

**NEW HAMPSHIRE REAL ESTATE COMMISSION**  
**PUBLIC MEETING MINUTES**  
**February 15, 2022**

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A meeting of the New Hampshire Real Estate Commission was held on Tuesday, February 15, 2022, at 8:30 a.m. The meeting was conducted at the Office of Professional Licensure and Certification, 7 Eagle Square, Concord, New Hampshire. Public could attend in person or via teleconference.

Present: Commissioners: Steven Hyde, Esq., Susan Doyle, Paul Lipnick, Matthew Cabana and Ralph Valentine

Also present from OPLC office: Administrators Bobbie Mayo and Dawn Couture.

Sheri Phillips from the Department of Justice was also present.

**I. CALL TO ORDER –**

The meeting was called to order at 8:33 a.m. by Chairman Hyde.

**II. READING AND APPROVAL OF MINUTES –**

Commissioner Valentine moved to approve the January 18, 2022, minutes as written, seconded by Commissioner Doyle. The motion passed unanimously.

**III. NEW BUSINESS -**

Appointments:

- a. Tim Wege – Mr. Wege appeared via zoom to request the ability to act as principal broker for a new entity. The Commissioners requested clarification as to what each entity would do as far as brokerage business. After explanation, the Commission determined that both entities would require licensure. A motion was made by Chairman Hyde to approve Mr. Wege’s request to be the principal broker of two separate entities. The motion was seconded by Commissioner Valentine. The motion passed unanimously.
- b. Melinda Torrens – Ms. Torrens appeared via zoom to request the ability to act as both the principal and managing broker for an additional office in Bedford, NH. She informed the Commission that EXP is continuing to use the same management format as previous. Commissioner Valentine made a motion to approve Ms. Torrens request to be the principal broker of EXP and EXP Commercial as well as managing her offices in Concord, Gilford, Plymouth, Nashua, and Bedford. The motion was seconded by Commissioner Cabana. The motion passed unanimously.
- c. Jeffrey Tobine – Mr. Tobine appeared in person to request reinstatement of his license. Mr. Tobine’s license expired May 23, 2021. Mr. Tobine explained that he

had many deaths in his family as well as other medical emergencies in which he was not able to complete his requirements for renewal. Commissioner Valentine asked if he had any spare time between May and now when he could have completed renewal to which Mr. Tobine stated that it really was one thing after another, and he did not have any time. A motion was made by Chairman Hyde to approve Mr. Tobine's request to reinstate. The motion was seconded by Commissioner Doyle. The motion passed unanimously. A motion was made by Commissioner Lipnick to waive the administrative fine. The motion was seconded by Commissioner Valentine. The motion passed unanimously.

- d. Jill Allison Cohen – Ms. Cohen appeared via zoom to request reinstatement of her license. Chairman Hyde and Commissioner Doyle made note that Ms. Cohen will work for Nathan Dickey. Chairman Hyde is legal counsel for Mr. Dickey's office and Commissioner Doyle works for Mr. Dickey. Chairman Hyde and Commissioner Doyle recused themselves and left the meeting. Commissioner Cabana acted as chair. Ms. Cohen stated that she did not have a medical reason for not renewing her license. She simply forgot that she had to renew prior to the end of the month. A motion was made by Commissioner Valentine to deny Ms. Cohen's request to reinstate due to lack of good cause. The motion was seconded by Commissioner Lipnick. The motion passed 3-0. Chairman Hyde and Commissioner Doyle were recused.
- e. Caitlin Skidmore – Ms. Skidmore appeared via zoom to request equivalency. Ms. Skidmore received her original licensed in 2017. Along with her request, she submitted evidence of six real estate transactions. Ms. Skidmore is planning on becoming the principal broker for two entities in New Hampshire. The Commission noted that Ms. Skidmore will have to appear before the Commission after becoming licensed but prior to taking over the firms to receive approval to be the principal broker for two entities. A motion was made by Commissioner Valentine to approve Ms. Skidmore's request for equivalency. The motion was seconded by Commissioner Lipnick. The motion passed unanimously.

#### IV. OTHER BUSINESS

- Proposed Rules – Administrator Mayo informed the Commission that a financial impact statement had been sent to JLCAR. The OPLC is expecting a response within the next week or so which is when the proposed rules will be posted to the website. The Commission should plan on a hearing at the April meeting.
- Pending Bills – Commissioner Valentine gave a summary and review of pending legislation.
  - SB 322 – sent to committee
  - SB 344 – sent to committee
  - SB 222 – voted ought to pass

- SB 330 – there was a lot of opposition to this bill
- SB 210
- HB 1014 – This bill appears to be stuck
- HB 1344
- HB 1354 – This is the REC bill for recognition which was voted ought to pass
- HB 1460 – This bill removes the requirement for someone to be 18 prior to being licensed.
- HB 1019 – Authorizes a study committee to be created to study whether licensed professionals could have a requirement for liability insurance instead of a requirement for licensure.

Commissioner Valentine made a motion to write a statement in support of HB1354 and in opposition of HB1460 and HB1019. Commissioner Doyle seconded the motion. The motion passed unanimously.

- Questions and Comments –
  - Kathy Roosa spoke in support of HB1354, she offered advice as to how the Commission could proceed easily. She offered her assistance with any questions and suggested removing the phrase “state and national exams” and change it to “examinations”

**V. NON-PUBLIC MEETING –**

At 10:06 a.m. following an appropriate motion by Chairman Hyde and seconded by Commissioner Valentine to go in to a non-public session the Commission, by roll call, voted to conduct a non-public session for the purpose of the reading and approval of the non-public minutes of the January 18, 2022 meeting, and evaluating complaints against licensees, accredited individuals, institutions, or organization, 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*, 118 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 vote of all members present.

**VI. PUBLIC MEETING RECONVENED –**

At 12:11 p.m. an appropriate motion was made by Commissioner Valentine and seconded by Commissioner Doyle, and the Commission unanimously voted by roll call, to reconvene the public meeting.

**VII. NON-PUBLIC MINUTES SEALED –**

On an appropriate motion by Commissioner Doyle and seconded by Commissioner Valentine, by roll call voted to seal the minutes of the non-public session from public

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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*, 118 N.H. 574 (1978), and the Commission's executive and deliberative privileges. The motion passed with each member recording his or her vote on the motion.

VIII. **NEXT MEETING** – March 15, 2022, at 8:30 a.m.

IX. **ADJOURNMENT**

At 12:12 p.m. an appropriate motion was made by Commissioner Valentine, and seconded by Commissioner Doyle, to adjourn the meeting. The motion was unanimously approved.