

## RESIDENTIAL PROPERTY MANAGER INDUSTRY COUNCIL REGULAR MEETING

9:00 a.m. – 12:00 p.m., Thursday, June 12, 2025

Virtual Microsoft Teams Meeting

### MINUTES

**In Attendance:**

Don Newell, *Chair*  
Carrie Plett  
Jacquie Lesperance  
Keith McMullen

**Resources:**

Stacy Paquin, *Acting CEO, and General Counsel & Corporate Secretary*  
Janice Harrington  
Warren Martinson  
Kristian Tzenov  
Rina Hawkins

**Recording Secretary:**

Christina Harrington

**Absent:**

Don Brown

**1. Call to Order**

The meeting of the Residential Property Manager Industry Council ("Industry Council") was called to order at 8:59 a.m.

**2. Approval of Agenda**

The Industry Council reviewed the agenda.

***MOTION:** The Residential Property Manager Industry Council approves the June 12, 2025, meeting agenda, as presented.*

***Moved by Keith McMullen***

***Seconded by Jacquie Lesperance***

***Carried***

**3. Conflict(s) of Interest Declared**

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

**4. Chair's Opening Remarks**

The Chair thanked all attendees for their considerable efforts in reviewing the proposed *Real Estate Act* ("REA") Rule amendments.

**5. Consent Agenda**

The Industry Council reviewed the consent agenda.

**MOTION:** *The Residential Property Manager Industry Council approves the March 4, 2025 meeting minutes, as presented and the May 21, 2025 special meeting minutes, as amended, and receives the Industry Council Strategic Workplan, the Regulatory Activity Scorecard, and the Credentialing Report and Learner Success Rates as information, as presented within the meeting package.*

*Moved by Carrie Plett*

*Seconded by Keith McMullen*

*Carried*

**6. RECA Board of Directors Report**

The RECA Board of Directors ("Board") appointee presented the Board Report. The report was received as information.

**7. Service Alberta and Red Tape Reduction Five-Year Review of RECA**

Management reported that Service Alberta and Red Tape Reduction (SARTR) will conduct its third-party review of RECA starting July 2025.

**8. Education – Views on RECA Role/Involvement**

The Industry Council received the *Credentialing Report and Learner Success Rates*. The Industry Council considered RECA's divestment of education through the *Real Estate Amendment Act 2020*. RECA continues to provide feedback, shared by learners, with the approved pre-licensing third-party course providers. The Industry Council would appreciate an audit mechanism to assess course quality.

**9. Graduated Licensing Pilot Project – Property Management**

Kristian Tzenov, RECA Stakeholder Engagement Manager and Regulatory Compliance Advisor, joined the meeting

Management reported the results of the property management survey, which polled industry interest in a graduated licensing pilot project for property managers (both residential and commercial). RECA polled for similar interest in 2018-2019. The concept was received positively. The pilot project would not be mandatory for all brokerages but would be optional for those who expressed interest.

**ACTION:** Management will develop a pilot project framework for property management licensees, for the Industry Council's review.

Kristian Tzenov, RECA Stakeholder Engagement Manager and Regulatory Compliance Advisor, left the meeting

## 10. Governance Succession and Transition Planning

The Industry Council considered succession & transition planning. Management reported that the Industry Council General Election 2025 provides six weeks of advanced onboarding to prioritize training before the start of the new members' terms. The Industry Council will meet with newly elected members to provide an overview of the Industry Council's Strategic Workplan.

## 11. REA Rules

Following the meetings of December 16, 2024, and March 4, 2025, to review the *REA* Rule amendments proposed by the Rules Review Steering Committee, the Industry Council reviewed the results of further independent, third-party consultations arranged by RECA in April/May 2025. The meetings gathered insights into the strengths and limitations of the current licensing model and proposed licensing structure.

The Industry Council recessed at 10:30 a.m.  
The Industry Council reconvened at 10:37 a.m.

The Industry Council provided perspectives on the proposed *REA* Rule amendments, for the purpose of drafting. The *REA* Rule amendments will return to the Industry Council in September 2025 for review and approval. Once approved by the Industry Council the Board will transmit the *REA* Rule amendments to the Minister of Service Alberta and Red Tape Reduction, for review and final approval, in accordance with the *REA* and *REA* Regulations.

## 12. In-Camera Session with the Acting CEO

The Industry Council moved in-camera with the Acting CEO, only.

## 13. In-Camera Session with Industry Council, only

The Industry Council moved in-camera with the Industry Council, only.

## 14. Final Adjournment

***MOTION:** The Residential Property Manager Industry Council approves the final adjournment of the June 12, 2025, meeting.*

***Duly moved and seconded***

***Carried***

The meeting adjourned at 11:40 a.m.

## 15. Next Meeting(s)

- September 11, 2025

Approved at Calgary, Alberta on September 11, 2025

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Don Newell, Industry Council Chair