

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE COMMISSION

August 17, 2017

The Louisiana Real Estate Commission held its regular meeting on Thursday, August 17, 2017, 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, Vice Chairman
Richman Reinauer, Secretary
Lacy Baaheth
Jeffrey Donnes
Jeff Free
Eloise Gauthier
Deanna Norman
Matt Ritchie
Patrick Roberts, Jr.

STAFF

Bruce Unangst, Executive Director
Arlene C. Edwards, Legal Counsel
Summer Mire
Ryan Shaw
Mark Gremillion
Robert Maynor
Chad Mayo
Damien Smart
Debbie DeFrates
Dusty Evans
Jenny Yu
Cortalya Muse

GUESTS

Norman Morris – Louisiana REALTORS
Logan Morris
Kathy Venable – EXP Realty/SWLAR

Chairman Wolford and Commissioner Nugent Smith were unable to attend the meeting.

Commissioner Gauthier led the Invocation and Commissioner Ritchie led the Pledge of Allegiance.

MINUTES

Commissioner Roberts made motion, seconded by Commissioner Reinauer, to approve the minutes of the meeting of July 20, 2017. Motion passed without opposition.

(Attachment A)

COMMITTEE REPORTS:

1. Budget – Commissioner Reinauer reviewed the budget report with the Commissioners. He stated that the annual audit is wrapping up and the Commissioners will be receiving copies of the audit results in September.

(Attachment B)

2. Education/Research/Publication – Commissioner Gauthier stated that there was an education taskforce meeting after the July meeting. She stated that the taskforce determined that the LREC should be involved with education, but not in writing courses. She stated that the taskforce also discussed the fine schedule, but that they found no reason to change the fines at this time. There may be minor tweaking to the schedule.

It was determined that the commission would not offer a 2018 broker mandatory course as there is not enough time to plan for next year. The commission may revisit offering another course in 2019.

Ms. DeFrates is currently scheduling meeting rooms and dates for the Train the Trainer course for the 2018 mandatory course. Mr. Lancaster should have a draft of the course available at the end of August for the Education Committee to review.

Commissioner Gauthier stated that over 2,000 notices went out to brokers that have not yet taken the 2017 broker mandatory course. There are a total of around 3100 brokers licensed in the state. Ms. Shaw stated that another notice will go out again in September via email and possibly regular paper mail. The list brokers that have not taken the course at that time will be sent to the nine current vendors offering the course. Commissioner Reinauer would like the list of brokers also sent to the AE's of each REALTOR Board around the state so that they may contact their membership list. Commissioner Norman requested that the penalty for not taking the course be included in the reminder letter.

3. Legal/Legislative/Timeshare – No report
4. Standardized Forms – No report but Commissioner Roberts stated that a small task force on Standardized Forms will be meeting on August 30th at 1:00 p.m. at the office of Louisiana REALTORS to discuss specifically the issue of deposits, flood insurance and disclosures.
5. Strategic Planning – Commissioner Baaheth stated that she has reached out to commissioners, industry members, and LREC staff to form task forces on various issues to move toward finalizing focus points for the strategic plan. She reviewed the committees and the individuals selected to serve on them. She stated that she would like to get regular reports from the committees to keep everything on track. She stated that she would like to have items to vote on

at the October meeting, if possible, to move the process along. Task force meetings may be held via telephone conference, in person meetings, or however each task force sees fit.

6. Errors & Omissions – No report.

7. Technology – No report

DIRECTORS REPORT:

Mr. Unangst thanked Commissioner Baaheth for her extensive work on the strategic plan. He stated that the idea of task forces is a great one that should lead to an outstanding Strategic Plan document.

Mr. Unangst introduced Cortalya Muse, a new addition to the LREC staff as an Administrative Coordinator 2 at the front desk. He stated that LaKeisha Duhon has been promoted from the front desk to the Licensing Division as an Administrative Coordinator 4.

Mr. Unangst stated that some commissioners have requested a way to identify themselves when attending events. He stated that in response, staff ordered badges for the commissioners to wear to events. Badges were passed out during the meeting.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

Commissioner Norman stated that she would like to discuss the penalty for failure to take the Broker Mandatory course. She stated that waiting until the October meeting to discuss is too late as it needs to be included in reminder notices.

After discussion, Commissioner Gauthier made motion, seconded by Commissioner Reinauer, to set the penalty for not completing the 2017 Broker Mandatory course at a \$325 fine and required completion of the 30-hour broker responsibility course within 30 days of the citation.

Mr. Morris stated that the number of non-compliant brokers may be higher due to the limited number of courses offered.

Commissioner Reinauer stated that he believes that throughout the year there are enough opportunities to attend the course that everyone should be able to complete it.

Mr. Unangst stated that over the last several years, since the Commission has focused on promoting completion of education, the compliance rate has been near 97% each year.

Commissioner Norman requested that the upcoming course schedule be added to the website to help non-compliant brokers find a course to take.

After discussion, motion passed without opposition.

NEW BUSINESS:

None

EXECUTIVE SESSION

None

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

EVELYN WOLFORD, CHAIRMAN

RICHMAN REINAUER, SECRETARY