

1 STATE OF ALASKA  
2 DEPARTMENT OF COMMERCE, COMMUNITY & ECONOMIC DEVELOPMENT  
3 DIVISION OF CORPORATIONS, BUSINESS AND PROFESSIONAL LICENSING  
4

5 REAL ESTATE COMMISSION  
6 MEETING MINUTES  
7

8 May 23, 2019  
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10 By authority of AS 08.01.070(2), and in compliance with the provisions of AS  
11 44.62, Article 6, a scheduled meeting of the Real Estate Commission was held  
12 May 23, 2019, at the State of Alaska Atwood Building Ste 1550, 550 W. 7<sup>th</sup>  
13 Avenue, Anchorage, Alaska.  
14

15 **May 23, 2019**

16 **Agenda Item 1 - Call to Order**

17 Chairperson PeggyAnn McConnochie called the meeting to order at 9:00 a.m. at  
18 which time a quorum was established.  
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20 Roll Call – 1(a)

21 Members present:

22 PeggyAnn McConnochie, 1<sup>st</sup> Judicial District, Chairperson  
23 Margaret Nelson, Broker, Broker at Large,  
24 Cheryl Markwood, Broker at Large  
25 David Pruhs, Broker, 4<sup>th</sup> Judicial District  
26 Jerry Royse, Broker, 3<sup>rd</sup> Judicial District  
27 Jesse Sumner, Public Member  
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29 Staff Present:

30 Sharon Walsh, Executive Administrator  
31 Nancy Harris, Project Assistant  
32 Melissa Dumas, Administrative Officer, JNU Division of CBPL, via teleconference  
33 Shyla Consalo, Investigator for REC  
34 Karina Medina, Probation Monitor  
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36 Guests Present:

37 Errol Champion, Liaison for AAR, Juneau  
38 Joel Fuller, Broker, Northern Star Properties, Anchorage  
39 Sandra Harp, Broker, RBS Real Estate, Anchorage  
40 Joe Logan, Associate Broker, Herrington and Company, Anchorage  
41 Lonnie Logan, Associate Broker, Herrington and Company, Anchorage  
42 Becky Brewer, Associate Broker, RE/MAX Dynamic Properties, RE Educator,  
43 Anchorage  
44 Paul Moore, Broker, Distinctive Properties, Eagle River  
45 Deborah Brollini, Public attendee  
46 Chuck Booher, Broker, Booher Real Estate, Anchorage  
47 Gina Ritacco, Director of Boards and Commissions  
48 Tara VanOrsdal, Yukon Title, Anchorage  
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50 Approval of Agenda-1(b)

51 Commission members reviewed the meeting agenda.



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**On a motion duly made by Ms. Markwood, seconded by Mr. Pruhs, it was,**

**RESOLVED to approve the meeting agenda for May 23, 2019.**

Ms. Nelson asked that additional items be added to the agenda. Introduction of new Commission member; add item #10 Commission comments/questions; #11 Adjournment; Ms. Walsh asked that Dept of Law Assistant AG be added to item 3(a) Public Comment. Mr. Sumner asked that election of Education Liaison be added under item 10(a).

Ms. Walsh asked to add an agenda item under Public Comment #3(a), AAG Harriet Dineger from Department of Law.

**On a motion duly made by Mr. Sumner, seconded by Mr. Pruhs, it was,**

**RESOLVED to approve the meeting agenda for May 23, 2019 as amended.**

**All in favor; Motion to amend agenda passed.**

Introduction of New Commission Member –

New Commission member, Jerry Royse, introduced himself to the Commission. He said he attended over 50 REC meeting in the past 30 years, drafted over 42 state statutes and regulations, appeared as an expert witness in 32 cases, has the largest training company for the past 25 years. He said he was the past education chair for the REC, AAR, and ABR. He has been on the education committee for 3 years. He was also on the education committee for the commercial industry as well as the course curriculum education chair for both CRS and GRI. He is the senior reviewer of appraiser curriculum and development, and for the GRI program. He has been a broker for over 30 years, currently has active listings, has sold over 1200 homes and has many videos and books.

