

## MINUTES

A meeting of the Alabama Real Estate Commission was held June 19, 2014 at the offices of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

Those present were Vice Chairman Nancy Wright; Commissioners Jewel Buford, Reid Cummings, Carole Harrison, Clif Miller, Dorothy Riggins-Allen and Danny Sharp; Executive Director Patricia Anderson; General Counsel Chris Booth; Assistant General Counsel Mandy Lynn; Licensing Administrator Anthony Griffin; and Investigators David Erfman, Chuck Kelly, Phillip Bunch and K.C. Baldwin. Tori Adams served as Hearing Officer. Commission Chairman Bill Watts and Commissioner Steve Cawthon were absent with notice.

Other staff members present for all or part of the meeting were Education Director Ryan Adair, Public Relations Specialist Lori Moneyham, IT Systems Technician Candice Franklin and IT Programmer Tara Craig.

The meeting, having been duly noticed according to the Alabama Open Meeting Act, was called to order at 9:00 a.m. by Vice Chairman Nancy Wright and a quorum was declared.

Commissioner Sharp made a motion to approve the minutes from the May 22, 2014 meeting. Commissioner Riggins-Allen seconded the motion and it passed unanimously 7-0.

Executive Director Patricia Anderson presented the financial report. Part of the FY2014 renewal funds have been moved from investments into the operating fund. Depending on revenues for the remainder of FY2014, additional money may be required to be transferred into the operating account from investments. To date, over \$53,000 has been paid out from the Recovery Fund with additional payouts expected. A Recovery Fund report will be presented at the July meeting.

Commissioners received a copy of the proposed 2015 calendar. They were asked to notify Ms. Anderson or Lori Moneyham with any additional dates that need to be added, as well as dates when they would be unavailable for a Commission meeting in 2015.

Ms. Anderson announced that the renewal issue of *The Update* newsletter will have more graphics than text to allow important information regarding license renewals to stand out to licensees. An email will be sent to licensees informing them that they can begin renewing online on the Commission's website. IT Manager Brett Scott attended the 2014 Alabama Association of REALTORS® (AAR) Summer Meeting in June to assist those in attendance with online renewal.

Licensing Administrator Anthony Griffin introduced T. J. Mobley who will be working in the Licensing Division to assist during the renewal period. Mr. Mobley will be processing renewals and assisting callers.

Commissioner Buford made a motion to adopt the changes to Rules 790-X-1-.06, 790-X-1-.07, 790-X-1-.08, 790-X-1-.09, 790-X-1-.17 and 790-X-1-.18. Commissioner Miller seconded the motion and it passed unanimously 7-0.

Commissioner Sharp made a motion that Commissioners conduct hearing disposition discussions and decisions in open meeting. Commissioner Harrison seconded the motion and it passed unanimously 7-0.

## **HEARINGS**

### **Terra Leanne Reeves, Hardship Request to Allow Temporary Salesperson's License to be Issued, I-14,326**

Upon discussion of the evidence and testimony presented in the matter of Terra Leanne Reeves and her hardship request for additional time for license issuance, Commissioner Cummings made a motion to allow her 30 days to have her temporary salesperson's license issued. Commissioner Riggins-Allen seconded the motion and it passed unanimously 7-0.

### **Jason Rolland Gray, Application for Determination of Licensing Eligibility, I-14,317**

Upon discussion of Mr. Gray's eligibility for real estate licensure, Commissioner Buford made a motion to deny his request, subject to his release from probation on September 14, 2014. Commissioner Riggins-Allen seconded the motion and it passed unanimously 7-0.

### **Aaron Randall Pugh, Request for Approval to Hold a Real Estate License After License Revocation, I-14,320**

Upon discussion of Mr. Pugh's request for Commission approval for re-licensure after revocation of his previous license, Commissioner Riggins-Allen made a motion to deny his request. Commissioner Buford seconded the motion and it passed unanimously 7-0.

## **NOT APPEARINGS**

### **Aronov Realty Brokerage, Lake Martin Branch Office, I-14,247**

Upon review of the hardship request by Virginia Pettus, Branch Qualifying Broker, Aronov Realty Brokerage, Lake Martin Branch, for an extension of time to operate a home office until construction of her new office building is completed, Commissioner Buford made a motion to grant a 120-day extension. Commissioner Cummings seconded the motion and it passed unanimously 7-0.

**Education Report on Low Examination Rates**

Education Director Ryan Adair reported on the increase in low examination pass rates. The Education Division has identified the schools and instructors who have consistently reported low pass rates below 30 percent. These instructors must attend a special training on July 25, 2014 to assist them in making changes to their courses that will help improve their pass rates. The training will involve part of the current New Instructor Orientation. After completing training, the instructors will have six months to implement new ideas and improve exam results. The training is open to all instructors, in addition to those who are required to attend, and instructors representing thirteen schools have currently registered.

**Confirm Next Meeting Date and Location for the Record: July 24, 2014, 9:00 a.m. in Montgomery**

Commissioner Miller made a motion to approve the next Commission meeting date for July 24, 2014 at 9:00 a.m. in Montgomery. Commissioner Riggins-Allen seconded the motion and it passed unanimously 7-0.

There being no further business, the meeting adjourned at 10:48 a.m.

Done this 19<sup>th</sup> day of June, 2014.

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Nancy Wright, Vice Chairman

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Lori Moneyham, Recording Secretary