

## MEETING

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

May 24, 2018

The Commission met in regular session on May 24, 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  
Debra L. Hamilton, Deputy Attorney General (via phone)  
Jerry A. Forren, Executive Director  
Robert W. Rucker, Investigator

The minutes from the meeting held April 18, 2018 were approved, with motion made by Commissioner Ellison; second by Commissioner Martin and passed.

### Appearances

None

Commissioner Ellison 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 Nibert and passed.

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

### BROKER APPLICANTS

Commissioner Ellison moved to approve the application for broker license of Craig Eugene See of Romney, WV; second by Commissioner Nibert and passed.

### APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Nibert moved to approve the application for salesperson license of Stephanie Rogers Collins of Charles Town, WV; second by Commissioner Ellison and passed.

Commissioner Nibert moved to approve the application for salesperson license of Angela Lynn Townsend of Hurricane, WV; second by Commissioner Ellison and passed.

Commissioner Ellison moved to approve the application for salesperson license of Antonio Dewan James of Richmond, VA; second by Commissioner Nibert and passed.

Commissioner Nibert moved to approve the application for salesperson license of Michelle Lynn Winkler of New York, NY; second by Commissioner Ellison and passed.

## OTHER LICENSURE- RELATED ISSUES

Commissioner Martin moved to table the request to activate the license of Nedka Dineva of Charleston, WV; second by Commissioner Nibert and passed.

## COMPLAINTS & INVESTIGATIONS

Relating to Complaint L-17-019, Commissioner Martin moved to lift the stay of revocation and revoke the license due to non-compliance with the Consent Decree; second by Commissioner Nibert and passed.

Relating to Complaint P-18-017, Commissioner Martin moved to find no probable cause; second by Commissioner Nibert and passed.

Relating to Complaint C-18-021, Commissioner Nibert moved to find no probable; second by Commissioner Martin and passed..

Relating to Complaint C-18-022, Commissioner Nibert moved to find probable cause; second by Commissioner Martin and passed.

Relating to Complaint P-18-023, with Commissioner Dawson recused, Commissioner Nibert moved to find no probable cause; second by Commissioner Ellison and passed.

Relating to Investigation I-18-003, Commissioner Martin moved to initiate a complaint; second by Commissioner Nibert and passed.

## REPORTS

### Executive Director Report

Executive Director Forren presented his report. He first updated the Commission on the current status of renewals. The new Commission Law Book was handed out to the Commissioners and it was reported that a copy will be given to each active Broker and to all Instructors. ED Forren reported on the current status of Commissioner appointments and reported on his trip to the Eastern Panhandle. It was a successful trip with over 300 combined attendees over the two days of meetings. ED Forren reported on the Broker training program and that all 3 modules are now available online. The first class of the 3<sup>rd</sup> module has over 20 students enrolled. ED Forren will be out of the office from June 18 – 22.

### Broker Audit

No Audits during the past reporting period.

### Budget/Financial

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

Settlement / Compliance Report

None

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 - The topic of paying commissions to LLCs was discussed. Executive Director Forren was instructed to place this on the June Agenda and Counsel was asked to research the topic and report back at the next meeting.

POLICIES, PRACTICES AND RULE CHANGES

The new Law Book was reviewed and received very positive remarks.

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	2 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, June 27, 2018.

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

APPROVED: 6-27-18

*Greg L. Lawson*

Chairman

*[Signature]*

Secretary