

NEW HAMPSHIRE REAL ESTATE COMMISSION

COMMISSION MEETING MINUTES

APRIL 19, 2016

A meeting of the New Hampshire Real Estate Commission was held on Tuesday, April 19, 2016 at 8:30 a.m. in Conference Room #B119, 121 South Fruit Street, Concord, New Hampshire 03301.

- I. CALL TO ORDER - Meeting was called to order at 8:34 a.m. by Chairman Daniel Jones.
Present: Commissioners Daniel Jones, John Cronin, Esquire, William Barry, Calley Milne, and Paul Lipnick.

Also present: Beth Edes, and Kinsman Corthell.

- II. READING AND APPROVAL OF THE MINUTES - On motion by Commissioner Cronin, seconded by Commissioner Lipnick, the Commission unanimously approved the public and non-public Minutes of the Commission meeting held on March 15, 2016.

III. NEW BUSINESS

8:35 a.m. Equivalency Appointment – GARY COFFIN

Mr. Coffin appeared before the Commission to request that his real estate experience be approved as sufficient experience pursuant to RSA 331-A:10, II (c) and (g). After review and discussion, the Commission, on motion by Commissioner Cronin, seconded by Commissioner Lipnick, decided to approve Mr. Coffin's real estate experience as sufficient experience pursuant to RSA 331-A:10, II (c) and (g).

8:45 a.m. Show Cause Hearing – MICHAEL R. SNEDEKER 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, on motion by Commissioner Cronin, seconded by Commissioner Lipnick decided to allow Mr. Snedeker to apply for his original salesperson's license.

8:48 a.m. Show Cause Hearing – CHRISTOPHER M. LAVALLEE 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, on motion by Commissioner Cronin, seconded by Commissioner Lipnick, the Commission decided to allow Mr. Lavallee to apply for his original salesperson's license.

8:55 a.m. Equivalency Appointment – KATI AMARANTES, ESQUIRE

Attorney Amarantes appeared before the Commission to request that her real estate experience be approved as sufficient experience pursuant to RSA 331-A:10, II (c) and (g). After review and discussion, the Commission, on motion by Commissioner Cronin, seconded by Commissioner Barry, decided to approve Attorney Amarantes' real estate experience as sufficient experience pursuant to RSA 331-A:10, II (c) and (g) and will allow licensure contingent upon an opinion from the Attorney General's office that it is allowable for a NH attorney to be concurrently

licensed as a NH real estate broker.

9:05 a.m. KENNETH KEMP appeared before the Commission to request accreditation as a NH Core instructor, pursuant to administrative rule Rea 302.01. After review and discussion, and based on Executive Director Edes recommendation to approve based on her review of Mr. Kemp's one hour DVD presentation of "Core" material, the Commission, on motion by Commissioner Milne, seconded by Commission Cronin, decided to accredit Mr. Kemp as a NH Core instructor, contingent upon the activation of his inactive broker's license.

9:10 a.m. KEN ANSLONO appeared before the Commission to request accreditation as a NH Core and Pre-licensing instructor pursuant to administrative rule Rea 302.01. After review and discussion, the Commission on motion by Commissioner Milne, seconded by Commission Cronin, decided to accredit Mr. Anslono as a NH Core and Pre-licensing instructor, contingent upon the submission of a one hour DVD recording which depicts the applicant teaching Core and Pre-licensing material pursuant to Rea 302.01.

9:20 a.m. Commission continued its discussion on concerns with advertisements by teams from the March 15, 2016 meeting regarding licensees using team names ending with words, such as, "company", "associates", "group", etc. which may be misleading and confuse the consumer as to who the actual firm or principal broker is, and may constitute the unlawful use of trade names. After review and discussion of other jurisdiction's regulations on team names, the Commission decided it would consider issuing a declaratory ruling on advertisements by teams.

NEXT MEETING – The Commission unanimously approved the following date for the May meeting:

May 17, 2016 at 8:30 a.m.

IV. NON-PUBLIC MEETING 10:40 AM

On motion by Commissioner Cronin, seconded by Commissioner Lipnick, the Commission, by roll call vote, voted unanimously to conduct a non-public session for the purpose of evaluating complaints against licensees, accredited individuals, institutions, or organizations, or persons charged with practicing unlawful brokerage activity, and noting that such a non-public session is authorized by RSA 91-A:3, II(c), RSA 91-A:5, IV, *Lodge v. Knowlton*, 11 N.H. 574 (1978), and the Commission's executive and deliberative privileges. Each member recorded his or her vote on the motion, which passed by the unanimous vote of all members present. On motion by Commissioner Cronin, seconded by Commissioner Lipnick, the Commission adjourned the non-public meeting at 12:09 a.m.

V. PUBLIC MEETING RECONVENED

On motion by Commissioner Cronin, seconded by Commissioner Lipnick, the Commission reconvened the public meeting at 12:09 p.m.

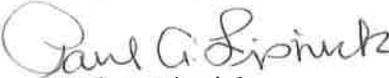
VI. NON-PUBLIC MINUTES SEALED

On motion by Commissioner Cronin, seconded by Commissioner Lipnick, the Commission, by roll call vote, voted to seal the Minutes of the non-public meeting from public disclosure pursuant to RSA 91-A:3, III (c), on the grounds that public disclosure would likely affect adversely the reputation of licensees, accredited individuals, institutions, or organizations, or persons charged with practicing unlawful brokerage activity, RSA 91-A:5, IV, Lodge v. Knowlton, 11 N.H. 574 (1978), and the Commission's executive and deliberative privileges. Each member recorded his or her vote on the motion, which passed by unanimous vote of all members present.

VII. ADJOURNMENT

On a motion by Commissioner Cronin, seconded by Commissioner Lipnick, Chairman Daniel Jones adjourned the meeting at 12:10 p.m.

Respectfully submitted,


Paul A. Lipnick
Clerk