Agenda Item 2 - Approval of Meeting Minutes

March 27, 2019 meeting minutes.

**On a motion duly made by Ms. Markwood, seconded by Mr. Sumner, it was,**

**RESOLVED to approve the March 27, 2019 meeting minutes.**

Ms. Nelson asked that a correction be made on page 4, add Ms. Nelson to the roll call vote in the affirmative.

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**On a motion duly made by Mr. Pruhs, seconded by Ms. Markwood, it was,**

**RESOLVED to approve the March 27, 2019 meeting minutes as amended.**

**All in favor; Motion passed.**

**Agenda Item 3 – Public Comment**

Sandra Harp, Broker of RBS Real Estate, gave her comments regarding the draft of the AREC Consumer Disclosure to the Commission. She said she represented the Independent Broker's group who meet once a week. She stated she was given a copy of the Consumer Disclosure and that she signed a petition that the Independent Brokers are against this 8 page draft. She said it ends up being a unilateral contract and not a disclosure and that she is totally against it. Ms. Harp requested an audit from the Commission for the expenses that have gone out for the creation of this draft.

Ms. Nelson asked Ms. Harp what changes she would like to see on this form?

Ms. Harp said that the Commission did not need to create a new form but to just add an additional page at the end for teams to sign their names.

Ms. Walsh said that there was no money expended for this draft because the Commission members worked on this form and they are volunteers. She said that she did not know why this draft was handed out because it still has to go out for public comment and be approved by the Commission.

The Chair thanked Ms. Harp for her comment.

Paul Moore, Broker of Distinctive Properties, spoke to the Commission regarding the AREC Consumer Disclosure. He said he read the form and there was one part that he had a problem with. He stated that this form puts the onus on the licensee and not the consumer. The licensee is required to follow certain requirements but the consumer does not. It is like one person who is married but the other person is not. He said he believed this needs to be very clear. He said the way it works for him is that either you work together with the consumer or you don't; if the relationship ends, they put that in writing and move on.

Ms. Nelson asked if he had any changes to this form what would it be?

Mr. Moore said similar to Ms. Harp, he would like to see an additional page or addendum for teams or those that are involved with the contract

The Chair thanked Mr. Moore for his comments.

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Harriet Dinegar, AAG, Department of Law

Ms. Dinegar the Assistant Attorney General with the Department of Law addressed the Commission regarding her role for the Real Estate Commission. She said her job is to be the counsel for the Commission. This means sometimes she will work directly with the Commission members at meetings and sometimes she will work only with staff members. She said that she is the AAG assigned to REC and her job is to help with 2 things. One to assist the Commission in drafting regulations and assist with matter of adjudication. She said the Commission members are governed by statute AS 08.88. There are also regulations to interrupt those statute and help that statute work for licensees, prospective licensees and people in general. She said she assists in drafting those regulations. She does not tell you what to have as regulations, that is a public policy decision and that is up to the Commission. The Commission is the governing body that decides on the regulations and practice. She is there to assist the Commission in writing regulations is a certain form so that they can be understood and that they fall within the certain drafting convention. She is also to assist with matters of adjudication. An adjudication is like a judicial proceeding and it comes into play in a few different ways. One way is when the Commission denies a application an license and two, when the Commission decides to suspend or revoke a licensee's license. Adjudication procedures are all governed under the Administrative Procedures Act AS 44.62 & 64. Ms. Dinegar explained the judicatory procedure and how it works to the Commission. It is the Commission's job to determine whether or not the applicant's criminal history is preclusive to getting a license. She said the Commission is to become very familiar with the statutory requirements for licensure and denial of a license. She said if any of the Commission members did not understand the requirements then they could possibly have another session on how to read that statute.

Ms. Dinegar also talked about executive session and that there are only a few exceptions that Commission members would go into executive session. Commission members need to announce to reason why they are going into executive session because it is a public meeting. Once the Commission comes out of executive session, they would need to put their decision on the record in the form of a motion. The Commission cannot make a decision in executive session. If the Commission denies a license, it is very important that the Commission state for the record the reason that they are denying the license and the statute and/or regulation that supports that decision. Ms. Dinegar wanted to impress upon the Commission members to be very clear on the record why they are taking the action they are taking. She said they could never be too simple or too clear because if you are going to deny a license the applicant has a due process right to appeal your decision.

