



RESIDENTIAL PROPERTY MANAGER INDUSTRY COUNCIL

1:00 pm, Monday, June 6, 2022

In Person Meeting

MINUTES

- In Attendance:** Don Brown
Keith McMullen
Don Newell, *Chair*
Carrie Plett
Cyril Pratt
- Resources:** Russ Morrow, *CEO*
Stacy Paquin
Charles Stevenson
Barbara Young (*Item #8 & 9*)
Bryan Douey (*Item #7*)
- Recording Secretary:** Christina Harrington

1. Call to Order and Approval of Agenda

The Chair called the meeting to order at 12:42 pm.

***MOTION:** The Residential Property Manager Industry Council adopts the June 6, 2022, meeting agenda as presented.*

Moved by Carrie Plett

Seconded by Don Brown

Carried

2. Conflict(s) of Interest Declared

No conflicts of interest were declared.

3. Chair's Opening Remarks

The Chair welcomed attendees and reported that members of the Residential Property Manager Industry Council (the "Industry Council") have signed the RECA Annual Code of Conduct Acknowledgement.

The Chair reported that Industry Council members are invited to participate in an engagement session hosted by the Government of Alberta, Municipal Affairs, to inform a review of new home buyers

protection policies and programs. Interested Industry Council members are to send their name to Chairman Newell.

The Chair met with the Association of Condominium Managers of Alberta (ACMA), course provider, regarding course statistics and potential areas of development.

Chairman Newell & RECA Management introduced the 2022/2023 RECA Board of Directors ("RECA Board") and Industry Council calendar. The calendar was accepted as proposed. Chairman Newell will recommend the calendar to the RECA Board Chair in accordance with the Real Estate Act ("REA") Bylaws.

4. Consent Agenda

The Industry Council reviewed the consent agenda, including the April 13, 2022 minutes, Action Register and the Regulatory Activity Scorecard.

***MOTION:** The Residential Property Manager Industry Council approves the minutes of April 13, 2022, and receives the Action Register Update, and the Regulatory Activity Scorecard, as presented within the meeting package.*

Moved by Cyril Pratt

Seconded by Keith McMullen

Carried

5. RECA Board of Directors Report

RECA CEO and the Industry Council's Board member reported on the activities of the RECA Board.

6. Condominium Manager License Update

RECA Management reported that, as of December 1, 2021, all individuals and companies providing condominium management services must be licensed pursuant to the REA. Licensee numbers have stabilized, and no changes are reported from the April 13, 2022, report.

7. Education Update & Communication Report

Management advised that conditionally licensed condominium manager associates and brokers must complete the pre-licensing programs and challenge the examinations by November 30, 2022, in order to meet RECA's licensing eligibility requirements.

RECA Management compared enrolment rates to the conditionally issued licenses. There is a risk that the industry sector could be underserved if conditionally issued licenses are not transitioned to full

licenses prior to November 30, 2022. The Industry Council discussed concerns with courses, exams and the completion timeframes which were brought to the attention of the Industry Council in the past few months.

A thorough discussion was held by the Industry Council relating to conditionally licensed condominium manager broker and condominium manager associate licensees.

ACTION: Management will release learner exam breakdowns (competency graphs) to the recognized course providers.

ACTION: The Industry Council directed Management to maintain the current expiration date and conditional license requirements relating to condominium manager brokers. The deadline to complete the required education and examination will remain November 30, 2022.

ACTION: Management will permit a collective four writes of the *Practice of Condominium Management* examination (meaning the learner can register and pay for the first write of the examination and will be provided 3 re-writes of the examination free of charge).

MOTION: *The Residential Property Manager Industry Council approves an extension of condominium manager associate conditional licences from November 30, 2022 to March 31, 2023 upon providing proof of registration with a RECA recognized course provider, in a form and manner determined by RECA Management.*

*Moved by Carrie Plett,
Seconded by Cyril Pratt
Carried*

Vice-chairman Brown asked that his dissent vote be recorded on the above motion.

8. Re-Licensing Education Options

At its meeting of April 13, 2022, the Industry Council selected the hybrid re-licensing education approach, being a combination of the prescriptive and reflective re-licensing education models. Management recommended a gap-analysis, and the Industry Council agreed that in order to best align the education of existing licensees and new licensees, the prescriptive approach would be preferred at this juncture.

ACTION: The Industry Council directed that the form of re-licensing education will be prescriptive, with the flexibility to transition to a reflective model, or hybrid model, as industry needs develop.

9. Stakeholder Engagement

Management advised that the May 27, 2022 Stakeholder Engagement Session was well attended. Broker Forums held in Edmonton and Calgary allowed for robust discussion. Management introduced RECA publications, and emails received through the Industry Council inbox.

10. Industry Council Chair Elections

Management advised that the term of the Chairman Newell will expire on November 30, 2022. Pursuant to REA s. 7.1(6) and REA Bylaw sections 3.18 and 3.19, the Industry Council must hold an election for the Industry Council Chair position prior at the last meeting of an Industry Council prior to December 1, in the applicable year. Nothing precludes the current Chair from running in the election, which will be held at the September 2022 meeting.

11. REA Rules Review Discussion

At the direction of the RECA Board, Management presented the REA Rules Review initiative. The review will be conducted over a two-year period, in broad consultation with stakeholders, and in several phases, beginning with licensing rules. The Rules Review Steering Committee ("Steering Committee") will consult and recommend proposed changes to the Industry Councils. The Steering Committee is comprised of seven members from each industry sector and a public member as the chair, who is not a RECA Board or Industry Council member.

ACTION: Industry Council appointed Vice-Chairman Brown to represent the condominium manager industry sector and Council Member McMullen to represent the residential property manager industry sector on the Steering Committee.

12. Commission Profit Disgorgement

Management presented the Report of the Independent Advisory Group on conduct and practices in the Real Estate Industry in British Columbia (June 2016) (the "Report"). The Report explored the probable cause of extreme price escalation conditions in the BC real estate market. The Report recommended the use of commission profit disgorgement; being the clawing-back of proceeds gained through misconduct. Management reported that the Industry Council does not currently have the legislative authority to recover funds through commission profit disgorgement. Such authority would require a legislative amendment and ministerial consultation.

The Industry Council discussed RECA's anti-money laundering efforts and Law Enforcement relations. The Report was received as information.

13. RMS Committee Update

Council member McMullen reported that the RMS Committee met on March 1, 2022 and continues its' stakeholder outreach to establish common RMS practices.

14. In-Camera Sessions

The Industry Council went in camera with the CEO.

The Industry Council went in camera with the Industry Council, only.

15. Termination

MOTION: The Residential Property Manager Industry Council approves the termination of the June 6, 2022, meeting.

Duly moved and seconded

Carried

The meeting adjourned at 3:54 pm.

16. Next Meeting(s)

- September 23, 2022

Approved at Calgary, Alberta September 23, 2022

Don Newell
Industry Council Chair