

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE COMMISSION

August 16, 2018

The Louisiana Real Estate Commission held its regular meeting on Thursday, August 16, 2018, at 9:00 a.m., at 9071 Interline Ave, Baton Rouge, Louisiana, according to regular call, of which all members of the Commission were duly notified, at which meeting the following members were present:

COMMITTEE

Steven Hebert, Chairman
Richman Reinauer, Vice Chairman
Deanna Norman, Secretary
Lacy Baaheth
Jeffrey Donnes
Jeff Free
Eloise Gauthier
Rodney Greenup – arrived at 9:09 a.m.
Matt Ritchie
Patrick Roberts, Jr.
Evelyn Wolford

STAFF

Arlene Edwards
Summer Mire
Ryan Shaw
Mark Gremillion
Robert Maynor
Malissa Fowler
Telly Hollis
Debbie DeFrates
Dusty Evans
Jenny Yu

GUESTS

Lieutenant Joe Bell – EBRP Sherriff's Office
Vonda Macsay – Parker Pendleton
Norman Morris – Louisiana REALTORS®
Kim Callaway – Louisiana REALTORS®
Lisa Baker – Burk Baker School of Real Estate and Appraisal

Commissioner Roberts led the Invocation; Commissioner Ritchie led the Pledge of Allegiance.

MINUTES

Commissioner Gauthier made motion, seconded by Commissioner Reinauer, to approve the minutes of the meeting of July 19, 2018. Motion passed without opposition.

(Attachment A)

PERSONAL APPEARANCES:

The following people appeared in connection with their request to obtain a real estate license:
(Please see official transcript for complete minutes):

1. 2018-328 Rodney Campbell – Commissioner Gauthier made motion, seconded by Commissioner Donnes, to approve Mr. Campbell’s request to obtain a real estate license. Motion carried without opposition.
2. 2018-866 Edward Delivaudias – Commissioner Free made motion, seconded by Commissioner Donnes, to approve Mr. Delivaudais’ request to obtain a real estate license. Motion carried 7-3, with Commissioners Roberts, Gauthier and Norman voting in opposition.
3. 2018-1493 Kathleen Mason – Ms. Mason failed to appear before the Commission.
4. 2013-230 Cameron Rogers – Mr. Rogers failed to appear before the Commission.
5. 2018-322 Kaitlyn Rogers – Commissioner Roberts made motion, seconded by Commissioner Reinauer, to approve Ms. Rogers’ request to obtain a real estate license. Motion carried 6-4, with Commissioners Gauthier, Baaheth, Norman, and Donnes voting in opposition.
6. 2018-333 Odessa Stephenson – Commissioner Reinauer made motion, seconded by Commissioner Greenup, to approve Ms. Stephenson’s request to obtain a real estate license. Motion carried without opposition.
7. 2018-357 Adrienne Seuzeneau – Commissioner Wolford made motion, seconded by Commissioner Reinauer, to approve Ms. Seuzeneau’s request to obtain a real estate license. Motion carried without opposition.
8. 2018-499 Floyd Williams – Commissioner Gauthier made motion, seconded by Commissioner Greenup, to approve Mr. Williams’ request to obtain a real estate license. Motion carried without opposition.

COMMITTEE REPORTS:

1. Budget – Commissioner Reinauer reviewed the budget report with the Commissioners. He stated that personnel services are up due to staff merit increases. He stated that overall the budget is in good shape.

(Attachment B)

2. Education/Research/Publication – Commissioner Gauthier stated that the Education Committee met and viewed a webinar with education providers from the state. She introduced Timothy Bell from StateReporting.com to give the Commissioners who were not present at the committee meeting a webinar overview of the education reporting software. Following Mr. Bell’s presentation, Commissioner Gauthier made motion, seconded by Commissioner Wolford, to enter into a contract with StateReporting.com. Chairman Hebert requested that the language guiding licensees to the State Reporting site be made clear to prevent any confusion on the licensees’ part. Vendors and staff are supportive of the State Reporting software. Motion carried without opposition.