Ms. Walsh asked Ms. Dinegar in a motion can the Commission list the name of the individual on record?

194 Ms. Dinegar said that there is not a statute regarding that so you can use the  
195 person's name and not just the case number. She said it is up to the Commission  
196 to use the person's name or not.

197  
198 Ms. Dinegar's advice to the Commission was to be as careful and consistent as  
199 possible when making your decisions. If the Commission ever has any questions,  
200 to let Ms. Harris know and she will contact her with your questions.

201  
202 Ms. McConnochie asked Ms. Dinegar if she would come back to the next REC  
203 meeting to speak to the Commission about what is statutorily required for  
204 licensure, what will keep someone from receiving a license, and how to properly  
205 make a decision on record as clear and reasonable as possible.

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207 **Agenda Item 3 - Public Comment – con't**  
208 Chuck Booher, Broker and member representing the Independent Brokers of AK  
209 (IBA), spoke to the Commission regarding the Real Estate Consumer Disclosure.  
210 He gave the Commission a petition signed by the Independent Brokers of AK with  
211 their comments rejecting the Alaska Real Estate Consumer Disclosure draft. He  
212 said this group believed that the current Real Estate Consumer Disclosure was  
213 adequate, and covered things properly. The petition outlines a number of reasons  
214 they reject the changes to the AREC Disclosure form; there is no need to change  
215 the current existing form, it creates a mandatory unilateral contractual relationship,  
216 it does not follow state statutes with some duties missing and facilitator not  
217 defined, if members of teams need to sign the form they can simply add names to  
218 the existing signing page, instead of simplifying the concept of licensee  
219 relationships it further confuses the consumer, and the resulting confusion exposes  
220 consumers to additional risk and litigation needlessly.

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222 Ms. Nelson asked Mr. Booher how many members are there with the Independent  
223 Brokers of Alaska?

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225 Mr. Booher said there is no official membership. Whoever is associated with real  
226 estate can attend a meeting. There is about 15 and 25 people that attend  
227 meetings.

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229 Ms. McConnochie said for disclosure, Commission member Jerry Royse was a  
230 signatory on to the petition turned in by the Independent Brokers of Alaska.

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232 The Chair thanked Mr. Booher for his comments.

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235 **Agenda Item 4 – Old Business**  
236 Changes to AREC Consumer Disclosure – to include teams-4(a)

237 Ms. Harris explained to the Commission members the regulation process when  
238 there are revisions to a form or a regulation. Some forms require a regulation  
239 change such as the Real Estate Consumer Disclosure.

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241 Ms. Nelson pointed out the regulation process is outlined quite well on page 44 of  
242 the Board member handbook if Commission members wanted to take a look.

243  
244 Mr. Pruhs gave a brief history of the previous Commission's revisions of the AREC  
245 Consumer Disclosure. He said the formation of teams prompted the prior  
246 Commission to revise the Real Estate Consumer Disclosure.

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248 Commission members reviewed and discussed the current draft of the Real Estate  
249 Consumer Disclosure.

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252 **On a motion duly made by Ms. Nelson, seconded by Mr. Sumner, it**  
253 **was,**

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255 **RESOLVED to table the current draft form, AREC Consumer**  
256 **Disclosure as presented.**

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259 Commission members spoke to the motion and discussed the AREC Consumer  
260 Disclosure as presented.

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263 **On a motion duly made by Mr. Pruhs, seconded by Ms. Markwood, it**  
264 **was,**

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266 **RESOLVED to approve to amend the original motion and table**  
267 **the current draft form of the AREC Consumer Disclosure until**  
268 **the September meeting.**

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Mr. Sumner called for the question.

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Commission members voted on the call for question.

