



RECA Board of Directors Special Meeting 3:30 – 6:30 pm, Thursday, April 6, 2023 Virtual Teams Meeting

MINUTES

In Attendance: Elan MacDonald, Chair
Paul Bojakli
Bill Briggs
Jai Parihar
Carrie Plett
Laura Sharen
Greg Walter

Staff Resource: Janice Harrington *(portion of meeting)*
Warren Martinson *(portion of meeting)*
Russ Morrow
Stacy Paquin

Guests: Susan Kushneryk, *Kushneryk Morgan LLP (Item #1)*
Grant Stapon, *Bennett Jones (Item #1)*

Recording Secretary: Rina Hawkins

1. Call to Order

The Real Estate Council of Alberta ("RECA") Board Chair ("Chair") called the meeting to order at 3:32 pm.

2. Approval of Agenda

The RECA Board of Directors ("Board") reviewed the meeting agenda.

***MOTION:** The RECA Board of Directors approves the April 6, 2023, special meeting agenda as presented.*

Motioned by Laura Sharen

Seconded by Carrie Plett

Carried

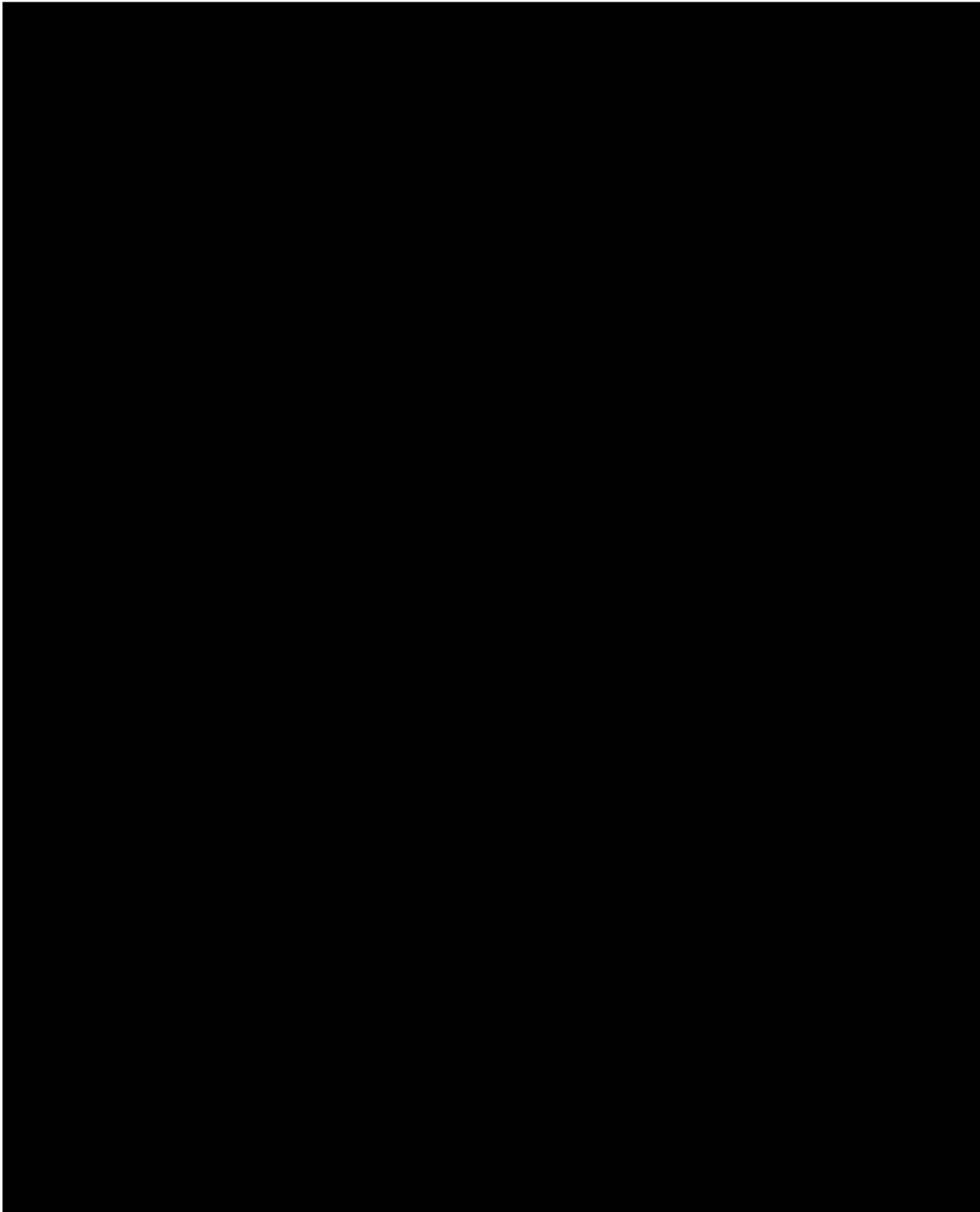
3. Conflicts of Interest Declared

The Chair asked if there were any conflicts of interest to declare.

