

## **MINUTES**

A meeting of the Alabama Real Estate Commission was held August 22, 2024, at the office of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

The meeting, having been duly noticed according to the Alabama Open Meetings Act, was called to order by Commission Chairman Jimmie Ann Campbell at 9:00 a.m.

Chairman Campbell called the roll, and the following Commissioners indicated their presence with a spoken "present": Vice Chairman Randy McKinney, Commissioners Betsy Echols, Jim Dye, Cerita Tucker Smith, Em Barran, Deborah Lucas Robinson, and Kim Barelare. Commissioner Terri May was absent with notice. A quorum was declared.

Chairman Campbell recognized incoming Commissioner Juanita Taggart Jones, who was in attendance. Ms. Taggart Jones will be sworn in at the October 24, 2024, meeting.

Commission staff members in attendance for all or part of the meeting were Executive Director Vaughn T. Poe; Assistant Executive Director Teresa Hoffman; General Counsel Starla Leverette; Assistant General Counsel Zack Burr; Investigators K.C. Baldwin, Rickey Fennie, and Marshall Simons; Auditor Denise Blevins; Education Director Ryan Adair; Communications and Public Relations Director Lori Moneyham; Information Technology Director Eric Aldridge; Information Technology Programmer Chris Prestridge; Accounting and Personnel Director Barbi Lee; and Licensing Administrator Anthony Griffin. The Hearing Officer was Jim Hampton.

Commission chief investigator, Marshall Simons, led the assembly in the Pledge of Allegiance.

### **APPROVAL OF THE MINUTES**

Chairman Campbell asked for a motion to approve the minutes from the June 20, 2024, Commission meeting. Commissioner Barran made a motion to approve the minutes from the June 20 meeting. Commissioner Echols seconded the motion and it passed 8-0-0.

### **EXECUTIVE DIRECTOR'S REPORT**

Executive Director Vaughn T. Poe provided a staff update to Commissioners. Kayla Jones was hired in July 2024 to work in the Welcome Center. He advised that Ms. Jones has been a great addition to the Commission team. He also announced that Assistant Attorney General Serena Cronier Grayson and her husband welcomed baby Carter Cronier Grayson on August 12, 2024. Mother and baby are doing well.

Director Poe stated that notification had been sent to real estate schools advising them to set deadlines to allow time to submit continuing education credits before the renewal CE deadline.

Director Poe gave an update on the Buyer-Broker Agency Workgroup. The Commission has formed a workgroup of Commissioners and select licensees to evaluate the role of licensees in buyer-broker representation and how the Commission can best serve those licensees, as well as consumers. The workgroup held its initial meeting via Microsoft Teams on August 18, 2024. It was a very productive meeting, and the workgroup is expected to meet again in September. A recording of the August meeting was sent to the Commissioners.

Commissioners were advised that the Association of Real Estate License Law Officials (ARELLO) held its inaugural Legal Exchange event August 6-7, 2024, in Indiana. Assistant Executive Director Teresa Hoffman attended on behalf of the Commission. Ms. Hoffman shared that the event was very well done. Attendees included multiple listing service (MLS) administrators and a large contingency from the National Association of REALTORS® (NAR). The regulators in attendance made up about one-fourth of the group and most of those were attorneys. Charlie Lee, NAR Senior Counsel and Director of Legal Affairs, provided an update on the NAR lawsuit. The MLS attendees expressed the desire to work closer with regulators as they think their business is more closely associated with what regulators do. There was also a discussion about artificial intelligence (AI). Ms. Hoffman stated that it was an excellent meeting and suggested the Commission send a representative to future Legal Exchanges.

Director Poe reported that he spoke at a joint membership breakfast hosted by the Mobile Area Association of REALTORS® and the Women's Council of REALTORS® Mobile Network on August 15, 2024, at Commissioner Lucas Robinson's invitation. Commissioner Lucas Robinson shared that she requested that Director Poe offer an explanation of what the Commission's responsibility is to all licensees versus those who are REALTORS®. The information was well-received and has fostered conversation since the meeting.

Director Poe announced that the Commission office will be closed on Monday, September 2, 2024, in observance of Labor Day.

