

RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL

9:00 am, Tuesday, May 11, 2021

Virtual Teams Meeting

MINUTES

In Attendance: Bill Briggs
Brad Hamdon
Brad Kopp
Erika Ringseis
Sano Stante

Resources Bryan Douey (*Communications & Connections Manager*) (Item 10)
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*

Recording Secretary: Rina Hawkins

1. Call to Order

The meeting began at 9:02 am.

The Industry Council went in-camera.

The Industry Council came out of in-camera.

Industry Council member, Mr. Brad Hamdon, declared that he is an employee of the University of Alberta which may result in conflict of interest in future decisions of the Industry Council on education related matters.

2. Approval of Meeting Minutes

The Industry Council reviewed the minutes from the March 9, 2021 meeting.

***MOTION:** The Residential Real Estate Broker Industry Council approves the March 9, 2021 meeting minutes as presented.
Bill Briggs / Carried*

3. Action Register

The Industry Council reviewed the action register.

4. RECA Board of Directors Report

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

5. Reporting Accepted Conditional Offers

The Industry Council discussed reporting accepted conditional offers and whether organized real estate has the right to establish and enforce rules on licensees that conflict with professional standards of conduct set and enforced by the regulator.

ACTION: The Industry Council directs Management to work with the Industry Council Chair to define the scope of a legal opinion on this topic. This opinion is to be presented to the Industry Council in July 2021 for review and further consideration.

6. RMS Chronology and Discipline Background

The Industry Council discussed the history of the Residential Measurement Standard (RMS), and the opportunity to improve the RMS.

The Industry Council recommended that an advisory committee be formed to engage stakeholders to review the current RMS and report back to the Industry Council on the drawbacks and potential changes.

Management confirmed that in accordance with the *Real Estate Act* bylaws, Board approval is necessary to establish an advisory committee.

ACTION: Management and the Industry Council Chair will draft terms of reference for a proposed RMS advisory committee to be presented to the Industry Council for review and recommendation to the Board for final approval.

7. Education Framework & Divestment Update

Management indicated that the Education Divestment Discussion Group has been discussing an education framework that will go out for stakeholder consultation.

ACTION: Prior to sending the education framework out for industry consultation, an executive summary of the education framework will be circulated to the Industry Council for comments and approval.

8. Licence History & Evolution

Management discussed the evolution of RECA's licensing and rationale to assist the Industry Council in providing input on the new structure.

9. RERC Competencies

Management reported that a validation survey on the RERC competencies began on May 10, 2021. Proposed competencies and learner outcomes will be presented at the August 2021 Industry Council meeting.

10. Stakeholder Engagement Update

RECA's Communications & Connections Manager joined the meeting for this agenda item.

The Industry Council discussed the recent stakeholder engagement activities and suggested improvements for future sessions.

11. Industry Council Obligations under Part 3

Management reviewed the Industry Council's obligations under Part 3 of the *Real Estate Act*.

12. Residential 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 its June 22, 2021 meeting.

13. 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.

14. Condition-free Offers

This item was brought forward by the Mortgage Broker Industry Council. Management 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.

15. 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.

16. In-Camera Session

The Industry Council went in-camera.

17. Adjournment

MOTION: The Residential Real Estate Broker Industry Council approves the final adjournment of this meeting.

Erika Ringseis / Carried

The meeting ended at 12:33 pm.

18. Next Meeting(s)

- Tuesday, June 8, 2021

Approved at Calgary, Alberta on June 8, 2021

Sano Stante
Industry Council Chair

Brad Kopp
Industry Council Vice-Chair

RESIDENTIAL REAL
ESTATE BROKER &
INDUSTRY COUNCIL

Minutes of Meeting

May 11, 2021