

MINUTES

A meeting of the Alabama Real Estate Commission was held on August 20, 2026, at the office of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

The meeting, having been duly noticed in accordance with the Alabama Open Meetings Act, was called to order by Commission Chair Betsy Echols at 9:00 a.m.

Chair Echols called the roll, and the following Commissioners indicated their presence with a spoken "present": Commissioners Kim M. Barelare, Jimmie Ann Campbell, James L. Dye, Betsy Echols, Deborah Lucas Robinson, Terri C. May, Randy McKinney, and Juanita Taggart Jones. Commissioner Emmette Barran was absent with notice. A quorum was declared.

Commission staff members in attendance for all or part of the meeting were Executive Director Dr. Vaughn T. Poe, Assistant Executive Director Wendy Mae Alkire, Deputy Attorney General Starla Leverette, Assistant Attorney General Zack Burr, Assistant Attorney General Curry Robertson, Special Investigators Marshall Simons, KC Baldwin, and Liz Allen, Legal Services Specialist Rickey Fennie, Legal Assistant Emily Stuart, Auditor Denise Blevins, Executive Secretary Debbie Wood, Communications and Public Relations Director Lori Fennie, Executive Assistant Amber Moore, Education Administrator Ryan Adair, Licensing Administrator Anthony Griffin, Accounting Director Jason Clifton, Information Technology Director Eric Aldridge, and Information Technology Systems Specialist Chris Prestridge. The Hearing Officer was Jim Hampton.

The Pledge of Allegiance was recited in unison.

APPROVAL OF THE MINUTES

Chair Echols asked for a motion to approve the June 18, 2026, meeting minutes. Commissioner Barelare made a motion to approve the June 18, 2026, meeting. Commissioner Campbell seconded the motion, and the motion passed 6-0-2, with Commissioners Dye and Lucas Robinson abstaining due to their absence at the June meeting.

COMMISSIONER DISCUSSION

PROPOSAL TO BEGIN PROMULGATION PROCESS OF AMENDMENTS TO ALABAMA ADMINISTRATIVE CODE SECTIONS 790-X-1-.18 AND 790-X-3-.14

Assistant Attorney General Burr presented proposed amendments to *Alabama Administrative Code* Sections 790-X-1-.18 and 790-X-3-.14. He explained that the proposed amendment to Section 790-X-1-.18 reflects changes in federal law regarding reciprocal licensure for military spouses, while the amendment to Section 790-X-3-.14 corrects a typographical error in the current rule. Commissioner Barelare made a motion to approve the proposed rule amendments and to move forward with filing the amended rules with the Legislative Services Agency. Commissioner McKinney seconded the motion, and the motion passed unanimously 8-0-0.

REMARKS FROM JESSICA HICKOK, CEO OF THE ASSOCIATION OF REAL ESTATE LICENSE LAW OFFICIALS (ARELLO)

Jessica Hickok, CEO of the Association of Real Estate License Law Officials (ARELLO), addressed the commissioners and provided an update on the organization. She began by thanking the commissioners and staff for their hospitality during her visit to the Commission and noted that ARELLO has been fortunate to have Assistant Executive Director Alkire serve as its president this year. Mrs. Hickok reported that ARELLO is currently

focused on four key areas: maintaining and developing its license verification database; tracking the implementation and impact of artificial intelligence (AI) technologies in the real estate industry; monitoring the modernization of property records and efforts to reduce property fraud; and strengthening real estate examination accreditation. She concluded by noting that the Alabama team continues to be forward-thinking and a pleasure to work with.

EXECUTIVE DIRECTOR'S REPORT

Director Poe stated that, in the interest of time, the Executive Director's report had been provided to the commissioners by email prior to the meeting. With no questions regarding the report, the Commission proceeded with the docket of hearings.

HEARINGS – 9:30 a.m. Docket

Alabama Real Estate Commission VS. Mary Ellen Freeman, Case Number 26-295

Deputy Attorney General Leverette advised commissioners that this case had been continued to the October 22, 2026, meeting.

Arkeuntrez Washington – Application for Real Estate Temporary Salesperson License, Case Number 26-376

Upon discussion of the evidence and testimony presented in this matter, Commissioner Campbell made a motion to deny Mr. Washington's application. Commissioner Dye seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Pauline Ayers and Ayers Realty LLC, Case Number 26-376

Deputy Attorney General Leverette advised commissioners that this case had been continued to the September 24, 2026, meeting. A consent decree was presented to commissioners; however, they requested additional time to review and discuss it.

