

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE COMMISSION

September 26, 2019

The Louisiana Real Estate Commission held its regular meeting on Thursday, September 26, 2019, 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

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

STAFF

Bruce Unangst, Executive Director
Arlene Edwards, Attorney
Summer Mire
Ryan Shaw
Jenny Yu
Tom Devillier
Malissa Fowler
Logan Cockerham
Telly Hollis
Allison O'Toole
Mark Gremillion
Debbie DeFrates
Dusty Evans

GUESTS

Tim Tullos
Kim Callaway – Louisiana REALTORS

Chairman Gauthier led the invocation; Commissioner Ritchie led the Pledge of Allegiance.

MINUTES

Commissioner Gauthier made motion, seconded by Commissioner Donnes, to approve the minutes of the meeting of July 18, 2019. Motion passed without opposition.

(Attachment A)

PRESENTATION OF PLAQUE TO COMMISSIONER STEVEN HEBERT

Chairman Reinauer presented former Commissioner Steven Hebert with a plaque and thanked him for his years of service to the Commission.

COMMITTEE REPORTS:

1. Budget – Commissioner Free reviewed the proposed budget with the Commissioners. He stated that revenues are down because fines are down, which is a good thing. He stated that the license count is at the highest level it has been at since 2008, which means revenues are higher this year than they were last year.

(Attachment B)

Commissioner Free stated that the LREC has received an unqualified opinion from the state auditor, which means that there were no faults found.

(Attachment C)

2. Education/Research/Publication – Commissioner Gauthier stated that staff is almost done making the final changes to the course materials for Train the Trainer, which will be held in early October. She also stated that Tim Bell at State Reporting is sending out reminders about continuing education to those licensees who have not completed their required hours.
3. Legal/Legislative/Timeshare – Commissioner Ritchie thanked those individuals who attended the taskforce meeting on commercial licensing. He stated that the discussion was productive with discussions on property management and consumer protection among other topics. He stated that the main focus after the first two taskforce meetings has been on education. He stated that the taskforce plans to come back with a recommendation after their next meeting.
4. Standardized Forms – Commissioner Roberts stated that a webinar was held on the new Property Disclosure Document and that licensees are reacting positively to the changes.

Commissioner Roberts also stated that he asked the Compliance staff to research past felony applicants to see where they are now. He stated that of the 112 applicants that have come before the commission since

5. Errors & Omissions – Commissioner Norman reviewed the report of investigations submitted by the Regulatory Compliance Division.

(Attachment D)

6. Technology – Commissioner Greenup stated that all staff computers and monitors have been updated. Commissioner Greenup asked Ms. Shaw to explain the upgrade of the cite and fine payment system to the Commission. Ms. Shaw stated that staff has been working with Louisiana Interactive to develop a payment platform to replace PayPoint, which the LREC has been using for online payments. She stated that PayPoint has some issues including allowing for overpayments and multiple payments by licensees, which results in Accounting issuing overpayment checks. She stated that the new system would correct these issues and be easier for licensees to use.

DIRECTORS REPORT:

Mr. Unangst stated that he continues to be pleased when he hears committee reports. He stated that the working relationship between commissioners and staff has improved in his time at LREC and that he appreciates the hard work and willingness to work together.

Mr. Unangst stated that the Investigations Division has been renamed Regulatory Compliance in order to more closely align the name of the Division with the functions of their work. He also stated that Ms. Mire’s title has been changed from Confidential Assistant to the Executive Director to Deputy Director.

Mr. Unangst introduced new hire Allison O’Toole who joins the Regulatory Compliance division as a Coordinator. He stated that Ms. O’Toole has been an exceptional addition to the staff.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Chairman Reinauer stated that he attended the ARELLO meeting recently and that he noticed that there are many other states considering how to handle the topic of commercial licenses. He stated that he also observed that everyone agreed that there needs to be a consideration of how continuing education is taught. He also stated that Kansas won an award for Innovation because they have engaged with Amazon to have their licensing functions accessible through Alexa smart speakers.

EXECUTIVE SESSION

Commissioner Wolford made motion, seconded by Commissioner Ritchie, to enter executive session. Motion passed without opposition.

Commissioner Roberts made motion, seconded by Commissioner Gauthier, to leave executive session and reenter regular session. Motion passed without opposition.

Commissioner Roberts made motion, seconded by Commissioner Gauthier, to add discussion of Case No. 2017-878 to the agenda.

Commissioner Roberts made motion, seconded by Commissioner Gauthier, to the stipulation and consent order for Case No. 2017-878. Motion passed without opposition.

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

RICHMAN REINAUER, CHAIRMAN

LACY BAAHETH, SECRETARY