

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

**REAL ESTATE COMMISSION
TELECONFERENCE
MEETING MINUTES**

March 24, 2016

By authority of AS 08.01.070(2), and in compliance with the provisions of AS 44.62, Article 6, a scheduled *teleconference* meeting of the Real Estate Commission was held March 24, 2016, at the State of Alaska Atwood Building Conference Room 1500, 550 W. 7th Avenue, Anchorage, Alaska.

Thursday, March 24, 2016

Agenda Item 1 - Call to Order

Chairperson Nancy Davis called the teleconference meeting to order at 12:00p.m. at which time a quorum was established.

Roll Call – 1(a)

Members present via teleconference:

Peggy Ann McConnochie, Broker, Broker at Large
Nancy Davis, Broker, 1st Judicial District, Chair
Marianne Burke, Public Member
Eric Bushnell, Associate Broker at Large
Stacy Harvill, Associate Broker, 4th Judicial District
Traci J. Barickman, Broker, 3rd Judicial District

Absent:

Cindy Cartledge-Public Member (excused)

Staff Present:

Sharon Walsh, Executive Administrator
Nancy Harris, Project Assistant
Jay Paff, Investigator

Chair Nancy Davis addressed the Commission members advising them of proper protocol when conducting a teleconference meeting. She asked that members identify themselves before they have discussion and that a roll call vote would take place for every motion.

Approval of Agenda- 1(b)

Commission members reviewed and discussed the meeting agenda as presented.

On a motion duly made by Ms. McConnochie, seconded by Ms. Barickman, it was,

RESOLVED to approve the meeting agenda for March 24, 2016 as amended.

**Barickman, McConnochie, Burke, Harvill, Bushnell voted in favor;
Motion passed.**

the motion.

**Yes vote: Barickman, McConnochie, Bushnell;
No vote: Burke, Harvill
Motion passed.**

Mr. Bushnell stated you want to protect the little broker but you want to protect the public. E & O is out there to protect the public.

Mr. Bushnell had to excuse himself to attend another meeting.

Ms. Davis stated that we need to re-word this statutory language.

Ms. Burke stated her reason for the no vote was that it's too broad at this point but in agreement with the concept.

Ms. Burke asked that this information discussed today in the motion be conveyed to the Alaska Association of Realtors. Ms. McConnochie stated it is completely appropriate to discuss the Real Estate Commission's intent for the motion and Errol Champion is in discussions now with the Legislature on this issue.

E & O Survey

Ms. Davis discussed a survey the Alaska Association of Realtors (AAR) sent to all Real Estate brokers. AAR reported that there were only 42 respondents to the survey out of 422 possible. The survey asked about their current E & O insurance coverage. Ms. Barickman stated that she just found out about this today and asked why Associate Brokers were not surveyed because it concerns all of us. Ms. McConnochie stated that she believes it was because Brokers who are members of Realtors are required to have E & O insurance. Ms. McConnochie asked if we reviewed other states RFP's. Ms. Burke and Ms. Walsh stated that we did not have a copy of the other states RFP's to compare at the time. Ms. Burke stated that we proceed based on other states information. Ms. Barickman stated we are giving a pass to those Brokers that chose not to carry E & O. We need to move on and change this legislation and stop chasing this dead end. Chair Davis suggested Ms. Burke and Ms. Walsh work on getting more information on this issue.

**On a motion duly made by Ms. McConnochie, seconded by Ms. Burke,
it was,**

**RESOLVED to Ms. Burke, Chair Davis and Ms. Walsh be on a
task-force together to look at the preparation and
dissemination of an RFP Master E & O policy for Alaska
within the next 14-days.**

Ms. Burke asked for a friendly amendment to be added to the motion:

**Remove the 14-day time limit because we have no control over
that but would suggest, "as soon as possible".**

Investigator Paff asked Chair Davis if he could have Ms. Barickman sign the Consent of Agreements on behalf of Ms. Davis, Chair Davis gave her verbal consent to have Ms. Barickman sign.

On a motion duly made by Ms. Burke, seconded by Ms. McConnochie, it was,

RESOLVED to adjourn the meeting until June 2, 2016.

**Roll call vote to adjourn Burke, Harvill, McConnochie, Barickman.
Motion passed.**

Meeting adjourned at 12:56 p.m.

Prepared and submitted by:
REC Staff

Approved:



Nancy Davis, Chairperson
Alaska Real Estate Commission

Date: 9/26/16