August 2026 Commission Meeting

Wed Aug 12, 2026 9:00 AM - 1:30 PM EDT

Attendance

Members

Present: Keri Ferro, Bob Kennen, Rob Plume, Margie Bartles, Steve Walker, Joseph Bevil, Chase Fischer

Remote: Pam Hylbert-Eder

Absent: Anthony Eates

I. Call to Order

Chairperson Kennen called the meeting to order at 8:59am

II. Approval of Minutes

Commissioner Walker made a motion to approve the June 2026 minutes and the motion passed unanimously.

III. Appearance

None.

IV. Application/Licensee Issues

a. Approved Broker Application(s)

1. Katherine Beall - Tucker County (attorney)
2. Mary Kannan Prim - Putnam County (attorney)
3. Vincent Joseph Mata - Out of State (attorney)
4. Kristopher Ryan Faerber - Greenbrier County
5. Angela Dawn Peck - Mercer County
6. Charles Wayne Harvey - Mercer County
7. James Joseph Novak - Morgan County

b. Applicant/Licensees Requiring Special Consideration

1. Madeline Tighe

Commissioner Bartles moved to table to the October meeting and the motion passed unanimously.

c. Other Licensee/Applicant Issues

1. Candidate 2 from June Meeting

Commissioner Bevil made a motion to approve the Candidate 2's application and the motion passed unanimously.

V. Complaint Statistics - End of FY26

VI. Investigations, Complaints, and/or Attorney Updates

a. Current Matrix

1. 25-056-C

Commissioner Bartles made a motion to serve the order and the motion passed unanimously.

2. 26-042-P

Commissioner Bevil made a motion to find probable cause and the motion passed unanimously.

3. 26-045-P

Commissioner Walker made a motion to table and the motion passed unanimously.

4. 26-047-P

Commissioner Bevil made a motion to not find probable cause and the motion passed unanimously.

5. 26-048-P

Commissioner Hylbert-Eder made a motion to not find probable cause and the motion passed unanimously.

6. 26-049-C

Commissioner Barltes made a motion to find probable cause and the motion passed unanimously.

7. 26-050-P

Commissioner Bevil made a motion to not find probable cause and the motion passed unanimously.

8. 26-051-P

Commissioner Hylbert-Eder made a motion to not find probable cause and the motion passed unanimously.

9. 26-052-P

Commissioner Walker made a motion to find probable cause and the motion passed unanimously.

10. 26-053-P

Commissioner Bevil made a motion to not find probable cause and the motion passed unanimously.

11. 26-054-P

Commissioner Bartles made a motion to not find probable cause and the motion passed unanimously.

12. 27-001-P

Commissioner Walker made a motion to find probable cause and the motion passed unanimously.

13. 27-002-P

Commissioner Bartles made a motion to not find probable cause and the motion passed unanimously.

14. 27-003-P

Commissioner Hylbert-Eder made a motion to not find probable cause and the motion passed unanimously.

15. 27-005-P

Commissioner Walker made a motion to find probable cause and the motion passed unanimously.

16. 27-007-L

Complaintant withdrew the complaint the day before the meeting. No action required.

b. Investigations

1. 26-066-I

Affiliated Business - Allegations of violations

No action required.

2. 26-073-I

Potential License Lending

No action required.

3. 27-004-I

Late Renewal - FY27

Commissioner Bartles made a motion to initiate a complaint and the motion passed unanimously.

4. 27-005-I

Arrest & Conviction Notification

Commissioner Bartles made a motion to initiate a complaint and the motion passed unanimously.

5. 27-007-I
Unlicensed Activity

Commissioner Bartles made a motion to initiate a litigation and the motion passed unanimously.

6. 27-012-I
Request to re-activate Cancelled license

Commissioner Bevil made a motion to initiate a complaint and the motion passed unanimously.

c. Attorney Updates

1. 26-043-P

Update was given on 26-043-P. No action required.

VII. Broker Audits

Broker audit report summary reports were reviewed and all questions and concerns were addressed.

a. Fiscal Year 2026 Statistics

b. Audit Summary Report

VIII. Executive Director Reports

Executive Director Dr. Ferro briefed the Commission on the following: upcoming and recent presentations and outreach; budget and finance report; exam statistics; discussed approval of WV license law educational materials; and the new licensee report. All questions and concerns were addressed.

a. Presentations & Events Schedule

- 08/03/2026 - WVAR Broker Summit (Keri)
- 08/06/2026 - Mercer Tazewell BOR New Member Orientation (Keri)
- 09/14/2026 - ARELLO (Keri)
- 09/17/2026 - EPBR Annual General Membership Meeting (Rob)
- 09/21/2026 - WVAR Convention (Keri)
- 09/23/2026 - Purchasing Conference (Keri)
- 10/01/2026 - IDW (WVREC Staff)
- 10/15/2026 - Wheeling BOR Broker CE (Rob)
- 11/12/2026 - Mercer Tazewell BOR Broker CE (Rob)

b. Budget/Financial Report

c. Education Report
Exam Performance Summary

1. Approval of WV State Law Book

d. New Licensee Report

IX. Miscellaneous Matters

Discussed renewal stats, the adoption of a chatbot for the WVREC website, upcoming legislation, deed and land fraud, and advertising rules. A motion was made by Commissioner Walker to approve proposed legislation on temporary commercial licenses and short term rentals and the motion passed unanimously.

a. FY27 Renewal Statistics

b. AI Chatbot

c. Temporary Commercial License

d. Short Term Rentals

e. Deed and Land Fraud

f. IDX / Advertising Rules

X. Personnel Matters

a. Update on Admin position

Executive Director Dr. Ferro update the Commission on staff changes. Commissioner Bartles made a motion to approve all staff raises and the motion passed unanimously.

XI. Future Meetings

a. September 9 - Charleston

b. October 21 - Morgantown

c. November 18 - Charleston

XII. Adjournment

Commissioner Bartles made a motion to adjourn at 1:08pm and the motion passed unanimously.

Approval

Margie Bartles

09 / 09 / 2026

Robert Kennen

09 / 09 / 2026