

OFFICIAL MINUTES OF THE  
WYOMING REAL ESTATE COMMISSION

October 25, 2011

Present:	Dixie See, Chair	Telephone
	Bo Short, Member	Person
	Ray Elser, Member	Telephone
	Marcia Case, Member	Telephone
	Landis Benson, Member	Telephone
	Ken Nelson, Senior Assistant Attorney General	Person
	Bob Walters, Attorney General's office	Person
	Trenton Hogg, Executive Director	Person
	Kamron Ritter, Investigator (via telephone)	Telephone
	Kari Rayment, Business Coordinator	Person

Quorum

Chairperson See called the meeting to order at 9:05 a.m. It was determined that there was a quorum for the meeting.

Public Notice

Chairperson See verified that the meeting had been advertised through the Wyoming Press Association and on the Commission website.

Investigator Ritter requested that Docket 11-017 be added to the Agenda. Director Hogg requested an addition to the Agenda: 9(e) – New Distance Education Method. Chairperson See so noted these additions.

Ratification of September 8, 2011 Minutes

**Commissioner Short made a Motion to ratify the Minutes of the September 8, 2011 meeting, as presented. The Motion was approved unanimously.**

Pending Complaint report

Investigator Ritter reported on the number of pending dockets and on the dismissals and stipulation before the Commission today. Counsel Walters reported that a provision in the Stipulation for Docket 11-017 should be stricken as it does not apply in this case. Counsel Walters further indicated that the respondent has been notified of such and is in agreement.

Ratification of Docket actions

Docket 12-001 – Dismissal (Commissioner Short)

**Motion of Commissioner Elser to accept the Liaison's recommendation for dismissal of the Complaint against Respondent was approved unanimously. Commissioner Short abstained.**

Docket 12-002 – Dismissal (Commissioner Elser)

**Motion of Commissioner Short to accept the Liaison's recommendation for dismissal of the Complaint against Respondent was approved unanimously. Commissioner Elser abstained.**

Docket 12-003 – Dismissal (Commissioner Benson)

**Motion of Commissioner Elser to accept the Liaison’s recommendation for dismissal of the Complaint against Respondent was approved unanimously. Commissioner Benson abstained.**

Docket 11-017 – Stipulation (Commissioner Elser)

**Motion of Commissioner Benson to accept the Settlement Agreement, Stipulation and Order in Docket 11-017 was approved unanimously. Commissioner Elser abstained.**

Budget report

Director Hogg reported on the state of the budget and renewal numbers to date.

Proposed Meeting Schedule

Director Hogg suggested a meeting may be necessary before the end of the year to accommodate the rules change timeline.

Ratification of Approved Continuing Education applications

**Motion of Commissioner Elser to ratify the list of courses identified on the Agenda that were approved by Commission staff was approved unanimously.**

Old Business

Additional Leaderphone PIN for Executive Session Meetings

Staffer Rayment reported that there would be a relatively nominal cost to obtaining an additional PIN for use during executive session meetings. Discussion ensued.

**Motion of Commissioner Short to proceed with securing an additional Leaderphone PIN for use in executive session meetings was approved unanimously.**

Options for Reporting Discipline on Website

Director Hogg indicated he will look into what neighboring states do in this regard and report findings at a future meeting. Chairperson See requested that this item be added to Old Business on the next meeting agenda.

New Business

Rules and Regulations Revisions – Inactive vs. Active

Director Hogg reported on additional minor revisions that have been made to the rules since the last Commission meeting. Director Hogg initiated a discussion of “inactive vs. active” license status.

**Motion of Commissioner Benson to approve the additional changes to Chapters 2 and 7 as presented was approved unanimously.**

**Motion of Commissioner Short to authorize staff to begin the rulemaking process to adopt Chapters 1 through 9 was approved unanimously.**

**Motion of Commissioner Elser to re-adopt the current emergency rules effective 11-8-11 was approved unanimously.**

REEA Membership Renewal

Director Hogg reported that the annual membership renewal fee is due and asked the Commission whether to maintain the membership. Discussion ensued.

**Motion of Commissioner Short to renew the REEA membership in the amount of \$349 was approved unanimously.**

Exceptions

Counsel Walters explained that the Commission has a received a license application issue and suggested that the Commission consider “equivalent” qualifications in future rulemaking, giving the liaison latitude when a gray area presents itself.

New Distance Education Methods

Director Hogg reported on his attendance at ARELLO and indicated that the hottest thing in education is combined classroom and distance education – simulcast broadcast. Director Hogg will be participating in such a course and will update the Commission at a future meeting.

Brainstorming/Concerns

Commissioner Benson asked whether the Commission has a process in place when an instructor receives an unfavorable evaluation. Discussion ensued.

Commissioner Benson asked whether Commission audits were performed. Discussion ensued.

10:20 a.m. – Counsel Nelson left the meeting

Commissioner Elser asked for the history behind the 60 day rule for applications to be submitted following passing the exam. Discussion ensued. Director Hogg indicated that our current system, WYRIS, does not have the ability to prorate fees.

Commissioner Case asked whether the Wyoming Association of REALTORS has an obligation to report its financial status to the Commission. Discussion ensued.

There being no business to come before the Commission, the meeting adjourned at 10:40 a.m.

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Dixie See, Chairperson

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Kari Rayment, Business Coordinator