



Real Estate Commission Public Session Minutes

Real Estate Commission (Brokers & Salespersons)

Tuesday, September 17, 2024 at 8:30 AM EDT to Tuesday, September 17, 2024 at 11:30 AM EDT

Members Present: Ralph Valentine – Chair (RV), Matthew Cabana(MC), Suzanne Brunelle(SB), Susan Doyle(SD), Stuart Arnett(SA)

Staff Present: Alex Fisher – Board Administrator, Carson Hansford – Board Administrator, Cassandra Brown Esq. – Board Counsel

I. Call To Order - RV called the meeting to order at 8:37AM.

II. Review of Public Minutes from August 20, 2024 meeting

Motion: Upon a motion by RV with a second by SB, the commission voted to approve the public minutes from August 20, 2024 as amended.

III. Public Appearances

A. NE Real Estate School expressed concerns about course being approved that should not be. The commission will discuss the course in the non public session.

B. Joe Hass provided his comment regarding the June 2023 meeting. He would like his testimony corrected. He would like the minutes to be modified to state that his complaint was against Simplifile company in what he calls “Frankenstein Deeds”. He would like it corrected to mention that it is not against the town or municipality of Belmont, but to the Registry of Deeds in Belknap County. The commission will consider modification once reviewed by the board attorney and presented to the commission.

IV. PSI Exam - Bethany Cottrell and Heather Kelley to provide update - 9:15AM

A. Heather Kelley joined the meeting and discussed the PSI exam and the updating of the questions. The commission stated they worked with Attorney Medley on the questions and one of the answers were wrong. There was a discussion on whether to go back and look if someone failed the exam by the one wrong answer.

B. The commission had questions related to CE broker regarding CE course approval. The commission stated that all courses that are currently approved should also be in CE Broker. Heather took notice of the public comment from Lisa Davidson regarding CE Broker.

V. Welcome Dee Jurius - Executive Director - 9:30AM

VI. Hearings

A. Roy R. Jones 11:00am

VII. OPLC and/or Board Administration Updates

VIII. Old Business

A. Shoreline Questions within the Exam

Is this needed for minimum competency?

- Moved to Non Public

IX. New Business

X. Licensure Update / Informational

XI. Administrative Rules & Legislative Topics

A. SB 50o2- relative to the scanning of driver's licenses by real estate brokers.

1. The Commission took notice of SB 502 as informational.

B. HB 1113 and Shoreland Protection

C. REA 300 IP Chantell Wheeler 9:30am

1. There are several amendments to REA 300. The commission will look at a revised copy of REA 300 at their next meeting.

D. REA 100 and 200

Motion: Upon a motion by RV with a second by MC, the commission would like to initiate rulemaking on REA 100 and 200.

Motion: Upon a motion by RV with a second by MC, the commission deputizes Suzanne Brunelle as the contact regarding REA 100 and 200.

XII. Non-Public Session

Non-Public session conducted for the purpose of discussing investigations of alleged licensee misconduct and other confidential Board business. Such a non-public session is authorized by

RSA 91-A:3, II (c) & (e), RSA 91-A:5, IV, Lodge v. Knowlton, (1978), and the Board's executive and deliberative privileges.

Motion: Upon a motion by MC with a second by SD, the commission voted to go into non public session. Roll call vote passes 5-0.

XIII. Motion to Seal the Minutes of the Non-Public Session

Minutes of the non-public session are sealed to maintain the privacy of the items discussed in non-public session pursuant to RSA 91-A:3, II (c), on the grounds that public disclosure may adversely affect the reputation of a person other than a Board member or render the proposed action ineffective.

Motion: Upon a motion by RV with a second by SD, the commission voted to seal the minutes of the non public session. Roll call vote passes 5-0.

XIV. Adjournment

Motion: Upon a motion by MC with a second by SD, the commission voted to adjourn at 1:02PM.