

**IDAHO REAL ESTATE COMMISSION**  
**MEETING MINUTES**  
**January 21, 2021**

Pursuant to notice given, the meeting of the Idaho Real Estate Commission (Commission) was held at 575 E. Parkcenter Blvd., Suite 180, Boise, Idaho on Thursday, January, 21 at 10:00 a.m.

**Commission Members Present:**

Mike Gamblin, Chair, Boise  
Michael James Johnston, Vice-Chair, Idaho Falls  
Jill Stone, Member, Twin Falls  
Kim Cooper, Member, Coeur d'Alene  
Martin Espil, Public Member, Boise  
**Comprising a quorum of the Commission**

**Members Absent:**

**Staff Present:**

MiChell Bird, Executive Director  
Melissa Ferguson, Education & Licensing Director  
Craig Boyack, Chief Investigator  
Jessica Valerio, Administrative Assistant 2

**Others Present:**

David Wynkoop, Commission's Legal Counsel  
David Hensley, Idaho REALTORS®  
See attached list

**Introductions:**

- a. Commissioners
- b. Staff
- c. Guests

Meeting was called to order at 10:00 a.m. MT by Commission Chair Mike Gamblin

**Approval of Meeting Agenda:** Motion was made by Chair Mike Gamblin to remove item A. Commission Legal Consultation in Executive Session. Motion was made by Commissioner Michael J. Johnston to approve the January 21, 2021 amended meeting agenda. Motion carried.

**Approval of Meeting Minutes:** Motion was made by Commissioner Kim Cooper to approve the November 12, 2020 Commission meeting minutes. Motion carried.

## **Staff Reports:**

The following reports were presented for members' review; copies of which are on file at the Commission office:

- **November and December 2020 Financial Report(s)**
- **Complaint Summary Report**
- **Enforcement Telephone Activity Log(s) November and December 2020**
- **Audit Report(s) November and December 2020**
- **License Base Analysis**
- **License Examination Statistics**
- **Waiver by State Report**
- **Education & Licensing Telephone Log November and December 2020**
- **New Brokers & Company Report**

**Idaho REALTORS®:** CEO David Hensley gave a brief update on current events in Idaho REALTORS. David reports their current membership number is at 11,529.

## **Executive Director's Report:**

**Commissioner Recognition:** Executive Director MiChell Bird presented Commission Chair Mike Gamblin with an award of recognition on behalf of ARELLO. Staff Jessica Valerio was recognized for 10 years of service for the state of Idaho.

**Discussion on Hiring an Independent Contractor to Review Commission Developed Course Exam Questions:** Commission Chair Mike Gamblin directed Commission staff to research and hire contractors to review and update Commission-developed final course exam questions.

**Review of Guideline #16 and Proposed Guideline #11:** Commission Chair Mike Gamblin led discussion on review of guideline #16. Commission Chair Mike Gamblin led discussion on new proposed guideline #11. Discussion ensued.

A motion was made by Commissioner Michael J. Johnston to approve proposed guideline #11 with changes. Motion carried.

A motion was made by Commissioner Kim Cooper to approve guideline #16 with edits as discussed. Motion carried.

**Update on Legislation and Rules:** Executive Director MiChell Bird gave an update on the current legislation. Director Bird mentioned rules are being run as an omnibus set of rules.