



# RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL SPECIAL MEETING

1:30 p.m. – 2:30 p.m. December 8, 2023

In Person Banff Room, RECA Office, 1506 11 Avenue SW, Calgary, AB and Virtual Microsoft Teams Meeting

## MINUTES

**In Attendance:** Bill Briggs  
Brad Hamdon  
Jason Bamlett  
Erika Ringseis  
George Bamber, *Chair*  
Elan MacDonald, *Chair of the RECA Board of Directors*

**Resources:** Russ Morrow, *CEO*  
Stacy Paquin  
Rina Hawkins

**Recording Secretary:** Christina Harrington

**Absent:** Janice Harrington  
Warren Martinson

### 1. Call to Order

The meeting of the Residential Real Estate Broker Industry Council (“Industry Council”) was called to order by the CEO at 1:36 p.m., as the Industry Council Chair position is currently vacant and the Industry Council Vice Chair term expired November 30, 2023.

### 2. Conflict(s) of Interest Declared

The CEO called for conflicts of interest to be declared. No conflicts of interest were declared.

### 3. Approval of Agenda and Consent Agenda

The CEO presented the agenda of December 8, 2023.

***MOTION:** The Residential Real Estate Broker Industry Council approves the December 8, 2023, meeting agenda and consent agenda containing the written resolution 2023-04, appointing Bill Briggs as Chair of the Residential Real Estate Education Advisory Committee, as presented.*

*Moved by Bill Briggs,  
Seconded by George Bamber  
Carried*

#### 4. Industry Council Election Results

The CEO introduced Management and welcomed Elan MacDonald, Chair of the RECA Board of Directors ("Board"). The Industry Council welcomed George Bamber and Jason Bamlett as elected licensees of the Industry Council. The Industry Council thanked its former members, Sano Stante and Brad Kopp, for their service and dedication towards self-regulation.

Management presented the results of the Industry Council Election. In addition to elected licensees, the Minister of Service Alberta and Red Tape Reduction re-appointed public members to the Board and to each Industry Council. The terms for public member appointees and elected licensees are staggered, for posterity, pursuant to the *Real Estate Act* ("REA") Bylaws, and by Ministerial Order<sup>1</sup>.

#### 5. Election of Industry Council Chair

Management reported that, pursuant to the *REA* Bylaws, the Industry Council Chair is elected for a two-year term. When a vacancy of the Chair position occurs, the vacancy shall be filled by an election for the unexpired portion of the term, to be held in the same manner that the election of the Chair who was being replaced was made. The term of the former Industry Council Chair expires November 30, 2024. A new Chair must be elected to fill the unexpired portion of the former Chair's term.

The Industry Council discussed the election of a new Industry Council Chair, and the duties of the Industry Council Chair. The CEO called for nominations and led the Industry Council through the election process to elect a new Chair for the Industry Council.

***MOTION:** The Residential Real Estate Broker Industry Council elects George Bamber, to the position of Industry Council Chair, to fill the unexpired portion of the previous Chair's term. George Bamber's, term as Chair will commence immediately and end on November 30, 2024.*

*Moved by Bill Briggs,  
Seconded by Brad Hamdon  
Carried*

***MOTION:** The Residential Real Estate Broker Industry Council directs that the electronic votes be destroyed.*

*Moved by Erika Ringseis,  
Seconded by Brad Hamdon  
Carried*

Chairman Bamber began chairing the remainder of the meeting.

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<sup>1</sup> Ministerial Order, Service Alberta and Red Tape Reduction, MINISTERIAL ORDER No. SA:014/2023

## 6. Election of Industry Council Vice-Chair

In December 2020, the Industry Council elected a Vice-Chair for the term of one-year, in accordance with sections 7.4(2) & (5) of the REA Bylaws, which were in effect at the time. On November 25, 2021, the REA Bylaws were amended so that the Vice-Chair's term is now for two-years. The former Vice-Chair's term expired November 30, 2023.

The Industry Council discussed the election of a Vice-Chair for a two-year term, and Chairman Bamber called for nominations.

***MOTION:** The Residential Real Estate Broker Industry Council elects Jason Bamlett, to the position of Industry Council Vice-Chair for a term commencing immediately and ending on November 30, 2025, by acclamation.*

*Moved by Bill Briggs,  
Seconded by George Bamber  
Carried*

## 7. Appointment of Industry Council Member to the RECA Board of Directors

Management reported that Board member terms expired November 30, 2023. In accordance with REA section 6(1)(b), each Industry Council shall appoint a member to the Board. The appointee must be an elected licensee pursuant to section REA 7.1(2)(b). The Industry Council discussed the Board appointment.

***MOTION:** The Residential Real Estate Broker Industry Council appoints Bill Briggs, to the RECA Board of Directors, for a term of 2 year(s) in accordance with the Real Estate Act and Real Estate Act Bylaws.*

*Moved by Brad Hamdon,  
Seconded by George Bamber  
Carried*

## 8. Industry Council Appointment to Rules Review Steering Committee

Management presented that, pursuant to the Terms of Reference of the Rules Review Steering Committee ("Committee"), a member may continue to sit on the Committee even if they are no longer an Industry Council member.. The Industry Council discussed the current appointment to the Rules Review Steering Committee.

***MOTION:** The Residential Real Estate Broker Industry Council appoints Jason Bamlett as the new Industry Council's appointee to the Rules Review Steering Committee, effective immediately, to replace Brad Kopp.*

*Moved by Bill Briggs,  
Seconded by Brad Hamdon  
Carried*

#### 9. Approval of Minutes – November 15, 2023

The CEO presented the draft minutes from the November 15, 2023 Industry Council meeting, which draft minutes included suggested amendments made by the previous Industry Council Chair, Sano Stante. The Industry Council considered the proposed minutes.

***MOTION:** The Residential Real Estate Broker Industry Council approves the November 15, 2023, minutes as presented in the meeting package which include the amendments made by the previous Industry Council Chair.*

*Moved by Bill Briggs,*

*Seconded by Erika Ringseis*

*Carried*

#### 10. Orientation for New Industry Council Members and Mandatory Governance Training for all Industry Council Members

Management advised that new Industry Council members will attend Orientation training on December 14, 2023. Industry Council members will attend mandatory governance training in April or May 2024 in compliance with s. 11.2 of the *REA* and 4.1 of the *REA* Bylaws.

#### 11. In-Camera Session with CEO

The Industry Council moved in-camera with the CEO.

#### 12. In-Camera Session with Industry Council Only

The Industry Council moved in-camera.

#### 13. Final Adjournment

***MOTION:** The Residential Real Estate Broker Industry Council approves the final adjournment of the December 8, 2023, special meeting.*

*Moved by Bill Briggs,*

*Seconded by Brad Hamdon*

*Carried*

The meeting adjourned at 2:20 p.m.

#### 14. Next Meeting(s)

- March 13, 2024

Approved at Calgary, Alberta, March 13, 2024.

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**George Bamber,**  
Industry Council Chair