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**All in favor. Call for question passed.**

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277 **Commission members voted on the amended motion to approve to the**  
278 **original motion and table the current draft form, AREC Consumer**  
279 **Disclosure, until the September meeting.**

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**All in favor: Motion passed.**

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284 **Commission members voted on the original motion to table the**  
285 **current draft form, AREC Consumer Disclosure.**

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**All in favor; Motion passed.**

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10:34 a.m. Commission members recessed for break  
10:46 a.m. Commission members reconvened

**Agenda Item 4(b) – Property Management Kassandra Taggart**

Commission members discussed the K. Taggart issue regarding misappropriation of property management security deposits.

Ms. Harris stated that the previous Commission referred Ms. Taggart to contact the investigations and submit a compliant.

Ms. Nelson stated that this issue was more than submitting a compliant. She said she believed this issue should be addressed in regulations to make it clear for these trust account issues.

Commission member Nelson and Pruhs agreed to review the property management regulations and make possible changes and bring a draft back to the September 2019 meeting for consideration

**Agenda Item 5 – New Business**

**Item 5(a) – Meeting Date – one day meeting**

Commission members discussed the meeting dates and when they would have their one in person meeting.

**On a motion duly made by Ms. Markwood, seconded by Mr. Royse, it was,**

**RESOLVED to request for September be funded as in person meeting.**

**Roll Call vote: Mr. Sumner- no, Ms. Markwood-yes, Mr. Royse- yes, Ms. Matthews- yes, Ms. Nelson- no, Mr. Pruhs- yes, Ms. McConnochie-yes.**

**2 no votes, 5 yes votes. Motion passed.**

The Commission requested that the September 25, 2019 meeting be funded as an in-person meeting.

**Item 5(b) – ARELLO conference and Investigator workshop**

Ms. Walsh explained to the Commission what the benefit was to attend the ARELLO conference and Investigator Workshop to the Commission. She said she would like to send the Executive Administrator to the ARELLO conference in September and Investigator to the ARELLO Investigator Workshop this year.



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**On a motion duly made by Mr. Royse, seconded by Ms. Markwood, it was,**

**RESOLVED to approve to send Ms. Harris to the ARELLO conference and Ms. Consalo to the investigator workshop with the expectation of a report at the next Commission meeting.**

Ms. Nelson called for the question.

**The Commission voted on the call for the question.**

**All in favor. Motion passed.**

**Commission members voted on the original motion to approved Ms. Harris to attend the ARELLO conference and Ms. Consalo to attend the Investigator's Workshop.**

**All in favor. Motion passed.**

Ms. Consalo asked the Commission if they would consider paying the fee for her to apply for an Investigator certification. She said that she can apply for this certification after she returns from the Investigator Workshop. The requirements for this certification is one year as an investigator and attendance of an investigator workshop.

**On a motion duly made by Ms. Markwood, seconded by Mr. Royse, it was,**

**RESOLVED to approve Ms. Consalo's request for the Commission to pay for the Investigator certification when she returns from the ARELLO Investigator Workshop.**

**All in favor. Motion passed.**

**Agenda Item 6 – Executive Administrator's Report**

Ms. Walsh announced to the Commission that Ms. Harris was approved as the Acting Executive Administrator

**Licensing Report- 6(a)**

Ms. Harris presented the licensing statistics to the Commission for May 23, 2019. She reported that between 1/1/19 and 03/31/19 there were 71 new licensees, 2727 active licensees with a 2020 expiration date; total number of licensees is 2906. 49 licensees were in inactive, 7 licensees lapsed due to non-compliance of PLE, 4 licensees on probation, 101 licensees in a license returned status, and 72 transfers

385 between 1/1/19 – 3/31/19. There were 4 upgrades from salesperson to associate  
386 broker and 3 upgrades from salesperson to broker. She stated there were 2  
387 endorsements, 1 salesperson and 1 associate broker. An endorsement is when an  
388 individual is licensed in AK who has a current license in another state.