Davarus Bell – Application for Determination of Licensing Eligibility, Case Number 26-355

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to approve Mr. Bell's application. Commissioner May seconded the motion, and the motion passed unanimously 8-0-0.

Brock Alexander Ware – Application for Determination of Licensing Eligibility, Case Number 26-276

Upon discussion of the evidence and testimony presented in this matter, Commissioner Taggart Jones made a motion to deny Mr. Ware's application. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

Amber Liston Allison – Application for Real Estate Temporary Salesperson License, Case Number 26-285

Upon discussion of the evidence and testimony presented in this matter, Commissioner Taggart Jones made a motion to approve Ms. Allison's application. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Randy Roberts, Heather Roberts, and Ala Homes Realty, Case Number 26-313

Heather Roberts, Salesperson, Talladega, Alabama and Ala Homes Realty, Company, Talladega, Alabama, were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with Section 34-27-82(c), to provide, as soon as reasonably possible, written disclosure forms for signature to its clients describing the alternative types of brokerage services that are available to clients and customers of real estate brokerage companies; and on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with *Alabama Administrative Code*, Section 790-X-3-.04, to obtain the signature of the clients on estimated closing statements when procuring from or presenting an offer to their clients.

Randy Roberts, Qualifying Broker, Talladega, Alabama, was charged on **Count 3** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with *Alabama Administrative Code*, Section 790-X-3-.15(9) to ensure that all forms used by licensees are reviewed for accuracy and compliance with applicable statutes, regulations, and office policies.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to find Ms. Roberts guilty on **Count 1**, to impose a fine of \$1,000, and to require Ms. Roberts to complete in-person disciplinary education in risk management within 60 days. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Dye seconded the motion, and the motion passed unanimously 8-0-0. Also on **Count 1**, Commissioner Lucas Robinson made a motion to find Ala Homes Realty guilty and to impose a fine of \$1,000. Commissioner McKinney seconded the motion, and the motion passed unanimously 8-0-0. On **Count 2**, Commissioner Lucas Robinson made a motion to find Ms. Roberts guilty, to impose a fine of \$1,000, and to require Ms. Roberts to complete in-person disciplinary education in code of ethics within 60 days. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0. Also on **Count 2**, Commissioner Dye made a motion to find Ala Homes Realty guilty and to impose a fine of \$2,500. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0. On **Count 3**, Commissioner Dye made a motion to find Mr. Roberts guilty, to impose a fine of \$2,500, and to require Mr. Roberts to complete in-person disciplinary education in risk management and broker management within 60 days. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

Debbie Gabel – Hardship Request to Renew Lapsed Salesperson License, Case Number 26-397

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to deny Ms. Gabel's request. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

Alabama Real Estate Commission VS. Rhonda Brown, Case Number 26-234

Rhonda Brown, Salesperson, Fortson, Georgia, was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(26) by acting negligently or incompetently in performing an act for which a person is required to hold a real estate license.

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to find Ms. Brown guilty on **Count 1**. Commissioner Dye seconded the motion, and the motion passed unanimously 8-0-0. Also on **Count 1**, Commissioner May made a motion to impose a fine of \$2,500, to suspend Ms. Brown's license for 15 days, and to require Ms. Brown to complete in-person disciplinary education in code

of ethics within 30 days. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner McKinney seconded the motion, and the motion passed 6-2-0, with Commissioners Barelare and Lucas Robinson voting against the motion.

Chair Echols asked for a motion to remain in open session or go into executive session to deliberate on the cases on the docket in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Barelare made a motion that commissioners go into executive session until 1:55 p.m. to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

At 1:23 p.m., commissioners returned with all commissioners named during the initial 9:00 a.m. roll call present. Chair Echols asked for a motion to return to open session. Commissioner Barelare made a motion to return to open session. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

The October Commission meeting was confirmed for Thursday, October 22, 2026, at 9:00 a.m., in Montgomery, Alabama.

The next Commission meeting was confirmed for Thursday, September 24, 2026, at 9:00 a.m. in Montgomery, Alabama.

There being no further business, Commissioner McKinney made a motion to adjourn the meeting at 1:44 p.m. Commissioner Barelare seconded the motion, and the motion passed unanimously 8-0-0.

Done this 20th day of August 2026.

Betsy Echols, Chair

Amber Moore, Recording Secretary