



Real Estate Commission Public Meeting Minutes

Real Estate Commission (Brokers & Salespersons)

Tuesday, November 19, 2024 at 8:30 AM EST to Tuesday, November 19, 2024 at 2:00 PM EST

Members Present: Ralph Valentine - Chair (RV), Stuart Arnett (SA), Susan Doyle (SD), Suzanne Brunelle (SB), Matthew Cabana (MC).

Staff Present: Alex Fisher – Board Administrator, Erica Lamy – Bureau Chief Of Board Administration, Elizabeth Eaton, Esq. – Board Counsel

I. Call to Order – RV called the meeting to order at 8:39AM.

II. Approval of Public Minutes from October 15, 2024

Motion: Upon a motion by SB with a second by SD, the commission voted to approve the public minutes. Motion passes 4-0-0. SA Absent.

III. Standing Order Relating to Public Participation in Meetings

Motion: Upon a motion by RV with a second by MC, the commission voted to approve the standing order relating to public participation in meetings. Motion passes 4-0-0. SA Absent.

IV. Administrative Rules and Legislative Topics

V. Board Administrator Update

A. 2025 Meeting Dates- Proposal

1. The commission approved the 2025 meeting dates as follows:

- January 21st
- February 18th
- March 18th
- April 15th
- May 20th
- June 17th
- July 15th
- August 19th
- September 16th
- October 21st
- November 18th
- December 16th

VI. Public Comments

-Ann Flanagan provided public comment regarding NE Real Estate Institute and the course is still listed as an approved course on their website. Ann was informed that the complaint has been submitted to enforcement and will go through the process. She also mentioned about the handbook on the website that was from the state of Maryland and the link is not working.

-Lisa Davidson provided public comment regarding CE broker and the post licensing courses. Commissioner Valentine would like OPLC to advise the licensees at renewal they only need to take the post licensing courses.

-John Doran mentioned SB 480 and that it went into effect on October 1, 2024. He would like OPLC to follow up on this new legislation and provide communication to licensees.

VII. Non Public Session

Non-Public session conducted for the purpose of discussing investigations of alleged licensee misconduct and other confidential Board business. Such a non-public session is authorized by RSA 91-A:3, II (c) & (e), RSA 91-A:5, IV, Lodge v. Knowlton, (1978), and the Board's executive and deliberative privileges.

Motion: Upon a motion by RV with a second by SB, the commission voted to go into non public session at 9:15AM. Roll call vote passes 5-0-0.

VIII. Seal the Minutes of the Non Public Session

Minutes of the non-public session are sealed to maintain the privacy of the items discussed in non-public session pursuant to RSA 91-A:3, II (c), on the grounds that public disclosure may adversely affect the reputation of a person other than a Board member or render the proposed action ineffective.

Motion: Upon a motion by RV with a second by SD, the commission voted to seal the minutes of the non public session. Roll call vote passes 5-0-0.

IX. Adjournment

-The meeting adjourned at 11:09AM. The next meeting is December 17, 2024 at 8:30AM.