

MORTGAGE BROKER INDUSTRY COUNCIL

9:30 am, Wednesday, May 5, 2021

Virtual Teams Meeting

MINUTES

In Attendance: Gord Appel
Paul Bojakli
Clarence Lee
Nkem Onyegbula
Guy Ouellette

Resources Duane Monea, *Principal Advisor to the Board*
Warren Martinson, *Acting Executive Director*
Charles Stevenson, *Registrar*
Joseph Fernandez, *Director, Education Programs*
Stacy Paquin, *General Counsel & Corporate Secretary*
Bryan Douey (*Communications & Connections Manager*) (Item 8)

Recording Secretary: Rina Hawkins

1. Call to Order

The meeting began at 9:30 am.

No conflicts of interest were declared.

2. Approval of Meeting Minutes

The Mortgage Broker Industry Council ("Industry Council") reviewed the minutes from the March 23, 2021 meeting.

***MOTION:** The Mortgage Broker Industry Council approves the March 23, 2021 meeting minutes as presented.*

Clarence Lee / Carried

3. Action Register

The Industry Council reviewed the action register.

4. RECA Board of Directors

The Industry Council's Board member provided a report on the activities of RECA's Board of Directors ("Board").

5. Education Framework & Divestment Update and Education Competencies

For this information item, Management outlined the requirements of an education framework, and possible milestones.

The Industry Council agreed to forgo reviewing the education framework at this time and allow the Education Framework Discussion Group to complete its work. Once the consultation process is complete the Industry Council will review the education framework.

6. MBRCC & AMBA Code of Conduct

For this information item, Management reviewed a comparison between the Alberta Mortgage Broker Association (AMBA) Code of Ethics, the Mortgage Broker Regulators Council of Canada (MBRCC) Principles, and the *Real Estate Act* Rules.

7. Industry Council Member Engagement with Licensees

The Industry Council discussed the format and process for the Industry Council online engagement session scheduled for May 27, 2021.

8. Stakeholder Engagement Update

Management provided an update on stakeholder engagement activities.

The Industry Council agreed with the proposed process for handling emails submitted into the Industry Council email address. All emails will be added, verbatim, to a folder on Diligent for Industry Council members to review. The Industry Council will review all emails monthly.

The Industry Council reviewed the current stakeholder feedback as presented and agreed to the proposed responses to emails received.

Management reported that, to date, 25 people have registered for the May 27, 2021 Industry Council online stakeholder session.

9. Mortgage Industry Council Election Bylaws/Criteria

For this information item, Management is engaging with each Industry Council to review the election criteria established by the Election Project Team in the fall of 2020 and further identify and refine the election criteria and processes. A report and draft bylaw with election criteria recommendations is expected to be presented to the RECA Board at their June 22, 2021 meeting.

11:41 am Guy Ouellette left the meeting

10. RECA Publication Guidelines

For this information item, Management is seeking input from all Industry Councils on RECA's Publication Guidelines. Management will distribute the existing policy and industry feedback and will solicit further feedback from the Industry Councils to amend and approve the Publication Guidelines for implementation.

11. Condition-free Offers

Management has created a consumer facing information piece regarding the risks of condition-free offers; second, an Information Bulletin for licensees explaining the obligations in a condition-free situation; and third, a communication strategy to maximize exposure. This is complete and posted on the RECA website.

12. G o A Disaster Recovery Program Changes / Impact on Licensees

Management reviewed the changes to the Alberta government's Disaster Recovery Program ("DRP") with the Industry Council. The DRP provides financial assistance to qualifying applicants to help restore uninsurable property lost or damaged by a disaster (e.g., massive hail damage in Calgary last summer, Fort McMurray fire, floods in 2013) to its basic, pre-disaster functional condition.

The Alberta Government has set homeowner funding limits and implemented cost-sharing mechanisms, specifically, a 90/10 split, a maximum of \$500K per property on a one-time only basis. The Government of Alberta is also implementing a searchable registry for properties in Alberta that have exhausted their DRP payment.

RECA anticipates receiving a letter from the Minister with further details on the changes to this program.

13. Proposed New Rules

The Industry Council continued discussion about the proposed new rules for mortgage brokers, following up from the previous meeting.

ACTION: The Industry Council will dedicate time at its June 15, 2021 Industry Council meeting to review the proposed new Rules.

14. In-Camera Session with the Acting Executive Director

The Industry Council went in-camera.

15. Adjournment

The meeting ended at 12:19 pm.

16. Next Meeting(s)

- Tuesday, June 15, 2021

Approved at Calgary, Alberta on June 15, 2021.

Gord Appel
Industry Council Chair

Paul Bojaki
Industry Council Vice-Chair

MORTGAGE BROKER
INDUSTRY COUNCIL

Minutes of Meeting

May 5, 2021