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390 **Item 6(b) -Recovery Fund Report**

391 Ms. Walsh asked to come back to this report after lunch with good financials.

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393 **Agenda Item 7- Division Update**

394 **Item 7(a) – REC Revenue and Expenditure Report**

395 Ms. Walsh presented the REC Revenue and Expenditure report for the 3<sup>rd</sup> quarter  
396 that was reported at the March meeting. She said that 4th Qtr FY19 will not be out  
397 until the end of October 2019, for all Boards and Commissions. There was  
398 licensing revenue of 766,875, total expenditures were 377,616. Indirect  
399 expenditures were at 180,508 with a total surplus of 389,259. A beginning  
400 cumulative surplus was 523,449 with an ending cumulative surplus of 912,708.

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402 Mr. Pruhs requested for the September meeting, with regards to the Recovery  
403 Fund, a running tab from the past 3 years funds expended out of the recovery fund  
404 from individuals that had claims or judgements.

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407 **Agenda Item 8 – Education Report**

408 **Item 8(a) – Education Statistics**

409 Ms. Harris presented the May 23, 2019 Education Report to the Commission  
410 effective May 9, 2019. She said there were 451 currently approved courses, 9 pre-  
411 licensing courses, 3 broker upgrade courses, 348 elective courses, 26 designated  
412 courses and 65 PLE courses. There are currently 133 permanent instructors with 3  
413 of those are new instructors.

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415 Ms. Harris also presented the education statistics from 10 years ago, 2009, per  
416 request from the previous meeting. In 2009 there were a total of 294 courses, 7  
417 pre-licensing courses, 8 broker upgrade courses, 201 elective courses, 33  
418 designated courses and 45 PLE courses and there was a total of 86 approved  
419 instructors.

420

421 Mr. Pruhs asked the Commission members to consider for future designated  
422 education that the hours be separated for Broker/Associate Broker and  
423 Salesperson? What do brokers do that salespeople do not? He said this is just a  
424 thought for the next renewal.

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427 **Item 8(b) – DCE Survey**

428 Ms. Harris asked the Commission if staff could send out a survey through the  
429 ListServ to ask real estate licensees their feedback on what topics they would like  
430 to see as Designated Continuing Education (DCE) for the licensing period and  
431 bring that information back to the Commission at the next meeting.

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433 The Commission members agreed that a survey should be sent out to licensees  
434 for their input on the next DCE topics and presented at the September Commission  
435 meeting for their review.  
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### 438 **Agenda Item 9 – Investigative Report**

#### 439 **Item 9(a) – Statistical Report**

440 REC Investigator, Shyla Consalo, presented the investigation statistics for the  
441 reporting period of 08/31/18 through 11/19/18. There are 8 opened matters, 9  
442 matters were closed and there are 22 matters under active investigation.  
443

#### 444 **Item 9(b) – Investigative Process**

445 Ms. Consalo gave the Commission a quick review of the investigative process.  
446

447 Commission members directed questions to Ms. Consalo regarding that process.  
448

#### 449 **Item 9(c)- Probation Report**

450 Investigator, Katrina Medina, presented the probation report to the Commission.  
451 Ms. Medina stated that there were no changes from the last report. One licensee  
452 was released from probation and one will be released on June 20, 2019. There are  
453 two licensees that are on hold because they have let their license lapse. She said  
454 she will contact these two licensees and see if they will surrender their license so  
455 that they can be taken off of the probation report.  
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### 458 **Agenda Item 10 – Commission Members Comments**

459 Ms. Nelson said she is not sure why the Commission does not have committees or  
460 work sessions. She said she is used to being part of an organization that has  
461 committees that take up the different items and the information comes back to the  
462 Commission for their consideration and vote. She said she just needs to know how  
463 this Commission works, as a whole? She said she does not believe that is  
464 particularly useful.  
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467 Ms. McConnochie said since she has been on the Commission, first understand  
468 there is the challenge of the lack of money, they have set up a task force for a  
469 verity of issues that have come before them. One of the members worked on  
470 rewriting the regulations dealing with education courses. He revised the regulation  
471 and brought it back to the Commission, it was voted on and then it went through  
472 the regulation process. She said we have what she would call a task force when  
473 there is a need. She said this is how it was done. It is all volunteers that do this. It  
474 is not the staff that writes regulation or forms. The Commission members do this  
475 on their own time and own dime and bring it back what they have done to the  
476 Commission for their consideration.