The 2024 ARELLO Annual Conference will be held September 23-25 in Chicago. Commissioners were asked to send their travel information to Accounting/Personnel Director Barbi Lee.

Director Poe provided an update on the roof for the Commission building. Discussions are still taking place with the Alabama Division of Risk Management regarding the insurance claim for the roof. The plan is to begin repairs during the 2025 fiscal year.

Director Poe presented the June and July financial reports and gave Commissioners an update on revenues and expenditures in the operating and recovery fund accounts. Less than six weeks away from the end of the fiscal year, budgeted expenditures remain below projections and revenues are under projections. However, the projected revenue for late renewals was overstated at the beginning of the fiscal year. Late fees are not incurred until October 1, 2025; therefore, we are technically above projections in revenue collections as well. We have absolutely been fiscally conservative this year due to the uncertainty of license renewals.

Thus far this year, we have paid \$571,776.65 to other state agencies this fiscal year. Fixed costs and expenditures are continuing to rise, while we have not increased our fee schedule in well over two decades. There have been no recovery fund payouts in the past 30 days.

Director Poe reported the Commission has issued 43,164 total licenses and there are currently 37,402 unique individuals licensed. The growth rate for July 2024 was 7.54 new license applications per day, with 234 total new licenses issued in June 2024. We have renewed just over 20,363 licenses, with a delta of just over 22,801. There are eight general renewal days left in this cycle. There will be no renewal exceptions, exemptions, or waivers this year. The deadline is firm and will be strictly adhered to. Each Commissioner received a listing of current licensees in their company and their renewal status for their review.

There are currently 809 active education licenses issued, consisting of instructors, administrators, and schools. There were eight education audits during the months of June and July which included three salesperson prelicense courses, three CE courses, and two real estate schools. New instructor training was held August 15-16, 2024, and an instructor training with John Wenner will be held September 13.

In June, the legal auditors performed 11 company audits. While in July, they performed 13 company audits and completed 2 assistance visit requests. We continue to prioritize and schedule those companies that have not been audited in more than 3 years.

Coffee with the Commission was held on Wednesday, August 21, 2024. General Counsel Starla Leverette and Education Director Ryan Adair spoke about upcoming rule amendments, renewal deadlines, and continuing education requirements in a renewal year. Coffee With the Commission is being reviewed and may change from monthly to quarterly due to waning attendance.

Briefly Legal is held quarterly via Microsoft Teams. The next Briefly Legal will be held September 5, 2024.

## **COMMISSIONER DISCUSSION**

1. Report to the Commission Regarding Search for Assistant Executive Director  
Chairman Campbell asked Commissioner McKinney to give a report from the search committee for the new Assistant Executive Director. The search committee consisted of Commissioners McKinney, Tucker Smith, and Echols and current Assistant Executive Director Teresa Hoffman.

Prior to the committee's report, Assistant Director Hoffman provided an overview of the search process. The Commission worked with consultant Kathryn Webb, through Troy University. Ms. Webb is the principal consultant and owner of Windwood Consulting. For the past two decades, she has provided human resources consultation to numerous organizations in the area of talent acquisition. She works with private sector, public sector, and nonprofit clients. Ms. Hoffman worked with Ms. Webb extensively to develop the job description, the job announcement, and the talent, skills, and knowledge that were needed for the position. It was crucial that the interviews for the position have questions pertaining to the talent, skills, and knowledge required as the process has to be able to withstand any legal challenges.

The job announcement was published for six weeks by the Alabama State Personnel Department, Association of Real Estate License Law Officials (ARELLO), LinkedIn, and Indeed. There were 14-16 applicants. Some did not complete the application and, when Ms. Webb contacted them, they still did not send additional information. Some applicants were clearly not qualified. Ms. Webb and another equally knowledgeable consultant did remote interviews and screened the applicants further. The ones who passed the remote interview process came before the search committee for live interviews. This resulted in two finalists. Both were highly-qualified and it came down to choosing the person who would be the best fit for the Commission. The candidate who was chosen has 17 years of experience in the regulatory industry and has a similar position in another state real estate commission. The committee recommended Wendy Alkire to fill the position.

