

MEETING

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

March 15, 2017

The Commission met in regular session March 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

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

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

BROKER APPLICANTS

Commissioner Nibert moved to deny the application for broker's license of Kevin William Rasmussen of Beaver, WV; second by Commissioner Martin and passed.

APPLICANTS WITH CONVICTION OR DISCIPLINARY ACTION

Commissioner Zaferatos moved to approve the application for salesperson license of Cathy Lucille Wenck of Martinsburg, WV; second by Commissioner Ellison and passed.

Commissioner Ellison moved to approve the application for salesperson license of Anthony Michael Farrell of Hamilton VA; second by Commissioner Martin and passed.

Commissioner Zaferatos moved to approve the application for salesperson license of Joseph Victor Panico of Morgantown, WV; second by Commissioner Nibert and passed.

Commissioner Ellison moved to approve the application for salesperson license of Jamie Michelle Stackhouse of Morgantown, WV; second by Commissioner Zaferatos and passed.

Regarding the application for salesperson license of Michael Shawn Adkins of Huntington, WV, Chairman Dawson recused herself from all discussion. With Commissioner Martin presiding, Commissioner Ellison moved to approve; second by Commissioner Nibert and passed

COMPLAINTS

Relating to Complaint L-16-019, Commissioner Martin moved to reconsider; second by Commissioner Zaferatos and passed. Commissioner Martin then moved to dismiss due to communications with Complainant and from her counsel; second by Commission Nibert and passed

Relating to Complaint P-17-013, Commissioner Zaferatos moved to find no probable cause; second by Commissioner Nibert and passed.

There was a discussion related to Complaints sent to the Real Estate Commission from the Consumer Complaint Division of the WV Office of the Attorney General. Commissioner Martin moved to give staff the authority to investigate these complaints and, if it was determined that the matter was outside the jurisdiction of the Committee or that the allegations, if true, would not constitute a violation of the WV Real Estate License Acct or rules, the investigator would close the complaint and report same to the Commission at their next regularly scheduled meeting. Second by Commissioner Ellison and passed.

REPORTS

Executive Director Report

Executive Director Forren presented his report, which included briefings to Commissioners on the upcoming license renewal testing to start in April, 2017, his attendance at upcoming local real estate board meetings, the new on-line license system and database, the upcoming purchase of I-pad tablets for the Commissioners and the reassignment of the Commissioners' laptops. The correct paperwork for the Broker application for Crystal Renea Jaquez was received. There was also a short discussion on potentially increasing CLE hours. All Commission questions and comments were addressed. The Executive Director conveyed a request for a waiver of the license fee due to hardships resulting from the June 2016 flood and was advised of a realtor relief fund administered through the WVAR.

Budget/Financial

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

Settlement Report

None

Education Report

Executive Director Forren briefed the Commission on the process for creating questions for the pool of questions to be used in our on-line examination system. All questions concerning this process were addressed.

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 - 22 Percentage Failed - 42%

Audit Report

There were 12 Audits conducted since the January 2017 meeting.

Legislative Report

Numerous Bills that could have a potential impact on the Commission were reviewed. Included in this review were HB2502, HB2540, HB2531, HB2833, HB2984 and HB3000.

Personnel Matters

None

OLD & NEW BUSINESS

New Business

None

Old Business / Ongoing Projects

Updated on plans for the ARELLO district 2/3 meeting. The agenda and enrollment for the meeting was discussed.

POLICIES, PRACTICES AND POSSIBLE RULE CHANGES

The calendar for rule-making was reviewed, and a special meeting will be held if necessary in May. Work continues on the review of current rules, and a draft with proposed changes will be ready for distribution at the April meeting.

TRAVEL AND PER DIEM EXPENSES


Per Diem payments were reported by the Commissioners as follows:

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

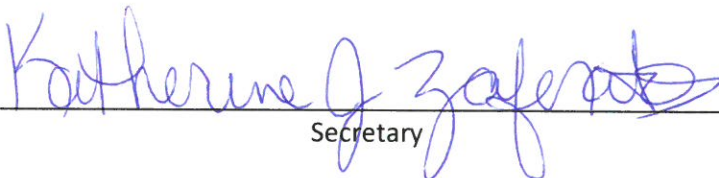
The next regular meeting of the Real Estate Commission is scheduled for Wednesday, April 19, 2017.

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

APPROVED: 4-19-17



Chairman



Secretary