

MINUTES OF MEETING
OF
LOUISIANA REAL ESTATE COMMISSION

February 15, 2018

The Louisiana Real Estate Commission held its regular meeting on Thursday, February 15, 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
Lynda Nugent Smith
Matt Ritchie
Patrick Roberts, Jr.
Evelyn Wolford

STAFF

Bruce Unangst, Executive Director
Arlene Edwards
Summer Mire
Ryan Shaw
Mark Gremillion
Robert Maynor
Chad Mayo
Nikki Senegal
Malissa Fowler
Sara Wheeler
Debbie DeFrates
Dusty Evans
Jenny Yu

GUESTS

Lieutenant Bell – EBRP Sherriff's Office
Norman Morris – Louisiana REALTORS®
Kim Calloway – Louisiana REALTORS®
Amy Fennell – Louisiana REALTORS®
Burk Baker – Burk Baker School of Real Estate and Appraisal
Tim Tullos – Keller Williams Realty

Chris Donaldson – Donaldson Educational Services

Commissioner Ritchie led the Invocation; Chairman Hebert led the Pledge of Allegiance.

MINUTES

Commissioner Gauthier made motion, seconded by Commissioner Nugent Smith, to approve the minutes of the meeting of December 14, 2017. 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. 2017-1608 Kristi Blair – Commissioner Gauthier made motion, seconded by Commissioner Donnes, to approve Ms. Blair’s request to obtain a real estate license. Motion carried without opposition.
2. 2017-1654 Justin Gaudet – Commissioner Reinauer made motion, seconded by Commissioner Donnes, to approve Mr. Gaudet’s request to obtain a real estate license. Motion carried without opposition.
3. 2016-1318 Chanda Hall – Commissioner Reinauer made motion, seconded by Commissioner Baaheth, to approve Ms. Hall’s request to obtain a real estate license. Motion failed to carry 8-2, with Commissioner Roberts and Commissioner Baaheth voting in favor of the motion.
4. 2018-14 – William Ham – Commissioner Reinauer made motion, seconded by Commissioner Gauthier, to approve Mr. Ham’s request to obtain a real estate license. Motion carried without opposition.
5. 2018-13 – Lisa Hartman – Commissioner Roberts made motion, seconded by Commissioner Reinauer, to Ms. Hartman’s request to obtain a real estate license. Motion carried without opposition, with Commissioner Free recusing himself.
6. 2017-1607 – Johnny Kennedy II – Failed to appear before the Commission.
7. 2017-1654 – Damika Lewis – Commissioner Reinauer made motion, seconded by Commissioner Gauthier, to approve Ms. Lewis’ request to obtain a real estate license. Motion carried without opposition.
8. 2018-15 – Tonya Peterson – Commissioner Reinauer made motion, seconded by Commissioner Roberts, to approve Ms. Peterson’s request to obtain a real estate license. Motion carried 6-4, with Commissioners Gauthier, Baaheth, Wolford, and Nugent Smith voting in opposition.

9. 2017-1609 – Jason Shoults – Commissioner Donnes made motion, seconded by Commissioner Gauthier, to approve Mr. Shoults’ request to obtain a real estate license. Motion passed without opposition, with Commissioner Ritchie recusing himself.
10. 2013-2079 – Lakebia Williams – Commissioner Gauthier made motion, seconded by Commissioner Baaheth, to approve Ms. Williams’ request to obtain a real estate license. Motion carried without opposition.
11. Winifred Guillory (requesting authorization to teach continuing education courses) – Commissioner Reinauer made motion, seconded by Commissioner Baaheth, to approve Ms. Guillory’s request for authorization to teach continuing education courses. Motion failed 5-4, with Commissioners Roberts, Gauthier, Norman, Donnes, and Wolford voting in opposition and Commissioner Nugent Smith recusing herself.

COMMITTEE REPORTS:

1. Budget – Commissioner Reinauer reviewed the budget report with the Commissioners. He stated that the licensee count is at its highest since 2008. He stated that, due to the high licensee count, the revenue numbers are up. He stated that the numbers show an approximate \$145,000 increase over the same period from last year.

(Attachment B)

2. Education/Research/Publication – Commissioner Gauthier stated that she had no report but that the Education Committee would be meeting after the Regular Business meeting.

Mr. Morris stated that Louisiana REALTORS® is looking to the future and considering how to approach education. He asked the Commissioners to consider changing the process for continuing education course approvals. He stated that staff would make recommendations on proposed courses to the education committee who would then determine course approval. He stated that the committee could forward any questionable course topics to the full Commission for discussion. He stated that LR is open to discussion, ideas, and thoughts about this process and asked that the Commissioners consider it for future discussion.