Commissioner McKinney made a motion that the recommendation of hiring Wendy Alkire as the new Assistant Executive Director be accepted. Commissioner Echols seconded the motion and it passed 8-0-0.

2. Approve for Filing Proposed Rule Amendments with Legislative Services Agency
  - Rule Amendment 790-X-1-.03 License Requirements
  - Rule Amendment 790-X-1-.05 Out-of-State Co-Brokerage Agreement
  - Rule Amendment 790-X-1-.06 Prelicense and Post License School Approval and Requirements
  - Rule Amendment 790-X-1-.12 Continuing Education Course Approval and Requirements
  - Rule Amendment 790-X-1-.18 Reciprocal License Requirements
  - Rule Amendment 790-X-1-.21 Distance Education Courses
  - Rule Amendment 790-X-2-.05 Names on Application for Licenses
  - Rule Amendment 790-X-2-.07 Place of Business and Signage
  - Rule Amendment 790-X-3-.03 Deposit of Funds
  - Rule Amendment 790-X-3-.04 Estimated Closing Statement
  - Rule Amendment 790-X-3-.16 Advertising

Assistant Attorney General Zack Burr and Education Director Ryan Adair discussed proposed rule amendments. Mr. Burr explained that some of the rule amendments were being made in response to Gov. Kay Ivey's *Executive Order 735-Reducing "Red Tape" on Citizens and Businesses Through a Moratorium on New Administrative Rules and By Establishing Goals for the Reduction of Existing Regulatory Burdens*. Mr. Adair explained the amendments to the education rules.

Director Poe took a point of privilege to thank the Commission's Legal Division for their assistance in writing and reviewing rules and legislation. He noted that the attorneys were hired as staff attorneys, but they consistently assist with other legal duties.

Commissioner Dye made a motion to approve filing the rule amendments with the Legislative Services Agency. Commissioner Tucker Smith seconded the motion and it passed 8-0-0.

#### **HEARINGS – 9:30 a.m. Docket**

#### **Alabama Real Estate Commission VS. Forest B. Butler, Butler Land and Timber Company, and Stephen Sanders, Formal Complaint 23-041**

Forest B. Butler, Qualifying Broker, Butler Land and Timber Company, Mobile, Alabama and Butler Land and Timber Company, Mobile, Alabama were charged on **Count 1** for violating *Code of Alabama, 1975* Section 34-27-36(a)(17) by establishing an association, by employment or otherwise, with an unlicensed person who is expected or required to act as a licensee and charged on **Count 2** for violating *Code of Alabama, 1975* Section 34-27-36(a)(11) for paying any profit, compensation, commission, or fee to, or dividing any profit, compensation, commission, or fee with anyone other than a licensee or multiple listing service.

Stephen Sanders, Unlicensed Person, Pell City, Alabama was charged on **Count 3** for violating *Code of Alabama, 1975* Section 34-27-36(c)(2) and Section 34-27-30 for receiving valuable consideration for conducting, without a license, activity requiring a real estate license.

Upon discussion of the evidence and testimony presented in the matter, Commissioner Tucker Smith made a motion to find Mr. Butler guilty on **Count 1**. Commissioner Dye seconded the motion and it passed 8-0-0. Commissioner Barran made a motion to fine Mr. Butler \$1,000. Commissioner Dye seconded

the motion and it passed 8-0-0. Commissioner Barran made a motion to find Butler Land guilty on **Count 1**. Commissioner Echols seconded the motion and it passed 8-0-0. Commissioner Tucker Smith made a motion to fine Butler Land \$1,000. Commissioner Barran seconded the motion and it passed 8-0-0.

Commissioner McKinney made a motion to find Mr. Butler and Butler Land guilty on **Count 2** and fine them \$1,000 each. Commissioner Dye seconded the motion and it passed 8-0-0.

Commissioner Dye made a motion to find Mr. Sanders guilty on **Count 3**. Commissioner Lucas Robinson seconded the motion and it passed 8-0-0. Commissioner Dye made a motion to fine Mr. Sanders \$2,500 for violation of Alabama license law and \$7,413 that he received from real estate transactions he performed without a real estate license; a total of \$9,913. Commissioner Barran seconded the motion and it passed 8-0-0.

