



RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL MEETING

Tuesday, June 11, 2024

Microsoft Virtual Teams Meeting

MINUTES

In Attendance: George Bamber, *Chair*
Bill Briggs
Brad Hamdon
Jason Bamlett

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

Recording Secretary: Christina Harrington

Absent: Erika Ringseis

1. Call to Order

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

2. In Camera Session with the Industry Council, only

The Industry Council moved in camera with the Industry Council, only, and reconvened.

3. Approval of Agenda

The Industry Council reviewed the meeting agenda.

***MOTION:** The Residential Real Estate Broker Industry Council adjourns the meeting of June 11, 2024.*

*Moved by Jason Bamlett,
Failed to receive a second
Motion failed*

Industry Council member, Jason Bamlett, was not prepared to discuss specific items on the agenda without his personal legal counsel present. Mr. Bamlett raised concerns to the Real Estate Council of Alberta ("RECA") Board Chair regarding various Industry Council related matters. The Industry Council determined they would proceed with the agenda, as proposed, and if items on the agenda were not able to

be discussed due to Mr. Bamlett's concerns, the item would be deferred to the next meeting.

MOTION: The Residential Real Estate Broker Industry Council approves the June 11, 2024 meeting agenda, as presented.

Moved by Bill Briggs,

Seconded by Brad Hamdon

Carried

4. Consent Agenda

The Industry Council reviewed the consent agenda.

MOTION: The Residential Real Estate Broker Industry Council approves the consent agenda, including the March 13, 2024 meeting minutes, and receives as information, the Action Register Update and Regulatory Activity Scorecard, as presented within the meeting package.

Moved by Brad Hamdon,

Seconded by Bill Briggs

Carried

5. RECA Board of Directors Report

The RECA Board of Directors ("Board") member updated the Industry Council on the activities of the Board. The report was received as information.

6. Ministerial Direction – Real Estate Act Section 54

The review of correspondence received from the Honourable Minister Dale Nally of Service Alberta and Red Tape Reduction, addressed to the Board and Industry Council Chairs, regarding the application of *Real Estate Act* ("REA") section 54, was deferred to the next meeting due to concerns raised by Industry Council member Jason Bamlett to the Board Chair.

7. RECA Board of Directors and Industry Council Calendar

Management presented that, in accordance with the *REA* Bylaws, the Board Chair will issue a schedule of regular meetings for the succeeding year. The Industry Council reviewed the proposed 2024 – 2025 calendar, which provides that the Industry Council will hold regular meetings at least four times per year, on a quarterly basis.

8. Feedback on The Regulator's Practice Governance Training

In May 2024, all Board and Industry Councils attended governance training hosted by *The Regulator's Practice*. The Industry Council reported that the training was effective and relevant.

MOTION: The Residential Real Estate Broker Industry Council moves that the presentation entitled [REDACTED]

[REDACTED] be entered into the minutes.

*Moved by Jason Bamlett,
Failed to receive a second
Motion failed*

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9. Stakeholder Engagement Policy

Management presented proposed amendments to the Stakeholder Engagement Policy ("Policy"). The amendments shift the Policy from a prescriptive to principle-based engagement method. If endorsed by the Industry Councils, and approved by the Board, amendments to the Stakeholder Engagement Guidelines will follow, accordingly.

The Industry Council provided suggested amendments to the Policy, which will be shared with the Board for their consideration.

10. Broker Forums

Management reported on the activities of the residential real estate Broker Forums that were held in late May 2024 in Calgary and Edmonton. The Broker Forums were well-attended by industry.

11. Residential Measurement Standards ("RMS") Stakeholder Correspondence

The topic of *RMS stakeholder correspondence* was deferred to a subsequent meeting of the Industry Council due to concerns raised by Industry Council member Jason Bamlett to the Board Chair.

12. Credentialing Report and Learner Success Rates

Management provided the credentialing report and learner success rates. The reports were received as information.

13. Residential Real Estate Education Advisory Committee

Discussion of the activities, and final report of the Residential Real Estate Education Advisory Committee was deferred to the next meeting of the Industry Council due to concerns raised by Industry Council member Jason Bamlett to the Board Chair.

14. Industry Council Workplan Strategic Planning

The Industry Council Workplan was deferred to a subsequent meeting of the Industry Council due to concerns raised by Industry Council member Jason Bamlett.

15. Rules Review Steering Committee

Discussion of the activities of the Rules Review Steering Committee was deferred to a subsequent meeting of the Industry Council due to concerns raised by Industry Council member Jason Bamlett.

16. Multiple Offers/Transaction Brokerages

The Industry Council reviewed practices relating to multiple offer disclosure, and transaction brokerages. Pursuant to the RECA Interpretation Bulletin; the seller determines the process. While sellers and buyers have a duty of honesty, there is no duty of fairness to each other. Whether a licensee is representing a seller or a buyer, licensees are required to act in the best interests of their client, which include following the lawful instructions of the seller relating to multiple offer disclosure. It is the seller's choice whether they disclose the multiple offer situation to other potential buyers.

17. In-Camera Session with Industry Council Only

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

18. Final Adjournment

***MOTION:** The Residential Real Estate Broker Industry Council meeting of June 11, 2024, is adjourned.*

Moved by Brad Hamdon,

Seconded by Bill Briggs

Carried

The meeting adjourned at 10:40 a.m.

19. Next Meeting(s)

- September 26, 2024

Approved at Calgary, Alberta on September 26, 2024.

George Bamber,
Industry Council Chair