

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE COMMISSION

December 13, 2018

The Louisiana Real Estate Commission convened its regular meeting on Thursday, December 13, 2018, at 10:00 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:

COMMISSION

Steven Hebert, Chairman
Richman Reinauer, Vice Chairman
Lacy Baaheth
Jeffrey Donnes
Jeff Free
Eloise Gauthier
Rodney Greenup
Matt Ritchie
Patrick Roberts, Jr.
Evelyn Wolford

STAFF

Bruce Unangst
Arlene Edwards
Summer Mire
Ryan Shaw
Damien Smart
Mark Gremillion
Robert Maynor
Telly Hollis
Sara Wheeler
Debbie DeFrates
Dusty Evans
Jenny Yu

GUESTS

Norman Morris – Louisiana REALTORS®
Kim Callaway – Louisiana REALTORS®
Burk Baker – Burk Baker School of Real Estate and Appraising
Kraig and June Richard
Keith and Carol Richard
Karen Fontenot

Commissioner Norman was unable to attend the meeting.

Commissioner Wolford led the Invocation; Commissioner Greenup led the Pledge of Allegiance.

MINUTES

Commissioner Wolford made motion, seconded by Commissioner Roberts, to approve the minutes of the meeting of November 15, 2018. Motion passed without opposition.

(Attachment A)

RESOLUTION HONORING FORMER EMPLOYEE CAROL RICHARD:

Ms. Shaw read a resolution into the record honoring former employee Carol Richard following her passing. Commissioner Roberts made motion, seconded by Commissioner Gauthier, to adopt the resolution. Motion carried without opposition.

(Attachment B)

COMMITTEE REPORTS:

1. Budget – Commissioner Reinauer reviewed the budget report with the Commissioners. He stated that revenue is up due to increased renewal numbers for the same period from last year. He stated that the operating expenses are normal this year. He stated that the Commission is in good shape and thanked the accounting division for another solid year.

(Attachment C)

2. Education/Research/Publication – Commissioner Gauthier reminded the Commissioners to complete their annual code of ethics course and provide Ms. Mire with a copy of the certificate.
3. Legal/Legislative/Timeshare – Commissioner Ritchie asked Ms. Edwards if she was able to look into the timeshare issue presented at last month's meeting. Ms. Edwards stated that she sent the Commissioners an email regarding the issue. She stated that the potential timeshare owner was told to complete the requisite application paperwork and submit it to LREC staff. She stated that the commission staff will review the application and get back to the potential owner so that the potential owner can make a determination on whether or not to purchase the property. Mr. Unangst stated that he found no language in the law stating that the Commission could not review the application prior to ownership of the property.

Chairman Hebert stated that he understands the desire of the potential owner to know that the property can be used for the intended purpose prior to purchasing.

4. Standardized Forms – No Report
5. Strategic Planning – Commissioner Baaheth stated that all committee goals have been met except for Best Practices, which will be picked up after the New Year.

6. Errors & Omissions – No Report
7. Technology – Commissioner Donnes asked Mr. Smart to explain the AT&T issue to the Commissioners. Mr. Smart stated that some AT&T users are having issues reaching the LREC website. Ms. Shaw stated that AT&T will not work directly with the LREC staff and all complaints must come from their clients. She stated that she is working to get the message out to AT&T customers via social media and the newsletter to promote calls to AT&T’s customer service. Mr. Smart also stated that there is a work around where AT&T users can be directed to the renewal site without accessing lrec.gov. He is directing licensees that he speaks with to the work around.

DIRECTORS REPORT:

Mr. Unangst stated that he recently addressed a group of title companies. He stated that the majority of the discussion revolved around the holding of deposits. He stated that Commissioner Roberts attended the meeting and did a great job of presenting the changes to the purchase agreement to the attendees.

Mr. Unangst stated that the attendees also gave positive feedback on State Reporting at the meeting.

Mr. Unangst stated that he would be attending a House Ways and Means Committee meeting this afternoon to approve the contract between the LREC and Louisiana Interactive.

Mr. Unangst stated that Ms. Shaw completed all the necessary steps to have the new chapter regarding property management added to the LREC rules. He stated that the proposed rule would be published in the December issue of the *Louisiana Register*. He stated that, if all went as expected, the rule would be final in 3-4 months.

Mr. Unangst passed out a status report regarding State Reporting. He stated that the error rate is currently .0045% and that most errors can be attributed to punctuation in licensees’ names. He also stated that the State Reporting system offers licensees many features, including the ability to search for courses based on subject, location, etc. Mr. Unangst stated that there was a concern mentioned at last month’s meeting by a vendor who was worried about there being a conflict of interest due to the fact that the owner of State Reporting is also a part owner of the education provider At Your Pace. He stated that the agreement reached between the LREC and State Reporting clearly states that At Your Pace will not offer education courses in Louisiana. He stated that he looked into the issue and State Reporting has been true to the agreement and has offered no Louisiana courses since the agreement was reached.

(Attachment D)

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Chairman Hebert stated the Commission needs to elect officers for 2019.

Commissioner Roberts made motion, seconded by Commissioner Gauthier, to elect Commissioner Reinauer as 2019 Chairman. Motion passed without opposition.

Commissioner Wolford made motion, seconded by Commissioner Free, to elect Commissioner Roberts as 2019 Vice Chairman. Motion passed without opposition.

Commissioner Gauthier made motion, seconded by Commissioner Wolford, to elect Commissioner Baaheth as 2019 Secretary. Commissioner Roberts made motion, seconded by Commissioner Free, to elect Commissioner Ritchie as 2019 Secretary. After a roll call vote, Commissioner Baaheth was elected 2019 Secretary (Commissioner Baaheth received 5 votes and Commissioner Ritchie received 4 votes).

Commissioner Donnes made motion, seconded by Commissioner Gauthier, to approve the 2019 meeting schedule. Motion passed without opposition. Ms. Mire will send out an updated schedule to all commissioners.

(Attachment E)

Mr. Unangst thanked Chairman Hebert for his service this year and stated that he did a wonderful job running the Commission.

EXECUTIVE SESSION

None

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

STEVEN HEBERT, CHAIRMAN

DEANNA NORMAN, SECRETARY