#### **Alabama Real Estate Commission VS. Andrew Maurice Johnson, Formal Complaint 24-179**

Andrew Maurice Johnson, Salesperson, Montgomery, Alabama was charged on **Count 1**, for violating *Code of Alabama, 1975* Section 34-27-36(a)(15) by promoting himself as a real estate agent without the name or trade name of the qualifying broker or company under whom he is licensed appearing prominently on the advertising.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to find Mr. Johnson guilty. Commissioner Dye seconded the motion and it passed 8-0-0. Commissioner Tucker Smith made a motion to fine Mr. Johnson \$1,000. Commissioner Dye seconded the motion and it passed 8-0-0.

#### **Johnny Derek Eaves – Application for Real Estate Reciprocal Salesperson License, Hearing 24-357**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to approve Mr. Eaves application. Commissioner Echols seconded the motion and it passed 8-0-0.

#### **Alabama Real Estate Commission VS. Lindsay Jackson Davis, Formal Complaint 24-292**

Lindsay Jackson Davis, Qualifying Broker, Atlas Rental Property, Birmingham, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975* Section 34-27-36(a)(19) by failing to comply with Section 34-27-84(6) by failing to provide timely written disclosure to all parties in the real estate transactions that she had interest in the organizations on whose behalf her brokerage was representing.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Tucker Smith made a motion to find Ms. Davis guilty. Commissioner Lucas Robinson seconded the motion and it passed 8-0-0. Commissioner Barran made a motion to fine Ms. Davis \$1,000. Commissioner Lucas Robinson seconded the motion and it passed 8-0-0.

#### **Kershita Paige Andrews – Application for Determination of Licensing Eligibility, Hearing 24-349**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to approve Ms. Andrews application. Commissioner Echols seconded the motion and it passed 8-0-0.

**The Alabama Real Estate Commission VS. The D’Nija Group LLC and April Lawson, Formal Complaint 24-072**

The D’Nija Group LLC, Company, Guntersville, Alabama was charged on **Count 1**, for violating *Code of Alabama, 1975*, Section 34-27-36(c)(2) and Section 34-27-30 by receiving valuable consideration for conducting, without a license, activity requiring a real estate license. April Lawson, Associate Broker, Exp Commercial LLC, Birmingham, Alabama was charged on **Count 2**, for violating *Code of Alabama, 1975*, Section 34-27-36(a)(14) by receiving valuable consideration from a person other than her qualifying broker for performing an act for which a license is required.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Tucker Smith made a motion to find The D’Nija Group guilty on **Count 1**. Commissioner Barran seconded the motion and it passed 8-0-0. Commissioner Tucker Smith made a motion to fine The D’Nija Group \$500. Commissioner Dye seconded the motion and it passed 8-0-0.

Commissioner Echols made a motion to find Ms. Lawson guilty on **Count 2**. Commissioner McKinney seconded the motion and it passed 8-0-0. Commissioner Barran made a motion to fine Ms. Lawson \$500. Commissioner Tucker Smith seconded the motion and it passed 7-1-0 with Commissioner Dye voting against the motion.

**Maggie Ileshia Hooks – Application for Determination of Licensing Eligibility, Hearing 24-343**

General Counsel Starla Leverette advised Commissioners that this hearing was continued without date.

