

**IDAHO REAL ESTATE COMMISSION**  
**July 11, 2022 – 1:00 p.m. (MT)**

**Division of Occupational and Professional Licenses**  
**11341 W. Chinden Blvd., Building 4, Boise, ID 83714**

**MINUTES OF THE JULY 11, 2022 COMMISSION MEETING**

*NOTE: The following report is not intended to be a verbatim transcript of the discussions at the meeting, but to record the significant features of those discussions.*

Chairman Michael Johnston called the meeting to order at 1:10 p.m. (MT)

**Commission Members:**

Michael Johnston, Chairman  
Kim Cooper, Vice-Chairman  
Elizabeth Hume  
Jill Stone  
Martin Espil – Absent

**DOPL Staff:**

MiChell Bird, Executive Officer  
Don Morse, Investigator  
Jessica Spoja, Licensing and Registration Program Manager  
Melissa Ferguson, Edu. & Curriculum Program Supervisor  
Jesama Rosensweig, Licensing Supervisor  
Renee Bryant, Board Support Supervisor  
Carlotta Zito, Board Support Specialist

**Legal Counsel:**

David Wynkoop

**New Building Information**

Executive Officer MiChell Bird presented an orientation of the new building.

**Commission Reorganization**

Kim Cooper was elected Chairman and Jill Stone Vice-Chairman for the July 2022-2023 year.

**MOTION:** Chairman Cooper made a motion to appoint Commissioner Hume to the Real Estate Education Council. Motion carried.

A recognition of service award will be presented to Commissioner Michael Gamblin.

**Approval of the May 18, 2022 Commission Meeting Minutes**

**MOTION:** Commissioner Johnston made a motion to approve the May 18, 2022, Commission Meeting Minutes as presented. Motion carried.

**Review of Attendance Policy for CE Credit**

Chairman Cooper spoke to the attendance policy for receiving continued education (CE) credits when attending Commission meetings.

**Idaho REALTORS®**

Idaho REALTORS® (IR) Association CEO David Hensley updated the Commission on IR membership numbers. The Board voted to give Idaho REALTORS® \$10,000 of CP Fine money for the Idaho REALTORS® conference and educational classes.

**Commission Business**

REEA Meeting Report – Staff reported on the April ARELLO Mid-Year meeting.

Licensing Reports –The licensing reports were presented.

### **Stipulations**

IREC vs. Case No. 20-0232, 20-0382, 21-0326 – Beagley– The party’s Stipulations in this matter were presented for ex parte hearing and recorded. Investigator Don Morse was sworn in and presented the Stipulations. No other testimony was presented.

**MOTION:** Commissioner Hume made a motion to accept the Stipulations as presented by staff and enter into Final Orders in accordance with the terms of the Stipulations. Motion carried.

Default and Final Order – Case No. 20-0260 –Williams – Investigator Don Morse, already sworn in, presented the Default and Final Order.

**MOTION:** Commissioner Johnston made a motion to accept the Default and Final Order with the addition of a requirement for education. Motion carried.

### **Executive Session**

**MOTION:** Commissioner Johnston made a motion to enter into executive session pursuant to Idaho Code 74-206(1)(d) to consider the records that are exempt from disclosure as provided in Chapter 1, Title 74, Idaho Code relating to information obtained as part of an inquiry into the fitness to be granted to retain a license or certificate as well as to discuss the applications for the North Education Council Member. Roll call: Jill Stone-yes, Michael J. Johnston-yes, Kim Cooper-yes, Elizabeth Hume-yes. Motion carried.

**MOTION:** Commissioner Johnston made a motion to exit Executive Session. Motion carried.

### Appointment of Education Council Member from the North District

**MOTION:** Commissioner Stone made a motion to appoint Debbie Lawrence as the North Education Council Member. Motion carried.

### Special Considerations and Exemption Reviews Nos. 22-016, 22-017, 22-019, 22-020

**MOTION:** Commissioner Johnston made a motion to grant the exceptions to 22-016, 22-017, 22-019, and 22-020. Motion carried.

### Special Consideration No. 22-018

**MOTION:** Commissioner Hume made a motion to deny 22-018. Commissioner Hume amended the motion that based on the findings, the Commission felt the severity and nature of the felonies, the period of time that has passed since the felonies and the pattern of felonies were concerns. Commissioner Stone opposed. Motion carried.

Commissioner Johnston asked for the status of the Law Book, Broker Bulletin, and newsletter. Two of the three are close to completion.

### **Adjournment**

With no further comments, Commission Chairman Cooper adjourned the meeting at 3:16 p.m. MT.