel to draft proposed rule changes for future discussion and a possible filing for rule-making review during the 2018 Legislative session.

TRAVEL AND PER DIEM EXPENSES

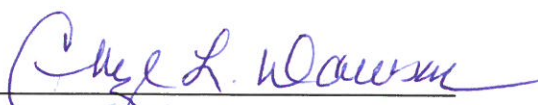
Per Diem payments were reported by the Commissioners as follows:

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

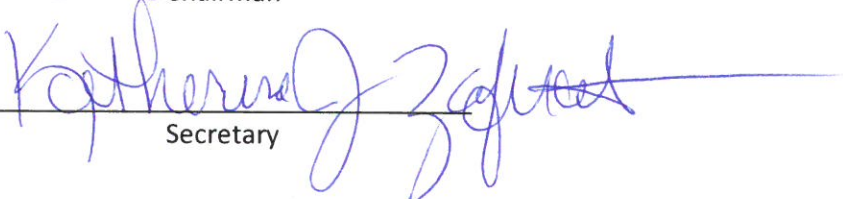
The next regular meeting of the Real Estate Commission is scheduled for Thursday, October 20, 2016.

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

APPROVED: 10-20-16



Chairman



Secretary