

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE COMMISSION

January 16, 2020

The Louisiana Real Estate Commission held its regular meeting on Thursday, January 16, 2020, 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:

COMMITTEE

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

STAFF

Bruce Unangst, Executive Director
Arlene Edwards
Summer Mire
Ryan Shaw
Mark Gremillion
Tom Devillier
Henk vanDuyvendijk
Logan Cockerham
Telly Hollis
Jenny Yu

GUESTS

Norman Morris – Louisiana REALTORS®
Kim Callaway – Louisiana REALTORS®
Kimona Hogan – House Commerce Committee
Joseph Duncan
Andrew Baker – Burk Baker School of Real Estate and Appraisal

Commissioner Donnes was unable to attend.

Commissioner Gauthier led the invocation; Commissioner Greenup led the Pledge of Allegiance.

MINUTES

Commissioner Wolford made motion, seconded by Commissioner Gauthier, to approve the minutes of the meeting of November 21, 2019. Motion passed without opposition.

(Attachment A)

COMMITTEE REPORTS:

1. Budget – Commissioner Free reviewed the budget report with the Commissioners. He stated that revenues are up from the same period last year. Supplies are the largest expense due to the replacement of staff computers and monitors. He stated that the overall budget has a surplus and is in good shape.

(Attachment B)

2. Education/Research/Publication – Commissioner Gauthier stated that she has received suggested topics of property management and ethics/best practices as potential 2021 mandatory topics. She stated that she would like to see something regarding commercial real estate as the topic. Commissioner Ritchie stated that his taskforce is still working on a recommendation that would include commercial education. He stated that this recommendation may impact the decision of the 2021 mandatory topic.

3. Legal/Legislative/Timeshare – Commissioner Ritchie stated that he is finalizing a draft of recommendations from the taskforce on commercial education requirements. He stated that he is waiting for the final review of the taskforce members before bringing the recommendations to the Commission.

Commissioner Ritchie asked that Mr. Devillier review the draft of law changes with the Commission. Following review, Commissioner Ritchie stated that the Committee could meet tentatively on February 5 in Lake Charles during the REALTOR convention.

(Attachment C)

4. Standardized Forms – No report

5. Strategic Planning – No report

6. Errors & Omissions – Commissioner Norman asked when the current contract with the LREC's E&O provider ends. Ms. Mire stated that she would review the contract and get that information to the Commission.

7. Technology – Commissioner Greenup asked Ms. Shaw to update the Commissioners on recent improvements and developments to the LREC technology landscape. Ms. Shaw stated that staff has gone live with the new licensing software system that has been in development for some time. She stated that the new software has already allowed for improvements to some processes such as PSI exam approval, online payments, cite and fine payments, and more.

She stated that the development and implementation of the new software system will allow for continued improvements to the licensees' online interaction experience.

DIRECTORS REPORT:

Mr. Unangst stated that 90% of renewals were completed online this year and that with technology updates the trend of digital processing should increase. He stated that staff will continue to work to make online processes available and easier to use for licensees.

Mr. Unangst updated the Commissioners on the legal situation between the Appraisers Board and the FTC. He stated that he and Ms. Edwards met with the Attorney General's office yesterday to get more clarification on the situation.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Commissioner Reinauer made motion, seconded by Commissioner Norman, to approve the consent order for Case No. 2019-2978 – Kevyn M. Peters. Motion passed without opposition.

Chairman Roberts stated that he would like for the Commission to look into the issues surrounding commissions being paid to unlicensed entities. Many MLS listings state that a "tech fee" will be paid out of an agent's commission, which would constitute a violation of licensing law. This issue has been referred to Mr. Devillier in Compliance for follow up.

(Attachment D)

EXECUTIVE SESSION

None

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

RICK ROBERTS, CHAIRMAN

MATT RITCHIE, SECRETARY