

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

**REAL ESTATE COMMISSION
MEETING MINUTES**

June 12, 2025

By the authority of AS 08.01.070(2), and in compliance with the provisions of AS 44.62, Article 6, a scheduled meeting of the Real Estate Commission was held June 12, 2025, Anchorage, Alaska via Zoom.

Thursday, June 12, 2025

Agenda Item 1 - Call to Order

Chairperson Cheryl Markwood called the meeting to order at 9:02 a.m., at which time a quorum was established.

Agenda Item 1(a) – Roll Call

Members Present via Zoom

Cheryl Markwood, Broker, Broker at Large, Chairperson
Traci Heaton, Associate Broker, 1st Judicial District
Elizabeth Schok, Associate Broker, 4th Judicial District
Jimi Cash, Public Member

Members Absent

Devon Doran, Broker, 3rd Judicial District
Susan Wilcox, Public Member
Lonnie Logan, Broker, Broker at Large, Anchorage

Staff Present:

Nancy Harris, Executive Administrator, CBPL, REC, Anchorage
Kerry Givens, Project Assistant, CBPL, REC, Anchorage
Erika Prieksat, Chief Investigator, CBPL, Anchorage
Billy Homestead, Senior Investigator, CBPL, Anchorage
Chace Evans, Investigator, REC/APR, CBPL, Anchorage
Kimberly Lilly, Paralegal, CBPL, Anchorage
Sharon Blosser, Paralegal, CBPL, Anchorage

Guests Present via Zoom:

Victoria Roberts, Broker, EXP Realty, LLC, Anchorage
Erin Holman, unknown
Peter Carpenter, Salesperson, EXP Realty, LLC, Anchorage
Colleen Howard, Applicant, Anchorage
Amanda Davis, Associate Broker, EXP Realty, LLC, Anchorage
Gabe Stephen, Broker, Jack White Real Estate, Anchorage
Jerry Royse, Broker and Educator, Royse & Associates, Anchorage
Season Baker, Broker, Alaska Real Estate 49, LLC, Wasilla
Meagen Moody, unknown
Valerie Williams, Salesperson, EXP Realty, LLC – Southeast AK, Juneau

Lane Rau, Broker, Real Results, LLC, Anchorage
Michelle Carson, Associate Broker, Robyn Long Team Keller Williams Realty AK Group, Juneau
Kaitlyn Espada, Salesperson, Signature Real Estate Alaska, Wasilla
Teresa Block, Salesperson, Real Estate Brokers of Alaska, Anchorage
Paul Callaway, Associate Broker, EXP Realty, LLC, Anchorage

Agenda Item 1(b) - Approval of Agenda

Commission members reviewed the agenda as presented.

On a motion made by Heaton, seconded by Cash, it was,

Resolved to approve the June 12, 2025, meeting agenda as presented.

There was no opposition.

Ms. Markwood stated that the Commission would address agenda items 1, 2, 3, 4, and 6(a) and will address all other agenda items at the next Commission meeting in September.

Ms. Harris requested to amend the agenda. Correct agenda item 3(b) from April 29, 2025, to April 30, 2025, and add license salesperson application # 239896, as agenda as item 4(d).

On a motion made by Cash, seconded by Heaton it was,

Resolved to modify the June 12, 2025, meeting agenda.

There was no opposition.

Statements of Conflicts of Interest/Ethics Violations– 1(c)

There were no conflicts of interest at this time.

Agenda Item 2 – Public Comments

Jerry Royse, a real estate broker and educator, addressed the Commission with a point of clarification regarding a proposed regulation, 12 AAC 64.110(a), Requirements for Establishing and Maintaining an Office, that was included in the June 12th meeting packet. Ms. Davis, the Regulation Specialist for the division, stated at the previous REC meeting for clarification, that the verbiage “in the state” means Alaska. However, Mr. Royse stated that in subsection 12 AAC 64.110(a), when we strike out the words “this state” and add “the state”, there is a potential for misinterpretation unless some additional verbiage is added. If the verbiage “in the state of Alaska” is not added, an out of state broker may construe and argue this verbiage to mean to have a physical office location in their state. Mr. Royse stated, that with the verbiage “in the state”, the out of state broker would comply. However, if the verbiage would read “in the state of Alaska”, that would nullify any confusion.