Commissioner Ritchie asked what the course approval process is currently. Mr. Unangst stated that the issue is not with the current course approval process, but with exceptions made to the rules, which have to be considered individually outside of the normal course approval process. Mr. Morris stated that he agreed with Mr. Unangst and told the Commissioners that LR would follow up with a written presentation of the framework for this presentation.

3. Legal/Legislative/Timeshare – Commissioner Ritchie stated that there will be a meeting prior to the next Commission meeting where Legal/Legislative will discuss escrow disputes and potentially moving the 12/31 renewal date.

4. Standardized Forms – Commissioner Roberts stated that the Standardized Forms taskforce will meet in May to discuss updates to the Mandatory forms. He stated that once firm dates have been set they will be advertised so that stakeholders throughout the state can make comments. Commissioner Nugent Smith stated that there are several addendums that need to be either created or revised.
5. Strategic Planning – Commissioner Baaheth thanked everyone involved with the various taskforces working toward completing a new strategic plan. She requested that Ms. Mire share all reports from each meeting so that everyone can see how the taskforces overlap. She asked that Commissioner Donnes review the outcome of the recent Technology taskforce meeting. He asked Ms. Shaw to give an update on the website progress.

Ms. Shaw stated that STUN Design reached out to her yesterday to discuss a delay in the production of the website. She stated that the original promise of STUN to produce a custom-designed content management system has proven more difficult than the company believed. She stated that STUN has offered the solution of switching over to a Word Press format with additional security, which they use currently on several sites with no issues. Ms. Shaw stated that this option was presented at the beginning of the process, but was more expensive than the option chosen by staff. She stated that STUN has offered to complete the Word Press option without any additional charges. STUN told Ms. Shaw that this switch would cause a 10-14 business day delay, which will push the expected launch of the website from March to April to allow Ms. Shaw time for content population and testing.

Commissioner Donnes asked the Commissioners to review the information before them and asked if there were any questions. Chairman Hebert stated that to him the two most important issues are the database list queries and the electronic course reporting. He stated that these issues can both be addressed with the development of software to help make these processes faster and more user-friendly.

Commissioner Roberts asked how the LREC-assigned email addresses are working. He asked if it would be possible for the Commission to use the licensees' personal email addresses. Ms. Shaw stated that the issue is that we need to have a static email address that the licensee cannot change so that staff can be sure notices are sent to a location where they can be viewed.

(Attachment C)

Commissioner Baaheth asked Commissioner Norman for an update on the Communications taskforce. Commissioner Norman asked Ms. Shaw for an update

6. Errors & Omissions – No report
7. Technology – No report

DIRECTORS REPORT:

Mr. Unangst stated that Mr. Mayo will be leaving the agency for a position with the Department of Transportation. He thanked Mr. Mayo for his service to the LREC.

Mr. Unangst stated that the recent freeze caused a burst pipe, which will need to be fixed for a one-time cost of approximately \$6,000. He also stated that the peeling Formica countertops in the hearing room will be repaired soon.

He asked that all Commissioners contact Ms. Mire to complete their ARELLO Conference registration. He also stated that Ms. Mire and Ms. Shaw have been assigned to organize welcome bags for conference attendees and the Commissioner Nugent Smith has been very involved in planning the Commission-hosted reception.

Commissioner Reinauer asked for an update on the Broker Mandatory course from last year. Mr. Unangst stated that he was pleased with the level of compliance on the part of brokers and that he has not heard any complaints from any of those who attended. Commissioner Donnes asked if this was going to be something that the Commission would do again. Commissioner Gauthier stated that it was on the agenda to discuss at the Education Taskforce meeting.

Commissioner Norman asked if there has been any information sent out to licensees regarding the changes in flood insurance requirements. Mr. Unangst asked Ms. Shaw to contact LR and come up with language to send out regarding this issue.

Mr. Unangst stated that the LREC has chosen to close its P.O. Box, which has caused a few issues due to the forwarding process. He stated that Ms. Shaw has removed references to the P.O. Box from all forms and the website. He stated that the delay caused by mail forwarding could mean that a comment in reference to the publication of the rule change to Chapter 18. He stated that, due to this mailing issue, the Commission can choose to hold a hearing on March 1 in case there are any outstanding comments.

Commissioner Wolford asked if the use of certified mail needs to be changed because the system does not work well. Mr. Unangst asked that Ms. Edwards and Commissioner Ritchie review this issue during their next Legal/Legislative taskforce meeting.

PUBLIC COMMENT:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

None

EXECUTIVE SESSION

None

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

STEVEN HEBERT, CHAIRMAN

DEANNA NORMAN, SECRETARY