477

478 Mr. Royse said he would like the Commission to work with work  
479 groups/committees or with a task force and reach out to licensees when these  
480 work groups are for more feedback. He said there are 3 educators on the  
Commission, we have quality people, and some of the concerns he has heard with

481 regards to the AREC Disclosure is there is inconsistent training going on as to who  
482 says what is supposed to happen. He said that it would serve the industry, moving  
483 forward as the Commission is looking at the AREC Consumer Disclosure, to see  
484 the three trainers put together a 3 day train the trainer workshop with the first day  
485 dealing with technical instructional techniques and the second day on the focusing  
486 specifically on the delivery of the AREC Consumer Disclosure so there is some  
487 consistency with the instructors, statewide and within the industry. He said he  
488 would like to see us get together as an industry and focus on the trainers and  
489 teach them how we would like them to present the AREC Disclosure and have  
490 consistency around the state.

491  
492 Mr. Pruhs asked for an estimate, if possible, of the number of the brokerages that  
493 have teams. He said the Commission should know what the population basis is of  
494 what they are dealing with regarding teams. He said that the AREC transfer form  
495 has not been revised since 2007 and he believes that it needs to be updated.

496  
497 Mr. Royse said he agreed with Mr. Pruhs with the discussion of team. He said the  
498 education for brokers should be looked at relative to some of these violations that  
499 are occurring and expand that review of education. He also said how are we  
500 teaching these team leaders on what they are to do? We have created a midlevel  
501 management in this state with no regulatory oversight or requirements. He said he  
502 would like to see minimum standards on teams would help the consumers in this  
503 state and upgrade the industry.

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505 Ms. Matthews said she liked the idea of having the comments before the end of the  
506 meeting so that members have a chance to thank staff and can make any  
507 comments they may have. Also, she asked that staff provide more of a background  
508 on some of this information, like the revision of forms, because as public members  
509 they do not work in this industry every day and it would help them do their job,  
510 which is to conduct business. She had one comment on fees, to make sure the  
511 revenue and expenses are looked at so that we don't go in the hole no matter what  
512 is done. She said there are experts in the room that know about that far better than  
513 she does.

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515 Ms. Markwood said it is great for the in-person meeting although ZOOM is a great  
516 opportunity. She believed it is important to address issue about teams and review  
517 broker upgrade education and broker supervision. The consumer deserves that  
518 protection. She said she would like to see the Commission form a committee to  
519 address and review forms prior to our meeting.

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522 Item 6(b) -Recovery Fund Report, Con't

523 Ms. Walsh presented the Recovery Fund Report to the Commission. She stated  
524 that the total revenue for the quarter ending 3/31/19 was 10,612, this includes  
525 licensing and education. Total expenditures of 31,291, this includes salaries and  
526 any claims, a net change in the fund balance of 20,678 with a beginning fund  
527 balance of 392,207 and ending balance of 301,167.

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529 Mr. Pruhs requested a copy of the last Legislative Audit for all Commission  
530 members.

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533 **On a motion duly made by Mr. Sumner, seconded by Ms. Nelson, it**  
534 **was,**

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**Agenda Item 5 – Election of Education Liaison**

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**All in favor. Motion passed.**

Ms. Walsh continue her recovery fund report with Statement of Cash Flow. She said the cash flow through 2018, which is the end of the fiscal year, cash and cash equivalents for the year end was 394,514. Actuals for Statement for Net Positions which is assets and liabilities, the fund balance had an average of 393,361.

Ms. McConnochie asked for volunteer or nominations for Education Liaison. She said the Education Liaison is someone that staff has the ability to contact if there are questions as to whether or not the course is adequate.

Mr. Royse volunteer for the position of Education Liaison.

**On a motion duly made by Ms. Nelson, seconded by Mr. Pruhs, it was,**

**RESOLVED to nominate Mr. Royse as Education Liaison by unanimous consent.**

**All in favor. Motion passed.**

Ms. McConnochie did a quick recap of the task force/committees and what forms are being revised.

