

The Alaska Real Estate Commission (REC) was originally scheduled to meet in Anchorage on September 5, 2012, however the extreme weather events that plagued Alaska during the month were responsible for the delay of the meeting to Thursday, September 6th. Due to the change, several of the Commission members attended via teleconference.

The Commission was pleased to have Director Don Habeger in attendance for a portion of the meeting. In July, Mr. Habeger sent a letter to all of the boards and commissions advising that the Division of Corporations, Business and Professional Licensing (CBPL) and the Administrative Services Division (ASD) completed a major reconciliation project that included a review of each program's revenue and expenses over the last 10 years.

The Legislature appropriated more than \$3.4 million to be distributed to 38 professional boards and commissions. The Legislature acknowledged that historically professional licensees have paid 100% of the general administrative costs for CPBL, when in fact those costs should have been shared with other CPBL program services. According to a letter dated July 10, 2012, from Director Habeger to the boards and commissions, this allocation serves to bring the fund balances to their correct levels "as of June 30, 2012, and will serve as a starting balance going forward into the future". The Division will now include corporations and business licensing services with professional licensing in charging general administrative expenses.

Along with this change, the CBPL has adopted quarterly reporting for the professional licensing programs. Reports will be available approximately one month after the close of each of the first 3 quarters of the year, with a year-end report available approximately 3 months after the end of the State's fiscal year. It is anticipated that this change will allow the boards, commissions, and the division, to have more current and accurate information on which to base financial decisions for each program.

Mr. Habeger also advised the Commission that Executive Administrator Sharon Walsh will now have "read only" access to the Schedule of Revenue and Expenditure Report. This will give Sharon the ability to monitor the status of revenue and expenses charged to the REC in a more proactive manner.

The division assigned a new investigator, Jennifer Wirawan, to work with the REC on complaints and cases involving real estate licensees. Ms. Wirawan has made great progress in dealing with complaints and closing open investigations for the REC. At the meeting she reported that beginning May 19, 2012 and ending August 22, 2012, the Division opened 34 cases and closed 79 real estate matters. As of the date of the September 7th meeting there were 45 open investigations, per her report. The REC greatly appreciates her diligence in reducing the number of open investigations, some of which have been pending for a number of years.

The September meeting is considered the first meeting of the fiscal year and traditionally when new officers are elected. Chairman Brad Cole declined to continue to serve as Chair and Anita Bates (Anchorage) was elected to serve in that position. Nancy Davis from Sitka was elected Vice-Chair, and Stacey Risner from Fairbanks was elected Education Liaison.

Due to the unusual weather circumstances, the meeting was adjourned at noon and reconvened via teleconference on Thursday, September 20th, in order to deal with housekeeping items, such as approval of minutes. Due to time constraints, the REC moved several agenda items to the December meeting.

They include discussion regarding penalties for unapproved instructors, addressing the issue of “dual” professional licenses, i.e. mortgage originator and real estate, real estate “teams”, and several proposed regulations.

The next meeting of the Alaska Real Estate Commission will be held on December 5 & 6, 2012, at 9:00 a.m. in room 1270 of the Atwood Building, 550 W. 7th Avenue, Anchorage, Alaska.

Submitted by Commissioner Anita Bates
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