



Real Estate Commission Public Meeting Minutes
Real Estate Commission (Brokers & Salespersons)
Tuesday, October 15, 2024 at 8:30 AM EDT to Tuesday, October 15, 2024 at
2:00 PM EDT

Attendance:

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

Staff: Carson Hansford – Board Administrator, Alex Fisher – Board Administrator, Rahkiya Medley, Esq. – Board Counsel.

The Board took a lunch break from 12:00PM-12:25

Minutes:

I. Call to Order

RV called the meeting to order at 8:40 AM.

II. Approval of Public Minutes from September 17, 2024

Motion: Upon a motion by SA and a second by SB the Commission voted to approve the minutes as amended; unanimous.

III. Public Appearances

The Board opened Public comment at 8:45AM Closed at 9:20AM

Ann Flanigan provided testimony regarding Real Estate Academy and the course they are offering. Ann expressed her feelings about CE Broker and how they offer a paid version. Upon further investigation Ann agreed that the CE Broker website is now improved and provides for the free account.

John Doran provided testimony regarding CE Broker and the costs associated with it, John asked about the cost of using CE Broker being \$100 per delivery method. The Commission noted their understanding is that there is a \$100 cost per delivery method. John would like to have a cost breakdown. John was wondering what the OPLC was doing to inform licenses about the new post licensing courses. John spoke with Bethany and Bethany noted CE Broker would be rolled out in the fall, John is wondering the status of the roll out.

Lisa Davidson provided testimony questioning the \$100 fee for each course delivery, she asked if the current courses would stay valid until expiration.

Kristen Vaughan provided testimony around how licensing is not providing accurate answers when licensees are emailing in with questions. Is a deactivation form needed and does it need to be signed by the broker? Heather Kelley has indicated that it is still required. Carson run this up the flagpole. Signature required on a deactivation?

IV. Administrative Rules and Legislative Topics

A. Rea 100 - Initial Proposal

Motion: Upon a motion by SA and a second by SD the Commission voted to accept the initial proposal as presented and to file and start the rulemaking process; unanimous.

B. Rea 200 - Initial Proposal

Motion: Upon a motion by SA and a second by SD the Commission voted to accept the initial proposal as presented and to file and start the rulemaking process; unanimous.

C. Rea 300 - Initial Proposal

The Commission worked with staff on the rules, no votes were taken.

D. SB 369

E. HB 518

Attorney Medley spoke to the bills and the changes the Commission may see in the coming months due of the new legislation.

Commission would like to have all of leadership, after the new director of enforcement starts at an upcoming meeting to resolve their concerns.

V. Non-Public Session

Motion: Upon a motion by SD and a second by MC the Commission voted to enter into a 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 via roll call vote. Roll Call: 4-0-1 SB was not present.

VI. Seal the Minutes of the Non-Public Session

Motion: Upon a motion by RV and a second by SD, the Commission voted to seal the 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. Roll call vote passes 5-0.

VII. Standing Order on Post-Licensing Courses

Motion: Upon a motion by RV with a second by SA, the board voted to approve the standing order regarding the post licensing courses offered asynchronously by New England Real Estate Academy.

VIII. Adjournment

-The meeting adjourned at 3:05PM.