

NEW HAMPSHIRE REAL ESTATE COMMISSION

COMMISSION MEETING

MAY 19, 2015

A meeting of the New Hampshire Real Estate Commission was held on Tuesday, May 19, 2015 at 8:30 a.m. in the Real Estate Commission Conference Room, 64 South Street, Concord, New Hampshire 03301.

- I. Meeting was called to order at 8:32 a.m. by Chairman Daniel Jones.
Present: Commissioners Daniel Jones, William Barry, Calley Milne, and Paul Lipnick.
- II. On motion by Commissioner Lipnick, seconded by Commissioner Milne, the Commission approved the Minutes of the Commission meeting held on April 21, 2015.

III. APPOINTMENTS

8:33 a.m. Show Cause Hearing – GARY R. ANDERSON appeared before the Commission for a show cause hearing regarding his criminal history record submitted with his application for an original salesperson's license. After review and discussion, the Commission decided to allow Mr. Anderson to apply for his original salesperson's license.

8:44 a.m. Show Cause Hearing – BRYAN P. DUBY appeared before the Commission for a show cause hearing regarding his criminal history record submitted with his application for an original salesperson's license. After review and discussion, the Commission decided to allow Mr. Duby to apply for his original salesperson's license.

8:55 a.m. Show Cause Hearing – MATTHEW PAVONE appeared before the Commission for a show cause hearing regarding his criminal history record submitted with his application for an original salesperson's license. After review and discussion, the Commission decided to deny Mr. Pavone a real estate salesperson's license. Commissioner Lipnick was opposed to the decision.

9:10 a.m. NICK COUTURIER and JAY COMSTOCK appeared before the Commission to discuss Mr. Couturier to be the principal broker of his own company and the principal broker of Mr. Comstock's company. Mr. Couturier is the principal broker for Red Post Realty located in Portsmouth, NH with five licensees working under his license, and Mr. Comstock's office (Real Property Management) is located in Dover, NH and Jay Comstock, a salesperson, would be the only licensee working at his firm. Mr. Comstock's current principal broker is leaving the industry and Mr. Couturier would become the principal broker for the firm temporarily until Mr. Comstock obtains his broker's license. Mr. Couturier explained that Mr. Comstock's office is on his way home and would be able to go to the Real Property Management office frequently. After review and discussion, the Commission, on motion by Commissioner Barry, seconded by Commissioner Milne, decided to allow Nick Couturier to become the principal broker of Real Property Management as well as his own firm Red Post Realty until Mr. Comstock obtains his broker license.

9:15 a.m. Principal Broker MICHAEL KEELER and Managing Broker SARAH KELLY-FORD of Coldwell Banker Residential Brokerage appeared before the Commission to discuss having one

managing broker manage two Coldwell Banker branch locations. Mr. Keeler explained to the Commission that Coldwell Banker recently obtained a new branch location that was Curry Realtors firm office and requested that Sarah Kelly-Ford be designated as the managing broker of the Wolfeboro branch office which has 8 licensees in the office and the new branch office located in Alton Bay which has 5 licensees in the office. Mr. Keeler stated that the offices are 10 minutes apart from each other. Ms. Kelly-Ford stated that she is able to maintain a presence in both branch offices because they are so close in distance to each other and feels she can reasonably supervise both branch offices. After review and discussion, the Commission, on motion by Commissioner Milne, seconded by Commissioner Barry approved the designation of Sarah Kelly-Ford as the managing broker for the Coldwell Banker Residential Brokerage branch offices located in Wolfeboro and Alton Bay.

IV. **HEARING 9:30 AM**

FILE NO. 2014-060 NEW HAMPSHIRE REAL ESTATE COMMISSION VS REGAN ROBBINS & YERHOT ENVIRONMENTAL SOLUTIONS, LLC

The following persons were present at the hearing:

Commission: Commissioners Daniel Jones, William Barry, and Paul Lipnick.

Evaluator: Commissioner Milne evaluated the above matter and abstained from participation in the discussion.

Complainant: The NH Real Estate Commission through its Investigator Kinsman Corthell

Attorney: Pro Se

Respondents: Regan Robbins & Yerhot Environmental Solutions, LLC

Attorney: Pro Se

Witnesses: Laurel Untiet
Sheila Haines
Jessica Perry

V. **OTHER BUSINESS**

1. The Commission unanimously approved the following date for the June meeting:

June 16, 2015 at 8:30 a.m.

2. CASE EVALUATIONS

(a) FILE NO. 2015-007

Evaluator: Commissioner Milne

Determination: On motion by Commissioner Barry, seconded by Commissioner Lipnick, the Commission approved the evaluating commissioner's determination to offer the Respondents a Settlement Agreement in the alternative to a hearing.

3. COURSE ACCREDITATIONS AND RE-ACCREDITATIONS

The following continuing education courses were approved for accreditation by the Commission:

CODE OF ETHICS: OUR PROMISE OF PROFESSIONALISM 3 HOURS
Course Provider: Coldwell Banker Residential Brokerage

LEGAL DESCRIPTIONS, TITLE INSURANCE AND SURVEYS IN REAL ESTATE TRANSACTIONS 4 HOURS
Course Provider: NBI, Inc.

REAL ESTATE AND TAXES: WHAT EVERY AGENT SHOULD KNOW 3 HOURS
Course Provider: Carl Ripaldi School of Real Estate

GRI 108 LEGISLATIVE AFFECTS ON REAL ESTATE 2 HOURS
Course Provider: NH Realtors

The following continuing education courses were approved for re-accreditation by the Commission:

WIDEN YOUR VISION WHEN YOU LIST AND SELL REAL ESTATE 3 HOURS
Course Provider: Coldwell Banker Residential Brokerage

REAL ESTATE TITLES & REGISTRY RESEARCH 101 1 HOUR
Course Provider: John Splendor

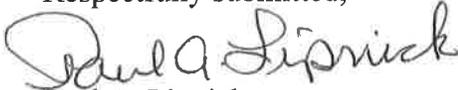
AGENCY RELATIONSHIPS 3 HOURS
Course Provider: Patricia Kemen

NH RESIDENTIAL ENERGY CODE WORKS FOR REAL ESTATE PROFESSIONALS 2 HOURS
Course Provider: GDS Associates

CI 101 - FINANCIAL ANALYSIS FOR COMMERCIAL INVESTMENT REAL ESTATE Course Provider: CCIM Institute	6 HOURS
CI 102 - MARKET ANALYSIS FOR COMMERCIAL INVESTMENT REAL ESTATE Course Provider: CCIM Institute	6 HOURS
CI 103 - USER DECISION ANALYSIS FOR COMMERCIAL INVESTMENT REAL ESTATE Course Provider: CCIM Institute	6 HOURS
CI 104 - INVESTMENT ANALYSIS FOR COMMERCIAL INVESTMENT REAL ESTATE Course Provider: CCIM Institute	6 HOURS

VI. **ADJOURNMENT**

On a motion by Commissioner Barry, seconded by Commissioner Milne, Chairman Daniel Jones adjourned the meeting at 11:45 a.m.

Respectfully submitted,

Paul A. Lipnick
Clerk