

Arizona Real Estate Advisory Board Meeting Minutes

Wednesday
January 13, 2021
10:00 a.m. - Noon
Arizona Department of Real Estate
Telephonically- Google Meet
100 North 15th Avenue Suite 201
Phoenix, Arizona 85007

- I. Call to Order – Nicole LaSlavic, Chair
Chair LaSlavic called the meeting to order at 10:00 am.

- II. Introductions & Welcome
Members present all telephonically:
Nicole LaSlavic, Chair
Carla Bowen
Karen Bohler
Kim Clifton
Bill Gray
Nedra Halley
D. Christopher Ward

Absent:
Charlie Bowles, Vice-Chair
Bruce Jacobs
Justin Rollins

ADRE Representatives present:
Judy Lowe, Commissioner
Louis Dettorre, Deputy Commissioner (DC)
Abby Hansen, Chief of Staff (COS)

- III. Approval of January 25, 2020 Meeting Minutes.
Chair LaSlavic asked for a Motion to approve the October 21, 2020 Meeting Minutes. Upon a motion by Member Chris Ward, seconded by Member Gray, the Minutes of January 25, 2020 meeting were unanimously approved.
- IV. Call to the public- no public comments.
- V. Advisory Board Member Facilitator Reports
Chair LaSlavic stated she was informed of a piece of legislation moving forward that would establish a license plate for REALTORS®, some of the concerns around it are how would the Arizona Department of Transportation vet who is a REALTOR®, what happens if they are no longer a REALTOR®?
Member Ward stated he would like to take a position against it. DC Dettorre noted that historically the Advisory Board has not taken a position on legislation. Chair LaSlavic inquired if there is any statutory restrictions on the Advisory Board taking a position. DC Dettorre stated the Department would review and bring information to the next meeting.
Chair LaSlavic stated she had one other call regarding licensure that she referred to Louis.
Member Gray stated he had one inquiry regarding Commercial Brokers and compensation to out of state individuals when the listing goes nationwide. The Commissioner indicated that the individuals involved in the transaction require a written cooperation agreement with the Arizona broker, as provided in Statute. Member Bowen had a question about disciplinary actions and noted they continue to grow as reflected in the Department's Bulletin. She asked if there was some way to control these disclosure issues prior to these individuals obtaining a license. DC Dettorre stated that the five pages noted in the current Bulletin really reflect a longer period of time than the normal as only two Bulletins were issued in 2020. Commissioner Lowe stated going forward the disciplinary actions in general may be less, as laws may become less stringent, and restrict how the Department may enforce disclosures.
Member Bowen asked if the Department tracks how many provisional licenses are issued. DC Dettorre stated yes, the Department could review the information available. Member Bowen stated she would email him a request.
Member Clifton stated she had just attended a call with the Tucson Association of REALTORS® and noted that REALTORS® in Pima County will be classified as essential workers and be allowed to participate in the 1B rollout of the COVID-19

vaccine. Chair LaSlavic stated she has seen that on social media, and does not know if Maricopa County has updated their authorized 1B recipients. DC Dettorre stated the Arizona Department of Health is the authority who is prioritizing the vaccine recipients, and questions about the vaccine delivery phases should be directed to them.

VI. Arizona Department of Real Estate Reports

Commissioner Lowe stated she is currently participating in the Association of Real Estate License Law Officials (ARELLO) virtual conference, which will last all week. 35 Board Members from ARELLO are participating on the call. Commissioner Lowe stated that some state real estate departments have been closed for all business due to COVID-19.

Commissioner Lowe noted that some of the complaints/violations occurring at the Department are that licensees are not obtaining a subdivision public report when required. She noted anyone who owns six or more properties in a condominium complex, residential or vacant lots in a subdivision, must apply for and obtain a public report, or an exemption to the public report. The application form may be obtained from the Department or a request for an exemption may be made through the Department.

Complaints of multiple offers being presented- the Department receives calls from both buyers and sellers claiming they feel that their offers were not presented. Commissioner Lowe indicated that it is up to both brokers in the transaction to retain all rejected offers, signed "rejected" by the seller for at least one year from rejection.

Commissioner Lowe read the 2020 Advisory Board Annual Report.

DC Dettorre provided a brief presentation reviewing current statistics for the Department and other operational updates.

Member Gray asked about builders building housing communities where the home is built for lease, not for sale, is a public report required. DC Dettorre stated he thought it would be required. Member Bohler provided member Gray with feedback that generally she thought it would be required also.

Member Ward stated that in the Development Community the turnaround time by the Department is very highly regarded.

VII. Election of the 2021 Advisory Board Chair & Vice Chair
Nominations for Chair

- Member Bowles and Member Clifton were nominated.
Member Clifton was elected as Chair.

Nominations for Vice Chair

- Member Bowen and Member LaSlavic were nominated.
Member LaSlavic withdrew her nomination as her term is up January 31, 2021
Member Bowen was elected as Vice Chair

DC Dettorre thanked Chair LaSlavic for her service as the 2020 Chair.

VIII. Next scheduled meeting – April 21, 2021

IX. Adjournement

Motioned by Member Halley, seconded by Member Clifton.

Respectfully submitted this 21st day of April, 2021
Real Estate Advisory Board



Kim Clifton, Chair