



RESIDENTIAL PROPERTY MANAGER INDUSTRY COUNCIL

1:00 pm, Tuesday, April 13, 2022

Virtual Teams Meeting

MINUTES

In Attendance:

Don Brown
Keith McMullen
Don Newell, *Chair*
Carrie Plett
Cyril Pratt

Resources

Joseph Fernandez
Russ Morrow
Stacy Paquin
Charles Stevenson
Bryan Douey (*Item #7*)
Barbara Young (*Item #8 & 9*)

Recording Secretary:

Christina Harrington
Rina Hawkins

1. Call to Order and Approval of Agenda

The Chair called the meeting to order at 1:00 p.m.

***MOTION:** The Residential Property Manager Industry Council adopts the April 13, 2022 meeting agenda as presented.*

Moved by Keith McMullen

Seconded by Cyril Pratt

Carried

2. Conflict(s) of Interest Declared

No conflicts of interest were declared.

3. Chair's Opening Remarks

The Chair reported that the Industry Council Chairs met with the new interim Chair of the RECA's Board of Directors (the "RECA Board") to welcome him and to discuss RECA strategic initiatives.

The Chair reported that the Residential Property Manager Industry Council (the "Industry Council") received a request to meet from the Alberta Condominium Management Education Consortium ("ACMEC").

The Industry Council concurred that two of its members, and members of RECA Management and staff, will meet with ACMEC on an agreed upon agenda.

4. Consent Agenda

The Industry Council reviewed the consent agenda, including the March 15, 2022 meeting minutes, the Action Register, and the Regulatory Activity Scorecard.

***MOTION:** The Residential Property Manager Industry Council approves the consent agenda which includes the March 15, 2022 meeting minutes, the Action Register Update, and the Regulatory Activity Scorecard, as presented within the meeting package.*

Moved by Carrie Plett

Seconded by Cyril Pratt

Carried

5. RECA Board of Directors Report

The Industry Council's Board member reported the activities of the RECA Board.

6. Real Estate Act Section 54 Application of David Lawrence Bauer

The Industry Council declared no conflicts of interest concerning the s. 54 *Real Estate Act* application of David Lawrence Bauer ("Applicant").

Applicant's submissions: The Applicant was not present and did not provide submissions. Through the appended Acknowledgment Form, the Applicant acknowledged that he had the opportunity to obtain legal counsel, and understood the application "*would result in a lifetime ban from the industry*".

Registrar's submissions: The Registrar did not oppose the application and confirmed the Applicant was eligible to apply. The Registrar confirmed there were no allegations of fraud or criminality made against the Applicant, by the Complainant nor the Registrar.

***MOTION:** The Residential Property Manager Industry Council approves the application of David Lawrence Bauer, for voluntary lifetime withdrawal from the industry, pursuant to section 54 of the Real Estate Act.*

Moved by Keith McMullen

Seconded by Cyril Pratt

Carried

7. Spring Stakeholder Engagement Session

Management presented the logistical challenges encountered in scheduling the Stakeholder Engagement session. The Industry Council directed the session be limited to one date in May 2022, held in person and broadcasted virtually, with the venue to be determined.

ACTION: Management will poll the Industry Council's availability to host the Stakeholder Engagement session in May 2022 (in person & virtually).

8. Choosing Between Various Re-Licensing Education Models

Management presented re-licensing education models to ensure licensees remain proficient in issues relevant to their industry sector.

The *prescriptive* model assigns required courses to a licensee, as deemed relevant to the public interest by the Industry Council. The courses are provided by a third-party course provider. In the *reflective* model, a licensee creates a self-reported professional development plan specific to their learning objectives. The third model is a hybrid of both *prescriptive* and *reflective* re-licensing education.

Management recommends that licensees are audited under all models to ensure compliance. For example, authenticating self-reported courses, hours, or verifying courses through a reporting platform. Auditing and development would have budgetary implications.

The Industry Council will engage in robust consultation to identify relevant re-licensing subjects. Management recommends the courses be offered on a variety of platforms (through E-Learning and in class, for example). Management recommends all RECA Industry Councils consult with one another to ensure there is no overlap of re-licensing education content, as some licensees hold licenses across multiple sectors.

Relicensing education models will foster professionalism within the industry. The various re-licensing education models will be discussed at the next Industry Chairs Roundtable.

ACTION: Management will advise the RECA Board that the Industry Council recommends a hybrid model of reflective and prescriptive relicensing education.

ACTION: Management will provide a draft model of the hybrid re-licensing model to the Industry Council's for consideration in June 2022.

9. Presentation on Examination Question Development and Examination Review

Management presented exam development methodology; the threshold and degree of testing competencies, the level of consumer harm (risk) of potentially underprepared licensees, the process of scoring, and the fair treatment of learners. Competency profiles and examinations are developed simultaneously to ensure course congruency.

Management presented the process to confirm that examinations are legally defensible (valid, reliable and fair). Ongoing psychometric analysis will determine if an exam question is performing well (is well understood, clear, relevant and of appropriate difficulty).

Over time, Management will integrate constructive response questions into existing examinations. Constructive response questions require a learner to prove their abilities of judgment and analysis, by writing, amending, or explaining a concept.

RECA's *Pre-licensing Education Philosophy* requires periodic surveys of learners to assess the effectiveness of the credentialing programs. Management issues surveys to new licensees and their brokers six months after licensure. Management will report the ongoing results of the surveys to the Industry Council.

Management presented the current passing rates of all course providers. The Industry Council received this report as information.

10. Condominium Manager Licence Update

Management reported that Condominium Manager licence numbers have stabilized.

11. In-Camera Session with the CEO

The Industry Council moved in-camera with the CEO.

12. In-Camera Session with the Industry Council only

The Industry Council moved in-camera.

13. Termination

***MOTION:** The Residential Property Manager Industry Council approves the termination of this meeting.*

Moved by Cyril Pratt

Seconded by Keith McMullen

Carried

The meeting terminated at 4:01 pm.

14. Next Meeting(s)

- Monday, June 6, 2022

Approved at Calgary, Alberta on June 6, 2022

Don Newell
Industry Council Chair

RESIDENTIAL
PROPERTY
MANAGER INDUSTRY
COUNCIL

Minutes of Meeting

April 13, 2022