

**IDAHO REAL ESTATE COMMISSION  
MEETING MINUTES  
August 28, 2019**

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 Wednesday, August 28, 2019 at 1:00 p.m.

**Commission Members Present:**

Jill Stone, Chair, Twin Falls  
Mike Gamblin, Vice Chair, Boise  
Kim Cooper, Member, Coeur d'Alene  
Michael James Johnston, Member, Idaho Falls  
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:**

See attached list

**Introductions:**

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

Meeting was called to order at 1:01 p.m. MT by Commission Chair Jill Stone.

**Approval of Meeting Agenda:** Motion was made by Michael J. Johnston to approve the August 28, 2019 meeting agenda as amended. Motion carried.

**Approval of Meeting Minutes:** Motion was made by Michael J. Johnston to approve the May 6, and June 7, 2019 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:

- **End of Fiscal Year 2019 and July 2019 Financial Report(s)**
- **License Base Analysis**
- **Examination Statistics**
- **Complaint Summary Report**
- **Enforcement Telephone Activity Log(s) July 2019**
- **Audit Report(s) July 2019**
- **Education & Licensing Telephone Log(s) July 2019**
- **Waiver Report**

**Executive Director’s Report:**

**Discussion on Proposed Legislation:** Director Bird lead discussion on 2020 draft legislation and presented all of the draft changes.

Motion was made by Commissioner Kim Cooper to approve proposed legislation. Motion carried.

**Update on IREC App:** Director Bird reported on the research she conducted on creating an IREC App and presented information from the Board of Pharmacy’s research of App. Director Bird asked for more direction from the Commissioners on what they would like in the App. Director Bird will follow up with other states that have an App.

**Administrative Rules Review:** Director Bird led discussion and updated the attendees on the work that has been done on administrative rules as directed by the Governor’s office.

Motion was made by Commissioner Michael J. Johnston to submit rules as amended and to allow Director Bird to make non-substantive edits as necessary. Motion carried.

**Education & Licensing Director’s Report:**

**Report on Broker Curriculum Update:** Director Ferguson reported on Broker Curriculum update.

**E&O Update:** Director Ferguson reported on Errors and Omissions. Director Ferguson reported on number of licensees who have already renewed their E&O insurance through the RISC group policy. Numbers are significantly higher than prior years.

**Enforcement**

**Stipulations:**

**Staff vs. Deerfield Partners, Inc., Case No. 18-0235:** The party’s Stipulation in this matter was presented for ex parte hearing and tape-recorded. Craig Boyack was sworn