There were no other public comments.

Agenda Item 3 – Review of Meeting Minutes

Agenda Item 3(a) – March 20, 2025

On a motion made by Cash, seconded by Schok, it was,

Resolved to approve the March 20, 2025, meeting minutes as presented.

There was no opposition.

Agenda Item 3(b) –April 30, 2025, Teleconference

On a motion made by Cash, seconded by Schok, it was,

Resolved to approve April 30, 2025, teleconference minutes as presented.

There was no opposition.

Agenda Item 3(c) – May 15, 2025, Work Meeting

On a motion made by Cash, seconded by Heaton, it was,

Resolved to approve May 15, 2025, work meeting minutes as presented.

There was no opposition.

Agenda Item 4 – Investigations

Statistical Report- 4(a)-

Mr. Homestead, senior investigator, presented the investigative statistical report for the period of March 6, 2025, through June 11, 2025. He stated there were 46 open matters and 27 matters were closed during this period.

Mr. Homestead presented historical information to the Commission that they requested at the previous meeting. He stated that open matters from the prior 3 years are averaging out from year to year; nothing really spiked from year to year. However, there were fewer cases closed this year than the previous year.

License Actions: CE -4(b)

The Commission went into an executive session to discuss investigative matters.

On a motion duly made by Heaton, seconded by Cash, it was,

Resolved to go into executive session in accordance with the provisions of AK Statute 44.62.310(c), for the purpose of discussing subjects that tend to prejudice the reputation and character of any person, provided the person may request a public discussion.

Roll call vote: Heaton- yes, Cash – yes, Schok – yes, Markwood- yes.

Commission went into executive session at 9:22 a.m.

Out of executive session at 9:53 a.m.

Case No. 2024-000993– Voluntary License Surrender

On a motion made by Heaton, seconded by Cash, it was,

Resolved to adopt the voluntary license surrender for Case No. 2024-000993.

Roll call vote: Heaton-yes, Schok- yes, Cash – yes, Markwood- yes

Case No. 2024-000712- Consent Agreement

On a motion made by Heaton, seconded by Schok, it was,

Resolved to adopt the consent agreement and order in Case No. 2024-000712.

Roll call vote: Heaton- yes, Schok- yes, Cash- yes, Markwood- yes.

Initial Instructor Application -20630- 4(c)-

The Chair clarified for the record, three Commission members, Ms. Schok, Mr. Cash and Ms. Markwood, have a relationship with the individual applying for instructor certification, although all believe they do not have a conflict of interest.

On a motion made by Heaton, seconded by Cash, it was,

Resolved to table the instructor application, 20630 pending legal consideration/review - regulation 12 AAC 64. 440 and 460.

Roll call vote: Heaton-yes, Schok-yes, Cash-yes, Markwood-yes

Initial Salesperson Application - #239896- 4(d)

On a motion made by Heaton, seconded by Cash, it was,

Resolved to approve the initial salesperson application #239896, for Ms. Howard,

Roll call vote: Heaton-yes, Schok-yes, Cash-yes, Markwood-yes

Agenda Item 6 – New Business

Annual Report – 6(b)

Ms. Harris requested to amend the REC FY2025 Annual Report: delete 2 items on page 2, the information regarding the formation of an education committee to update the required Designated Continuing Education (DCE) topics for the 2026-2028 licensing period, review and update of the disciplinary matrix and to add information regarding a letter that was sent to the AG, on behalf of the Commission, requesting a legal opinion and complete the last sentence on page 4.

On a motion made by Cash, seconded by Schok, it was,

Resolved to approve the REC FY2025 Annual Report with amendments proposed by Ms. Harris.

Roll call vote: Heaton-yes, Schok-yes, Cash-yes, Markwood-yes

Adjournment

On a motion made by Cash, seconded by Schok, it was,

Resolved to adjourn meeting.

There was no opposition. Motion passed.

Meeting adjourned at 10:05 a.m.

Next meeting: September 18, 2025.

Prepared and submitted by:
Real Estate Commission Staff

Approved:



Cheryl Markwood
REC Chairperson, Alaska Real Estate Commission