

MINUTES

A meeting of the Alabama Real Estate Commission was held June 22, 2016, at 2 North Jackson Street, Montgomery, Alabama.

Those present were Chairman Bill Watts; Vice Chair Carole Harrison, Commissioners Steve Cawthon, Cindy Denney, Clif Miller, Danny Sharp and Nancy Wright; Executive Director Patricia Anderson; Assistant Executive Director Teresa Hoffman and Strategic Planning Consultant JDanny Cooper. Commissioners Reid Cummings and Dorothy Riggins-Allen were absent with notice.

The meeting, having been duly noticed according to the Alabama Open Meetings Act, was called to order at 10:00 a.m. by Chairman Bill Watts and a quorum was declared.

Commissioners engaged in a discussion of the status of the 2013-2017 Strategic Plan. Commissioners first reviewed the Mission, Vision and Values along with the Strengths, Weaknesses, Opportunities and Threats (SWOT) and determined that no changes were needed in these areas.

Commissioners thoroughly discussed each of the six goals and each task identified under each goal. They assessed progress and determined if each task and goal had been met and become operational, was ongoing or needed additional research. Commissioners heard from the Executive Director and Assistant Executive Director regarding staff progress and from the Strategic Planning Consultant regarding the items he has completed and is working on.

The final consensus of Commissioners was as follows for each goal:

Goal 1 "Effectuate changes in License Law to expand Jurisdiction" – Some of this goal has been completed or become operational. Other tasks regarding legislation will require additional research.

Goal 2 – "Work to nurture and solidify our relationship with the legislature" – This has become operational and is ongoing.

Goal 3 "Continue marketing and branding initiatives" – Some of this goal has been completed and some has become operational and is ongoing.

Goal 4 "Provide varied, dynamic opportunities for consumer awareness" – This goal has become operational and work is ongoing.

Goal 5 "Develop relationships with universities" - Work will continue toward meeting this goal.

Goal 6 "Educate licensees on AREC's rules and roles" – Work will continue on these tasks. Improving pass rates on the salesperson's licensing examination was added to this goal.

Commissioners discussed possible amendments to Rules 790-X-3-.03, 790-X-3-.04 and 790-X-3-.06. After discussion and input from all Commissioners, Chairman Watts directed Executive Director Anderson to file the amendments with Legislative Reference Service and begin the rule making process in accordance with the Administrative Procedures Act.

Commissioner Sharp requested that arrangements be made so that Commissioners can better see each other when discussing cases and other matters in the Commission hearing room. The group discussed several options including the possibility of enlarging the room. Commissioners asked Executive Director Anderson to explore this possibility.

There being no further business, the meeting adjourned at 4:00 p.m.

Done this 22nd day of June, 2016.

Bill Watts, Chairman

Patricia Anderson, Recording Secretary