

**IDAHO REAL ESTATE COMMISSION
MEETING MINUTES
March 8, 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 Monday, March 8 at 1:00 p.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 (Zoom)
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 1:07 p.m. MT by Commission Chair Mike Gamblin.

Approval of Meeting Agenda: Motion was made by Kim Cooper to approve the March 8, 2021 amended meeting agenda. Motion carried.

Approval of Meeting Minutes: Motion was made by Jill Stone to approve the January 21, 2021 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:

- **Financial Report(s) - January 2021**
- **License Base Analysis**
- **Examination Statistics**
- **Complaint Summary Report**
- **Enforcement Telephone Activity Log(s) - January 2021**
- **Audit Report(s) January 2021**
- **Waiver by State Report January 2021**
- **Education & Licensing Telephone Log - January 2021**
- **New Brokers & Companies Report(s) - January 2021**

Idaho REALTORS®: Idaho REALTORS CEO, David Hensley reported membership number at 11,771. David Hensley mentioned the date for the Idaho REALTORS® Conference in October.

Executive Director's Report:

Authorizing Notice of Adoption of Temporary Rule Regarding IDAPA 24.37.01 – Motion was made by Commissioner Michael J. Johnston pursuant to Section 67-5226, Idaho Code, the Governor has found that temporary adoption of this rule is appropriate to protect the public health, safety, and welfare of the citizens of Idaho and confer a benefit on its citizens. These rules implement the duly enacted laws of the state of Idaho, provide citizens with the detailed rules and standards for complying with those laws, and assist in the orderly execution and enforcement of those laws. The expiration of these rules without due consideration and processes would undermine the public health, safety, and welfare of the citizens of Idaho and deprive them of the benefit intended by these rules. The Governor has also found that the fee(s) or charge(s) being imposed or increased is/are justified and necessary to avoid immediate danger to the agency/department/board/commission's budget, to the state budget, to necessary state functions and services, and to avoid immediate danger of a potential violation of Idaho's constitutional requirement that it balance its budget. Therefore, we are adopting this/these temporary fee rule(s) to be effective upon *sine die* of the 2021 session of the Idaho Legislature. The approval is conditional and will only become effective if the rules are not otherwise approved or rejected by the Legislature and/or not extended pursuant to the Idaho Administrative Procedure Act, including sections 67-5291 and 67-5292, Idaho Code.

Discussion on Referrals – Commissioner Kim Cooper led discussion on referrals amongst real estate agents. Discussion ensued.

Legislative & DOPL Update – Executive Director Bird gave the Commissioners and attendees an update on Legislation and DOPL.