Commissioner Gauthier stated that she spoke with Ms. Baker about the Mandatory Course. She stated that the course development is on track and she would have more information on Train the Trainer dates at the September meeting.

3. Legal/Legislative/Timeshare – Commissioner Ritchie thanked Mr. Maynor and Ms. Edwards for their help in developing a new Property Management section for the rules. He asked that the Commissioners review the draft and be prepared to discuss it at the September meeting.

Ms. Edwards asked the Commissioners if they wanted everything regarding Property Management to be consolidated in to one section even if it means that there are some duplications throughout the rules. The Commission members all requested that the information all be included in one section in the rules.

4. Standardized Forms – Commissioner Roberts brought the Commissioners’ attention to two edited documents before them. He stated that the minor change is the removal of the word “security” from the deposit addendum and the mentions of it in the contract. Commissioner Roberts made motion, seconded by Commissioner Gauthier, to approve the changes to the contract. Motion carried without opposition.

Commissioner Roberts made motion, seconded by Commissioner Gauthier, to move the website publication of the updated contract to September 1 instead of the previously decided October 1. Motion carried without opposition.

(Attachment D)

5. Strategic Planning – Commissioner Baaheth asked Ms. Shaw for an update for the Commissioners on the status of the website. Ms. Shaw stated that since the website was launched on August 6 there have been a few bugs that she and IT Director Damien Smart have repaired. She stated that there has been a lot of feedback, which has mostly been positive. She also stated that in the next month or two she will be able to gather more analytics and insights data to show the traffic results and usage numbers for the new site and the Facebook account. She stated that she would speak with Ryan Cross from Multiply Marketing to request that he attend the September meeting to give a report on how the social media outreach is working.

6. Errors & Omissions – Commissioner Norman reviewed the most recent quarterly report from RISC Insurance.

7. Technology – No report

DIRECTORS REPORT:

Mr. Unangst stated that the process for presenting formal cases to the Commission is changing. He stated that the cases are becoming more complex and need to be presented by a lawyer rather than an LREC staff member. He stated that going forward, Ms. Edwards will present the case as the hearing examiner and an administrative law judge will serve as the hearing officer. Ms. Edwards reviewed the formal hearing procedure.

Mr. Unangst stated that he and Ms. Edwards have been discussing ways to streamline the felony applicant process. Chairman Hebert requested that Ms. Edwards stay after the meeting today to discuss options for streamlining the felony applicant process. Commissioner Reinauer stated that he did not like the idea of having a taskforce review the process outside of the full Commission meeting. Ms. Edwards stated that it could be handled at a future meeting under the Legislative/Legal report.

Commissioner Reinauer made motion, seconded by Gauthier, to defer this discussion to the Legislative/Legal Committee. Motion carried 6-5, with Commissioners Baaheth, Norman, Donnes, Wolford, and Greenup voting in opposition.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Commissioner made motion Gauthier, seconded by Commissioner Norman, to approve the stipulation and consent order for Case No. 2017-330: LaChandon M. Burks. Motion carried 7-3, with Ritchie, Baaheth and Free voting in opposition.

Commissioner Roberts made motion, seconded by Commissioner Gauthier, to approve the stipulation and consent order for Case No. 2017-469: Ronda Walker Behrens. Motion carried without opposition.

Commissioner Gauthier made motion, seconded by Commissioner Roberts, to approve the stipulation and consent order for Case No. 2017-1651: Travis Brady Howard. Motion carried without opposition.

Commissioner Roberts made motion, seconded by Commissioner Donnes, to approve the Recovery Fund payment request: Case No.2017-668 Donna Tse. Motion carried without opposition.

EXECUTIVE SESSION

None

There being no further business, Commissioner Roberts made motion, seconded by Commissioner Woford, to adjourn. Motion passed without opposition.

STEVEN HEBERT, CHAIRMAN

DEANNA NORMAN, SECRETARY