**Alabama Real Estate Commission VS. Sellers Realty, Joseph Davis Sellers, and Yvonne Holston, Formal Complaint 24-240**

Sellers Realty, Company, Ramer, Alabama and Yvonne Holston, Associate Broker, Ramer, 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 a soon as reasonably possible written disclosure forms for signature to their clients describing the alternative types of brokerage services that are available to clients and customers of real estate brokerage companies and charged on **Count 2** for violating *Code of Alabama, 1975* Section 34-27-36(a)(19) by failing, in accordance with 34-27-81(11), to obtain written informed consent of all parties before acting as the agent for both the buyer and seller in the same contemplated real estate transaction. Joseph Davis Sellers, Qualifying Broker, Sellers Realty Company, Ramer, Alabama was charged on **Count 3** for violating *Code of Alabama, 1975* Section 34-27-36(a)(19) by not complying with *Alabama Administrative Code* Rule 790-X-3-.03(5) which requires brokers in a transaction that does not consummate to obtain a written agreement signed by all parties or a court order before disbursing trust funds being held by the brokerage for the transaction; and charged on **Count 4** for violating *Code of Alabama, 1975* Section 34-27-36(a)(19) by failing, in accordance with *Alabama Administrative Code* Rule 790-X-3-.15(7) and (9), to take action to prevent a licensee from violating state law or regulations, when the supervising broker should have reasonably known of the impending violation, and to ensure that all contracts and forms used by the licensee were reviewed for accuracy and compliance with applicable statutes, regulations, and office policies.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to find Sellers Realty guilty on **Count 1**. Commissioner Lucas Robinson seconded the motion

and it passed 8-0-0. Commissioner Dye made a motion to fine Sellers Realty \$2,500. Commissioner Barran seconded the motion and it passed 8-0-0. Commissioner Barran made a motion to find Ms. Holston guilty on **Count 1**. Commissioner Barelare seconded the motion and it passed 8-0-0. Commissioner Dye made a motion to fine Ms. Holston \$2,500 and suspend her license pending the completion of 12 in-person continuing education hours consisting of License Law, Risk Management: Initial Contact to Accepted Offer, Broker Management, and Contracts. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Tucker Smith seconded the motion and it passed 8-0-0.

Commissioner Barran made a motion to find Sellers Realty guilty on **Count 2**. Commissioner Lucas Robinson seconded the motion and it passed 8-0-0. Commissioner Barran made a motion to fine Sellers Realty \$2,500. Commissioner Lucas Robinson seconded the motion and it passed 8-0-0. Commissioner Echols made a motion to find Ms. Holston guilty on **Count 2**. Commissioner Tucker Smith seconded the motion and it passed 8-0-0. Commissioner Dye made a motion fine Ms. Holston \$2,500 and suspend her license pending the completion of 12 in-person CE hours consisting of License Law, Risk Management: Initial Contact to Accepted Offer, Broker Management, and Contracts. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Barran seconded the motion and it passed 8-0-0.

Commissioner Echols made a motion to find Mr. Sellers guilty on **Count 3**. Commissioner Barelare seconded the motion and it passed 8-0-0. Commissioner Tucker Smith made a motion to fine Mr. Sellers \$2,500 and suspend his license pending the completion of 12 in-person CE hours consisting of License Law, Risk Management: Initial Contact to Accepted Offer, Broker Management, and Contracts. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Lucas Robinson seconded the motion and it passed 8-0-0.

Commissioner Echols made a motion to find Mr. Sellers guilty on **Count 4**. Commissioner Barran seconded the motion and it passed 8-0-0. Commissioner Tucker Smith made a motion to fine Mr. Sellers \$2,500 and suspend his license pending the completion of 12 in-person CE hours consisting of License Law, Risk Management: Initial Contact to Accepted Offer, Broker Management, and Contracts. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Upon further discussion, it was clarified that the education was intended to be applied once per respondent Norton and once per respondent Sellers. Commissioner Barran seconded the motion and it passed 8-0-0.

### **Alabama Real Estate Commission VS. Randall Striblin, Formal Complaint 24-263**

General Counsel Starla Leverette advised Commissioners that this hearing was moved to the Consent Decrees.

### **Alabama Real Estate Commission VS. Cody Cummings, Formal Complaint #24-237**

Commissioner Barelare recused herself from this hearing.

Cody Cummings, Salesperson, Premiere Alabaster LLC, Alabaster, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975* Section 34-27-36(a)(19) for failing to comply with Section 34-27-31(j) by failing to notify the Commission within 10 days of receiving notice of a civil complaint against him in 01-DV-2023-903317, which is now 01-CV-2024-37 and charged on **Count 2** for violating *Code of Alabama, 1975*

Section 34-27-36(a)(19) for failing to comply with Section 34-27-31(j) by failing to notify the Commission within 10 days of receiving notice of a civil complaint against him in 01-CV-2023-904236.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to find Mr. Cummings guilty on **Count 1**. Commissioner Tucker Smith seconded the motion and it passed 7-0-1 with Commissioner Barelare recusing. **Count 2** was dismissed.

