

IDAHO REAL ESTATE COMMISSION
MEETING MINUTES
May 26, 2021

Pursuant to notice given, the meeting of the Idaho Real Estate Commission (Commission) was held at 615 Oak Street, Sandpoint, Idaho on Wednesday, May 26 at 8:30 a.m.

Commission Members Present:

Mike Gamblin, Chair, Boise
Michael James Johnston, Vice-Chair, Idaho Falls (Zoom)
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
Alice Young, Training Specialist
Saychelle Roberts, Administrative Assistant 1

Others Present:

David Wynkoop, Commission's Legal Counsel (Zoom)
Cindy Hunter, 2021 President, Idaho REALTORS®
See attached list

Introductions:

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

Meeting was called to order at 8:30 a.m. PT by Commission Chair Mike Gamblin.

Approval of Meeting Agenda: Motion was made by Commissioner Kim Cooper to approve the May 26, 2021 adjusted meeting agenda. Motion carried.

Approval of Meeting Minutes: Motion was made by Commissioner Kim Cooper to approve the March 8, 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) February, March, and April 2021**
- **License Base Analysis**
- **Examination Statistics**
- **Complaint Summary Report**
- **Enforcement Telephone Activity Log(s) February, March, and April 2021**
- **Audit Report(s) February, March, and April 2021**
- **Waiver by State Report**
- **Education & Licensing Telephone Log(s) February, March, and April 2021**
- **New Brokers & Company Report**

Idaho REALTORS®: Cindy Hunter, 2021 Idaho REALTORS® President reported their membership is up to 12,571. Cindy reported the IR Convention will be held in Boise, October 19-22. Cindy reported IR is working with the Governors office on a smart growth plan. She also stated IR will be releasing a new form, RE-34, regarding escalation notice. Cindy reported Tracey Kasper has been elected as 2022 Vice President of IR.

Executive Director's Report:

Employees Recognition – Craig Boyack was presented with a 20-year recognition for his service in the state of Idaho.

Update on Legislation and Division Occupational and Professional Licenses – Director Bird gave an update on the Legislation changes. Director Bird informed licensees both pieces of legislation that were proposed, passed successfully. RS-427-20 involved updating the definition of “business opportunity” and removing inactive portions of the law. The second piece was a clean-up piece that removed language referring to the brokerage’s office policy on agency.

Discussion on Potential Legislation – Director Bird proposed the Commissioners developing draft Legislation on wholesaling. Director Bird also proposed developing the definition of wholesaling as part of the Legislation. Commissioners and staff discussed teams Legislation ideas. Discussion ensued.

Chair Mike Gamblin directed IREC staff to move forward and draft potential Legislation, and work with IR® and Chief Investigator Craig.

Review of Broker Bulletin – Chair Mike Gamblin gives an overview of a Broker Bulletin he would like to publish. Chair Gamblin mentioned including an issue arising of licensees not being able to identify their Designated Broker. Commissioner Kim Cooper suggested to ask Designated Broker.