

MEETING

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

April 27, 2022

The Commission met in regular session, at 300 Capitol Street, Suite 400, Charleston, WV on April 27, 2022. The following were in attendance:

Robert D. Kennen, Chairman
James S. Walker, Vice Chairman
Robert Wright II, Secretary
Joseph Bevil, Commissioner
Margaret Bartles, Commissioner
Jerry A. Forren, Executive Director
Robert W. Rucker, Investigator
Rob Plume, Investigator
Anthony D. Eates, Counsel
Keri Ferro, Education Director

The minutes from the March 16, 2022 meeting were approved by motion made by Commissioner Wright and passed.

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

Commissioner Bevil moved to return to regular session; and passed.

Appearances

None

BROKER APPLICANTS

Commissioner Walker moved to approve the application, for broker license, of Jade Erin Schultz, of Point Pleasant, WV; and passed.

Commissioner Bevil moved to approve the application, for broker license, of Erin Barry Alter, of Martinsburg, WV; and passed.

APPLICANTS WITH SPECIAL CONSIDERATION

Commissioner Bevil moved to table the application, for salesperson license, of Anthony Lamont Jackson, of Clarksburg, WV; and passed.

Commissioner Wright moved to deny the application, for salesperson license, of Calvin Sichler, of Hagerstown, WV; and passed.

Commissioner Bartles moved to approve the application, for salesperson license, of Melissa Beth Little, of Parkersburg, WV; and passed.

OTHER LICENSURE- RELATED ISSUES

Commissioner Bartles moved to approve the experience requirement for the Wavier of Apprenticeship request of David Reitz and moved to deny the Waiver of Apprenticeship education requirement; and passed.

COMPLAINTS & INVESTIGATIONS

Relating to the Complaint L-22-024, Commissioner Bartles moved to find no probable cause; and passed.

Relating to 21-P-302 Duncan v. West Virginia Real Estate Commission, Legal Counsel Anthony Eates briefed the Commissioners on the current status.

Relating to the FOIA request from Steptoe& Johnson, Legal Counsel Anthony Eates briefed the Commissioners on the status. All questions and concerns were addressed.

REPORTS

Executive Director Report

Executive Director Forren briefed the Commissioners on the following: The Mercer/Tazewell Meeting to go over the Complaint process; The upcoming meeting with the Beckley Board; and there was a lengthy discussion on sub-agency, IDX feeds and Notarization of documents. All questions and concerns were addressed.

Broker Audit

The Broker Audit and unlicensed activity were presented. All questions and concerns were addressed.

Budget/Financial

Executive Director Forren reviewed the year-to-date and monthly financials. He also went over specific issues that caused certain line items to be over the projected limit and briefed on the filing of the 2023 Expenditure Schedule. All questions and concerns were addressed. Commissioner Wright moved to accept the report; and passed.

Settlement / Compliance Report

Executive Director Forren briefed the Commissioners on the following:

- C-22-021 – Yost and Lambert
- C-22-028 – Hannah & Smith
- C-22-029 – Katrivanos & Ratchford
- C-22-030 – Williams & Grubb

Education Report

Reviewed Annual and Monthly reports. Education Director Ferro gave an update CE Broker and discussed mandating it be used by all licensees. All questions and concerns were addressed

Legislative Report

Executive Forren briefed the Commissioners on the Special Legislative Session and that SB2007 passed which makes it legal for Salespersons to designate an LLC or other entity to have their commissions paid to.

Personnel Matters

None.

OLD & NEW BUSINESS

New Business

None

Old Business / Ongoing Projects

None

POLICIES, PRACTICES AND RULE CHANGES

None

TRAVEL AND PER DIEM EXPENSES

Per Diem payments were reported by the Commissioners as follows:

Robert D. Kennen	2 days
James S. Walker	2 days
Bob Wright	2 days
Joe Bevil	3 days
Margaret Bartles	3 days

The next meeting of the Real Estate Commission is scheduled for Wednesday, May 18, 2022.

Commissioner Bartles made a motion to adjourn; and passed.

APPROVED:

5-18-2012

Robert Kerner

Chairman

Secretary