**Alabama Real Estate Commission VS. Leah Diane Turner, Formal Complaint 24-234**

Commissioner General Counsel Starla Leverette advised Commissioners that this hearing has been continued without date.

**Alabama Real Estate Commission VS. Kalven Goreal, Formal Complaint 24-315**

General Counsel Starla Leverette advised Commissioners that this hearing was moved to the Consent Decrees.

**Alabama Real Estate Commission VS. Katheryn Whalley, Formal Complaint 24-338**

General Counsel Starla Leverette advised Commissioners that this hearing was moved to the Consent Decrees.

**Alabama Real Estate Commission VS. Roger Russaw, Formal Complaint 24-324**

General Counsel Starla Leverette advised Commissioners that this hearing was moved to the Consent Decrees.

**Alabama Real Estate Commission VS. Colby Burk, Formal Complaint 24-135**

General Counsel Starla Leverette advised Commissioners that this hearing was moved to the Consent Decrees.

**Alabama Real Estate Commission VS. Patti Jo Tristan, Formal Complaint 23-368**

General Counsel Starla Leverette advised Commissioners that this hearing was dismissed.

**CONSENT DECREES**

**Alabama Real Estate Commission VS. Kelley Janae Larkin, Formal Complaint 24-212**

**Alabama Real Estate Commission VS. Clayborne P. Williams IV, Formal Complaint 24-176**

**Alabama Real Estate Commission VS. Edwin Thornhill Jr., Formal Complaint 24-260**

**Alabama Real Estate Commission VS. JWRE Birmingham LLC, Formal Complaint 24-231**

**Alabama Real Estate Commission VS. Richard Dylan Johnson, Formal Complaint 24-204**



**Alabama Real Estate Commission VS. Larissa Hall, Formal Complaint 24-022**

**Alabama Real Estate Commission VS. Asher Anderson, Formal Complaint 24-275**

**Alabama Real Estate Commission VS. Michael Lattrell, Formal Complaint 24-276**

**Alabama Real Estate Commission VS. Yosef Aborady, Formal Complaint 24-256**

**Alabama Real Estate Commission VS. Sandra Bowden, Formal Complaint 24-230**

Commissioner Barran made a motion to accept the Consent Decrees. Commissioner Barelare seconded the motion and it passed 8-0-0.

The Commission will determine whether it conducts its disciplinary hearing disposition discussions and decisions in an Open Meeting or call an Executive Session.

Chairman Campbell asked for a motion to remain in open session or go into executive session for approximately thirty minutes to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama 36-25A-7(a)(9)*. Commissioner Barran made a motion that Commissioners go into executive session at 1:04 p.m. for approximately thirty minutes to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama 36-25A-7(a)(9)*. Commissioner Dye seconded the motion and it passed 8-0-0.

At 2:02 p.m., Commissioners returned with all Commissioners named during the initial 9:00 a.m. roll call present. Chairman Campbell asked for a motion to return to open session. Commissioner Barran made a motion to return to open session. Commissioner Tucker Smith seconded the motion and it passed 8-0-0.

**Confirm October 24, 2024, Meeting Date and Location for the Record:** Thursday, October 24, 2024, 9:00 a.m., Research and Innovation Center, 540 Devall Drive, Auburn, Alabama.

Commissioner Barran made a motion to confirm the October meeting for Thursday, October 24, 2024, 9:00 a.m., Research and Innovation Center, 540 Devall Drive, Auburn, Alabama. Commissioner Tucker Smith seconded the motion and it passed 8-0-0.

**Next Commission Meeting:** Thursday, September 19, 2024, 9:00 a.m., in Montgomery, Alabama.

There being no further business, Commissioner McKinney made a motion to adjourn the meeting at p.m. Commissioner Echols seconded the motion and it passed 8-0-0.

Done this 22<sup>nd</sup> day of August 2024.

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Jimmie Ann Campbell, Chair

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Lori Moneyham, Recording Secretary