

MEETING

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

May 22, 2019

The Commission met in regular session on May 22, 2019 at 300 Capitol Street, Charleston West Virginia. The following were in attendance:

Cheryl L. Dawson, Chairman
Robert D. Kennen, Vice Chairman
Densil L. Nibert, Secretary
James S. Walker, Commissioner
Jerry A. Forren, Executive Director
Robert W. Rucker, Investigator
Anthony Eates, Counsel

The minutes from the meetings held April 17 and 29, 2019 were approved with motion made by Commissioner Kennen; second by Commissioner Nibert and passed.

Appearances

None

Commissioner Nibert 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 Kennen and passed.

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

BROKER APPLICANTS

Commissioner Kennen moved to approve the application, for broker license of Christina Leigh Gouzd, of Fairmont, WV; second by Commissioner Walker and passed.

Commissioner Kennen moved to approve the application, for broker license of Alinda Lee Perrine of Lewisburg, WV, pending a complete application; second by Commissioner Nibert and passed.

Commissioner Kennen moved to approve the application, for broker license of James Anthony Joseph, of Washington, WV; second by Commissioner Walker and passed.

Commissioner Walker moved to approve the application, for broker license of Heather Connor Highley, of Hurricane, WV; second by Commissioner Nibert and passed.

Commissioner Walker moved to approve the application, for broker license of Teresa Louise White-Curtis, of Berkeley Springs, WV; second by Commissioner Nibert and passed.

Commissioner Walker moved to approve the application, for broker license of Jessica Miller Lipscomb, of Kingwood, WV; second by Commissioner Kennen and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Nibert moved to approve the application for broker license of Amanda Nicole Bennett. of Inwood, WV; second by Commissioner Walker and passed.

Commissioner Walker moved to approve the application for salesperson license of Kerry Shannon Mason of Stephens City, VA; second by Commissioner Kennen and passed.

Commissioner Nibert moved to approve the application for salesperson license of Neil Housby McClung of Alderson, WV; second by Commissioner Walker and passed.

Commissioner Nibert moved to approve the application for salesperson license of Christine Ann Tanner of Parkersburg, WV; second by Commissioner Walker and passed.

OTHER LICENSURE- RELATED ISSUES

None

COMPLAINTS & INVESTIGATIONS

Relating to Complaint P-19-012, Commissioner Walker moved to table; Executive Director Forren was directed to contact the Broker and deliver the Commission's interpretation of §174.1.14.2 and request new forms be submitted; second by Commissioner Nibert and passed.

Relating to Complaint C-19-014, Commissioner Kennen moved to find probable cause; second by Commissioner Nibert and passed.

Relating to Complaint C-19-015, Commissioner Walker moved to find no probable cause; second by Commissioner Nibert and passed.

Relating to Complaint P-19-018, Commissioner Nibert moved to find no probable cause; second by Commissioner Walker and passed.

REPORTS

Executive Director Report

Executive Director Forren presented his report. He updated the Commission on the status of Commissioner appointments, sponsorship for the upcoming ARELLO Annual Meeting and the WVAR Convention, an update on the recent Mercer-Tazewell Board meeting, the progress of the current renewal period and led a short discussion on branch offices and what constitutes supervision. All questions and concerns were addressed.

Broker Audit

The Broker Audit report was reviewed. All questions from the Commissioners were addressed.

Budget/Financial

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

Settlement / Compliance Report

Commissioners were briefed on the settlement of P-19-011 - WVREC-vs- Paul Napoli and Andrea Sherman.

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

Old Business / Ongoing Projects

Executive Director Forren gave a brief update on lease renewal negotiations.

POLICIES, PRACTICES AND RULE CHANGES

An in-depth discussion was held concerning Advertising and potential changes to the rules. Executive Director Forren will have a rough draft ready for the September Commission Meeting.

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Cheryl L. Dawson	4 days
Robert D. Kennen	3 days
James S. Walker	3 days
Densil Nibert	3 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, June 19, 2019.

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

APPROVED: 6-19-19

Cheryl R. Lawson
Chairman

[Signature]
Secretary