No conflicts of interest were declared.

4. Legal Matters

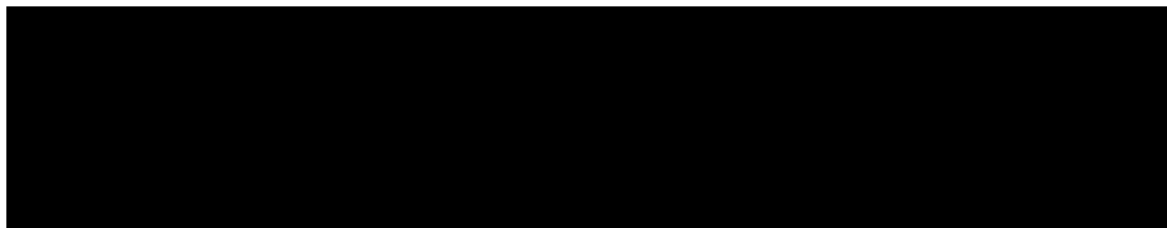
The following minutes are confidential and protected by litigation privilege.



RECA Board of
Directors – Special
Meeting

Minutes of Meeting

April 6, 2023



5. Staggered Terms for Board and Industry Council Members

Management discussed the proposed amendments to *Real Estate Act* (“*REA*”) Bylaw 3.1. The amendments would introduce staggering into RECA Board and Industry Council member terms.

Service Alberta and Red Tape Reduction was consulted and confirmed they would strive to establish staggered terms for public member appointments.

Management discussed that in March 2023, RECA’s four (4) Industry Councils were consulted on the proposed amendments. There was support for the proposed bylaw amendments from three of the Industry Councils, however, not all members of the Residential Real Estate Broker Industry Council were in support of the proposed bylaw amendments.

***MOTION:** Following consultation with RECA’s four Industry Councils and Service Alberta, the RECA Board of Directors approves the proposed amendments to Real Estate Act Bylaw 3.1 as presented in TAB 2 and directs RECA Management to submit to the Minister of Service Alberta & Red Tape Reduction, for final approval.*

Motioned by Carrie Plett

Seconded by Jai Parihar

Carried

On behalf of the Board, Management will distribute a notice to the Industry Councils advising that the Board passed the amendments to *REA* Bylaw 3.1, pending approval from the Minister of Service Alberta and Red Tape Reduction.

5:24 pm Board member, Sharen, left meeting

5:24 pm – the meeting recessed

5:32 pm – the meeting reconvened

6. Hearing Panel Roster Appointments

Management discussed that in March 2023 the Hearings Committee interviewed public member candidates to sit on RECA’s hearing panel roster. Following interviews, the Hearings Committee is recommending the Board appoint four (4) members to the hearing panel roster.

***MOTION:** On the recommendation of the Hearings Committee, the RECA Board of Directors approves the appointment of the following*

individuals to the Hearing Panel Roster for a term, effective April 6, 2023, to October 31, 2025:

- 1. Ryan Deluca (public member) - first term*
- 2. Jennifer Galarneau (public member) - first term*
- 3. William Katz (public member) - first term*
- 4. Anna Turcza-Karhut (public member) - first term*

Motioned by Bill Briggs

Seconded by Carrie Plett

Carried

7. Business Planning Discussion

Management provided the Board with context for the draft fiscal 2024 Business Plan. Management expressed its commitment to advancing the Board's priority, the rules review initiative.

As well, in fiscal 2024, Management will focus on organizational resilience and accountability across the corporation. Planned initiatives include the rollout of a corporate-wide performance management framework, completion of the employee engagement action plans, a phase-in of a new accounting system and implementation of organizational efficiencies.

The Board discussed the importance of promoting and enhancing the industry, communication, and consumer awareness.

8. Next Meeting

- Wednesday, May 17, 2023

9. Final Adjournment

The meeting adjourned at 6:00 pm

MOTION: The RECA Board of Directors approves the final adjournment of the April 6, 2023, meeting.

Motioned by Jai Parihar

Seconded by Carrie Plett

Carried

Approved at Calgary, Alberta on May 17, 2023

Elan MacDonald, Board Chair