



Occupational and Professional Licensing Administration

District of Columbia Real Estate Commission

October 8, 2019

Meeting Minutes

The District of Columbia Real Estate Commission held its regularly scheduled meeting on Tuesday, October 8, 2019, at 10:00 am at 1100 4th Street, S.W., Room E554, Washington, D.C. 20024.

The meeting was called to order by Frank Pietranton, Chair, at 10:35 am, and attendance was taken.

Attendance

Board Members Present: Frank Pietranton, Ulani Gulstone, Christine Warnke, David Forster, Edward Downs, Monique Owens, Elizabeth Blakeslee, Ericka Black

Staff: Stacey Williams, Program Support Specialist; Leon Lewis, Executive Director; Kevin Cyrus, Education Coordinator; Asia Dumas, Investigator; Jocelyn Reyes, Program Support Specialist; Chanda Kearney, Program Support Specialist

Legal Counsel: Kia Winston, Assistant Attorney General

Agenda Item: Executive Session

At approximately 10:37 am, the following motion was made:

Upon a motion duly made by Ms. Warnke and properly seconded by Mr. Forster, the Commission unanimously voted to enter into closed session pursuant to the authority of D.C. Official Code Section 2-575(b)(4)(A) to seek the advice of counsel, D.C. Official Code Section 2-575(b)(9) to discuss disciplinary matters, and D.C. Official Code Section 2-775(b)(13) to deliberate upon a decision in an adjudication action or proceeding and to discuss:

Complaints and technical applications.

The public session of the meeting was resumed at 10:54 am and attendance was taken.

Agenda Item: Comments from the Public

None.

Agenda Item: Draft Minutes, September 10, 2019

Upon motion duly made by Mr. Forster and properly seconded by Ms. Blakeslee, the Commission voted unanimously to approve the draft minutes dated September 10, 2019.

Agenda Item: Application for Licensure Recommendations

Upon motion duly made by Ms. Warnke and properly seconded by Ms. Owens, the Commission voted unanimously to approve the October 8, 2019, Application List administratively approved by OPLA staff, attached hereto and made a part of the October 8, 2019, minutes..

Upon a motion duly made by Ms. Warnke and properly seconded by Mr. Downs, the Commission unanimously voted to accept the Legal Committee recommendations for the following technical applications:

1. In the matter of Taurus Dean, the Commission voted to defer to the next board meeting
2. In the matter of Christina Brown, the Commission voted to approve.

Agenda Item: Complaints and Legal Committee Recommendations

Upon a motion duly made by Ms. Warnke and properly seconded by Mr. Forster, the Commission unanimously voted to accept the following legal committee recommendations:

1. In the matter of Julie Visperas vs. Justin K. McNair – close; no violation.
2. In the matter of Lunden Kinard vs. Brian Mormley – close; no violation.
3. In the matter of Andia Evens vs. Davis Hood – close; no violation.
4. In the matter of Andia Evens vs. Carolyn Wilson – close; no violation.
5. In the matter of Spirit of W Street vs. Vernon Oakes – forward to OPLA Investigation Unit.
6. In the matter of Armin Abron vs. Bo R. Lee – waive.

Agenda Item: Education Report

Upon motion duly made by Ms. Owens and properly seconded by Ms. Gulstone, the commission voted unanimously to approve the Education Committee Report, attached hereto and made a part of the October 8, 2019 minutes.

Agenda Item: Budget

None

Agenda Item: Review of Calendar

Board was notified of upcoming events for the remaining 2019 calendar year.

Agenda Item: Correspondence

None.

Agenda Item: Old Business

Board was reminded of mandatory FARB training that will be held on October 22, 2019 at DCRA and notified that they were registered by OPLA staff to attend.

Agenda Item: New Business

Upon motion duly made by Mr. Forster and properly seconded by Mr. Pietranton, the Commission voted to have Ulani Gulstone and Edward Downs attend the 2020 ARELLO Leadership Conference, which will be held on January 14-16, 2020, in Key West, Florida.

Chairperson Frank Pietranton, Ulani Gulstone, David Forster, Edward Downs, Ericka Black and Leon Lewis attended the Association of Real Estate License Law Officials Annual Conference in Denver, Colorado on September 18-23, 2019. Highlights included:

- Commission members Ulani Gulstone and Edward Downs were voted in as ARELLO Directors for the term of January 1, 2020-December 31, 2020.
- Leon Lewis was voted in as a trustee on the ARELLO Foundation;
- Frank Pietranton and Leon Lewis participated on the Finance Committee;
- All attendees participated on ARELLO's Legal and Regulations Committee and as actors on the simulated legal exercises/cases presented by committee members; Ulani Gulstone participated in script writing for the actors; the scripts and actors were well-received, which contributed toward decision making on legal cases;
- The Commissioner Resource Committee requested additional funding for delivery of an online version of Commissioner College; this will be voted on at the Jan. Board meeting.
- Commission member Ulani Gulstone chaired the Fair Housing Committee where there was a record attendance at this meeting. There was dialogue on several fair housing cases.
- Some of the member jurisdictions reported legislation being introduced, which will facilitate the easier movement across state lines, easier for persons with convictions, sunset laws to allow a pre-determination for licensure, the sandbox bill in Arizona allowing licensees an easy entry into the state, etc.
- Economic and Housing Market Outlook presented by Dr. Lawrence Yun of the National Association of Realtors, where Dr. Yun emphasized that we are currently experiencing the longest expansion ever, 2.9 percent growth rate in 2018 and close to 3 percent for 2020. He indicated that consumer confidence remains high and that there is a super unemployment rate of 3.7 percent. Dr. Yun also reported that commercial realtors reported slower leasing activity in 2019. He predicted one more Federal Reserve rate cut for 2019. Also, California and Connecticut are experiencing housing affordability challenges because of the high price of owning a home and that 10% of homeowners could not make their mortgage payments in 2019.
- Awards were given to the Kansas Real Estate Commission for their introduction to the Alexa app, where questions and answers are provided to the public and licensees.
- Also, Commission members attended the Task Force on Licensure Portability, where Commission member Ulani Gulstone and Leon Lewis are members.
- The attendees reported that it was an excellent conference.

Agenda Item: Next Meeting

Next Scheduled Regular Meeting, November 12, 2019
1100 4th Street, SW, Room 300, Washington, DC 20024

Agenda Item: Adjournment

Upon motion duly made by Mr. Forster and properly seconded by Ms. Owens, the Commission unanimously voted to adjourn. Meeting adjourned at 11:59 am.

Respectfully submitted,



Frank Pietranton, Chair

Date: November 12, 2019

Recorder/transcriber: Stacey Williams