



RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL

9:00 a.m., Wednesday, March 13, 2024

In Person Meeting

MINUTES

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

Resources: Russ Morrow, *CEO*
Janice Harrington
Warren Martinson
Stacy Paquin
Rina Hawkins

Recording Secretary: Christina Harrington

1. Call to Order

The meeting of the Residential Real Estate Broker Industry Council ("Industry Council") was called to order at 9:04 a.m.

2. Approval of Agenda

The Chair presented the agenda for the March 13, 2024, meeting. The Industry Council added three items to the agenda: *Residential Measurement Standards*, *Diligent Access*, and *Political Function*.

MOTION: *The Residential Real Estate Broker Industry Council approves the March 13, 2024, meeting agenda as amended at the meeting.*

Moved by Bill Briggs,

Seconded by Brad Hamdon

Carried

Erika Ringseis joined the meeting at 9:11 a.m.

3. Conflict(s) of Interest Declared

No conflicts of interest were declared.

4. Chair's Opening Remarks

Management reported on a meeting of the RECA Board of Directors ("Board") Chair and Management with the Honourable Minister of Service Alberta and Red Tape Reduction, Dale Nally, on March 11, 2024.

5. Consent Agenda

The Industry Council reviewed the Consent Agenda. The Minutes were removed from the Consent Agenda for further discussion.

MOTION: The Residential Real Estate Broker Industry Council approves the consent agenda and receives, as information, the Action Register Update and Regulatory Activity Scorecard, as presented within the meeting package.

*Moved by Bill Briggs,
Seconded by Erika Ringseis
Carried*

6. Approval of Minutes

December 8, 2023, Special Meeting

The Industry Council reviewed the minutes of the December 8, 2023, special meeting.

MOTION: The Residential Real Estate Broker Industry Council approves the minutes of December 8, 2023, special meeting, as presented.

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

December 14, 2023, Special Meeting

The Industry Council reviewed the minutes of the December 14, 2023, special meeting.

MOTION: The Residential Real Estate Broker Industry Council approves the minutes of December 14, 2023, special meeting, as presented.

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

February 8, 2024, Special Meeting

The Industry Council reviewed the minutes of the February 8, 2024, special meeting.

MOTION: The Residential Real Estate Broker Industry Council approves the minutes of February 8, 2024, special meeting, as presented.

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

Industry Council Member Bamlett requested that his dissenting vote be recorded on the motion.

7. RECA Board of Directors Update

The Board member updated the Industry Council on the activities of the Board. The reports were received as information.

8. Calgary Real Estate Board (“CREB”) Submission

The Industry Council further discussed the correspondence received from the Calgary Real Estate Board (“CREB”) Chair, addressed to the RECA Board of Directors Chair, dated December 21, 2023, regarding social media posts made by Industry Council Member, Jason Bamlett.

9. Industry Council Annual Self-Evaluation Results

Management presented, and the Industry Council discussed, the results of the Industry Council annual self-assessment in accordance with section 4.4 of the *Real Estate Act* Bylaws. The results were received as information..

10. Credentialing Report and Learner Success Rates

Management reported on the credentialing report and learner success rates. The report was received as information..

Board Chair, Elan MacDonald joined the meeting at 10:15 a.m.
The Industry Council recessed at 10:20 a.m.
The Industry Council reconvened at 10:36 a.m.

11. Industry Council Workplan - Strategic Planning

The Chair welcomed Elan MacDonald, the Board Chair. The Board Chair discussed the concept of workplans to give transparency to the work of the Industry Councils and help manage RECA’s workflow and resources.

Board Chair, Elan MacDonald left the meeting at 11:00 a.m.

The Industry Council discussed strategic objectives. The Industry Council will continue discussions at its next meeting.

ACTION: Management will provide a list of objectives discussed at this meeting to the Industry Council members. The Industry Council members will respond, numbering the objectives in order of importance.

12. Residential Real Estate Education Advisory Committee

The Chair of the Residential Real Estate Education Advisory Committee (“RREEAC”) reported on the activities of the Committee.. The external education expert has assisted in collating comments of the RREEAC members to assist in its review.

MOTION: *The Residential Real Estate Broker Industry Council recommends to the Real Estate Council of Alberta Board of Directors, the extension of the term of the Residential Real Estate Education Advisory Committee to June 30, 2024, through changes to the terms of reference, as presented at the meeting.*

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

13. Rules Review Steering Committee Update

The Industry Council received a report from Management on the activities of the Rules Review Steering Committee.

MOTION: *The Residential Real Estate Broker Industry Council tables the report of the Rules Review Steering Committee, until further review by the Rules Review Steering Committee Appointee, Jason Bamlett.*

*Moved by Jason Bamlett.
Failed to receive a second.
Defeated*

The Industry Council considered recommendations from the Rules Review Steering Committee, in principle.

MOTION: *On the recommendation of the RECA Rules Review Steering Committee, the Residential Real Estate Broker Industry Council, approves, in principle, for consultation the following recommendations:*

- 1. A single licence with sectoral authorizations with all seven sectors.*
- 2. That existing brokers, associate brokers, and associates' current authorizations are grandfathered.*
- 3. That related licenses need to be at the same brokerage.*
- 4. To allow brokers to approve individual incentives, rather than brokerage-wide incentives.*

*Moved by Erika Ringseis,
Seconded by Jason Bamlett
Carried*

The Industry Council recessed at 12:35 p.m.
The Industry Council reconvened at 12:57 p.m.

14. Licensee Concern – Reporting Sales

Management reviewed a submission concerning undivided loyalty, disclosure, and conditional sales.

15. Residential Measurement Standards

The Industry Council discussed Residential Measurement Standards ("RMS"), and the motion of February 8, 2024, which provided that the Industry Council will not revisit amendments to the recent changes to the RMS effective January 1, 2024. The Industry Council discussed that if there were new or material changes in the industry, the Industry Council may consider revisiting this topic.

16. Diligent Access

The Industry Council discussed access to Board and prior Council minutes. Pursuant to the changes to the *Real Estate Act* effective December 1, 2020, the Board shall make the agenda and minutes of all Board meetings available to Industry Council members, licensees and members of the public. The discretion to release prior Council agendas and minutes (pre-December 1, 2020) resides with the RECA Board.

17. Political Function

The Industry Council discussed attending political functions in their capacity as Industry Council members. An Industry Council member may attend a political function to endorse a candidate/party only in the member's personal capacity, not as a representative of the Industry Council. Industry Council members will not be reimbursed for attending political fundraising events.

18. In-Camera Session with CEO

The Industry Council moved in-camera with the CEO.

19. In-Camera Session with Industry Council Only

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

20. Final Adjournment

***MOTION:** The Residential Real Estate Broker Industry Council approves the final adjournment of the March 13, 2024, meeting.*

Moved by Erika Ringseis,

Seconded by Bill Briggs

Carried

The meeting adjourned at 2:13 p.m.

21. Next Meeting(s)

- June 11, 2024

Approved at Calgary, Alberta on June 11, 2024.

George Bamber, Industry Council Chair