1. Alaska Real Estate Commission Consumer Disclosure and the Waiver of Right to be Represented. Ms. Pruhs and Mr. Royse will work on these and bring back their revision to the September meeting.
2. The property management regulations, 12 AAC 64.530 and 590. Ms. Nelson and Mr. Pruhs review and revise and bring back to September meeting.
3. Real Estate Property Transfer Statement form, to be reviewed and revised by Mr. Pruhs and Mr. Royse and bring their revisions to the December meeting.

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Commission recessed for Lunch at 12:10 p.m.  
Commission reconvened at 1:00 p.m.

FY2020 Goals and Objectives

**On a motion duly made by Ms. Markwood, seconded by Mr. Royse, it was,**

**RESOLVED to add the goals for the 2020 fiscal year to the agenda and address it as an approval or disapproval for the year.**

**6 in favor, 1 opposed. Motion passed.**

Agenda Item 7 – Division Update

Item 7(b) – Fee Analysis

Ms. Dumas presented the Commission members the Division’s proposed fees for real estate.

The Division proposed a decrease to the license fee from \$200 to \$140, reinstatement fee from \$275 to \$225, duplicate license fee from \$50 to \$20 and office registration fee from \$225 to \$200. The Division proposed the increase in the office changes fee from \$75 to \$120.

**On a motion duly made by Ms. Nelson, seconded by Ms. Matthews, it was,**

**RESOLVED to accept the proposal by the Division for the real estate fees.**

**All in favor. Motion passed.**

Ms. Dumas presented the Commission with the Division’s proposed fees for the Recovery Fund. There was a proposed increase of \$20.00 for the Recovery Fund Fee and initial course approval and a proposed increase of \$5.00 for course renewal.

**On a motion duly made by Ms. Markwood, seconded by Mr. Royse, it was,**

625                   **RESOLVED to accept the proposal by the Division for the fees**  
626                   **for the Recovery Fund.**

627  
628                   **All in favor. Motion passed.**

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631                   Goals and Objectives for FY2020

632                   Commission members reviewed and discussed the FY2019 goals and objectives  
633                   established by the last Commission and made changes for the new goals and  
634                   objectives for FY2020.

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636                   Ms. McConnochie gave the Commission members a quick history as to why the  
637                   prior Commission members chose the FY2019 goals.

638

639                   The Commission's Goals and Objectives for FY2020 are:

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641                   1. Rewrite the Alaska Real Estate Consumer Disclosure and Alaska Real  
642                   Estate Waiver of Right to be Represented and create a regulation project as  
643                   soon as possible.

644

645                   2. Review and revamp the State of Alaska Residential Transfer Property form.

646

647                   3. Create a process for disseminating information to the public and licensees  
648                   by staff and investigator.

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650                   4. Discuss the potential of a separate Property Management Consumer  
651                   Disclosure and Waiver of Right to be Represented form.

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653                   5. Long-term goal - to review the Landlord Tenant Act and look at changes in  
654                   conjunction with the real estate industry.

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656                   6. Review and update property management regulations with regards to trust  
657                   accounts and security deposits issues.

658

659                   7. Look at Errors & Omissions self- insurance vs- state provided pool  
660                   insurance.

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663                   **On a motion duly made by Mr. Pruhs, seconded by Mr. Royse, it was,**

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665                   **RESOLVED to accept the new revised FY 2020 goals with**  
666                   **additions and corrections.**

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668                   **All in Favor. Motion passed.**

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671           **On a motion duly made by Mr. Pruhs, seconded by Mr. Royse, it was,**

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673                       **RESOLVED to adjourn.**

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675                       **All in favor. Motion passed.**

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678 Meeting adjourned at 1:37 p.m.

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680 The next meeting will be held September 25, 2019 in Anchorage.

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Prepared and submitted by:  
Real Estate Commission Staff

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Approved:

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PeggyAnn McConnochie, Chairperson  
Alaska Real Estate Commission

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Date: 12/18/2019

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