



# RESIDENTIAL REAL ESTATE BROKER INDUSTRY COUNCIL MEETING

Thursday, September 26, 2024  
Microsoft Virtual Teams Meeting

## MINUTES

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

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

**Guest:** Elan MacDonald, *RECA Board of Directors Chair*  
Executive Director Lois Flynn, *Service Alberta and Red Tape Reduction*

**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 9:03 a.m.

### 2. Approval of Agenda

The Industry Council reviewed the meeting agenda. The *Canadian Real Estate Association ("CREA") Cooperation Policy* was added to the agenda.

***MOTION:** The Residential Real Estate Broker Industry Council approves the September 26, 2024, meeting agenda, as amended at the meeting.*

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

### 3. Consent Agenda

The Industry Council reviewed the consent agenda. The Industry Council minutes of June 11, 2024, and special meeting minutes of September 18, 2024 were removed from the Consent Agenda, for discussion.

***MOTION:** The Residential Real Estate Broker Industry Council approves the consent agenda, as amended, and receives, as information, the Action Register Update and the Regulatory Activity*

*Scorecard, as presented within the meeting package.*

*Moved by Brad Hamdon,*

*Seconded by Bill Briggs*

*Carried*

**4. Industry Council Minutes of June 11, 2024, and Special Meeting Minutes of September 18, 2024**

The Industry Council reviewed and discussed the June 11, 2024, meeting minutes, and the special meeting minutes of September 18, 2024.

*MOTION: The Residential Real Estate Broker Industry Council approves the June 11, 2024, meeting minutes, as presented within the meeting package.*

*Moved by Brad Hamdon,*

*Seconded by Bill Briggs*

*Carried*

*MOTION: The Residential Real Estate Broker Industry Council approves the September 18, 2024, special meeting minutes, 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 presented the Board Report, which was received as information.

**6. Real Estate Act Bylaws**

The *Real Estate Act* ("REA") Bylaws must be reviewed by the Governance & Human Resources Committee, in consultation with the Industry Councils, at least once every three (3) years. Revisions, if any, are recommended to the Board for approval. Management invited the members of the Industry Council to submit proposed amendments, if any. No recommendations were put forward.

**7. Industry Council Annual Self-Evaluation Discussion**

The Industry Council must undertake an annual review involving a self-assessment of their personal performance as Industry Council members, as well as review their overall performance, and effectiveness of any committees, in accordance with the *REA* Bylaws. To enhance engagement and more accurately measure outcomes, the Industry Council explored potential adjustments to the annual self-evaluation. Management will present the Industry Council's feedback to the Governance & HR Committee for further review and consideration.

## 8. Stakeholder Correspondence

An Industry Council email address exists for stakeholders to contact the Industry Council, directly, through [ResIC@reca.ab.ca](mailto:ResIC@reca.ab.ca). This email allows stakeholders and the public to engage the Industry Council outside of specific consultations or other formal engagement opportunities.

The Industry Council reviewed and discussed the recent stakeholder correspondence received.

## 9. RMS Correspondence

The Industry Council received correspondence relating to the RMS Consultation Process initiated by the Board between the Alberta Real Estate Association ("AREA"), the Minister of Service Alberta and Red Tape Reduction, the Industry Council, stakeholders and the public. The objective of the RMS Consultation Process is to engage meaningfully and effectively with consumers and residential real estate licensees, to better understand the purpose and effect of the RMS. As provided for in the *REA*, the purpose of the Board and the Industry Councils are, in part, to protect consumers. The research results will be brought back to the Industry Council for consideration.

***POINT OF ORDER:** Jason Bamlett declared a point of order: under what authority (rule) was the RMS Consultation Process adopted, and under what authority was the RMS Consultation Process budget approved, as both the process and budget were not brought before the Industry Council for approval.*

The Chair conferred with General Counsel. The Chair did not find a point of order, as matters of operating budgets and expenditures are approved by the Board, in accordance with the *REA* and *REA* Bylaws. As such, no rules of the Industry Council were broken.

Industry Council member Jason Bamlett raised a *parliamentary inquiry* requesting further information. The Chair advised that he engaged in discussions with AREA as the Industry Council spokesperson pursuant to section 7.1 (6) of the *REA*, and all Industry Council members were included in meetings outlining the objectives of the RMS research, to gauge the effectiveness of the existing guidelines.

Elan MacDonald, Board Chair left the meeting.

## 10. Credentialing Report and Learner Success Rates

Management presented the credentialing report, learner success rates, and renewal statistics, to date. The report was received as information.

## 11. Industry Council Strategic Workplan

The Industry Council considered their strategic workplan. The Industry Council received and discussed the results of its poll to prioritize strategic initiatives. The Industry Council will review its updated workplan at the November 12, 2024, meeting.

Executive Director Lois Flynn, Service Alberta Red Tape Reduction, joined the meeting at 10:51 a.m.

## 12. Residential Real Estate Education Advisory Committee

The Industry Council welcomed Executive Director Lois Flynn of Service Alberta and Red Tape Reduction, to the meeting. Bill Briggs, Chair of the Residential Real Estate Education Advisory Committee (the "Committee"), reported on the results of the review of residential real estate preclicensing competencies.

The Board established the Committee May 17, 2023. The Committee was composed of two (2) individuals appointed from each course providers (being one course design expert and one licensee), two (2) members of the Industry Council, and one (1) education expert to carry out the work of the Committee. The Committee's purpose was to review alignment between preclicensing competencies and courses to ensure alignment to the established standards of the Industry Council.

The Industry Council received the Committee's recommendations as provided within the meeting package. The Industry Council reviewed a pre-recorded video outlining the education expert's process of review. The Committee Chair recommended the review of examination questions and answers, as a future initiative of the Industry Council.

RECA Credentialing are integrating competency amendments into the existing examination blueprints and will circulate the amended examination blueprints to the Industry Council for review at the November 12, 2024, meeting.

Executive Director Lois Flynn, Service Alberta and Red Tape Reduction, left the meeting at 11:12 a.m.

The Industry Council recessed at 11:15 a.m.

The Industry Council reconvened at 11:44 a.m.

## 13. Rules Review Steering Committee

The Industry Council reflected on the September 12, 2024, working session with all Industry Councils to review the Rules Review Steering Committee Phase Three consultation concepts. The [Phase Three Discussion paper](#) is available on the RECA website, along with [all written responses received to date from stakeholders](#). The Industry Council will meet in December 2024 to review the final consultation responses gathered throughout Phase Three.

#### 14. Estoppel and Sale Agreements

The Industry Council received stakeholder correspondence relating to disclosure of condominium documents, specifically, documents provided to owners to facilitate the sale of a condominium. Section 44(1) of the *Condominium Property Act* ("CPA") provides in part that, on the written request of an owner, the condominium corporation shall provide any prescribed information or documents as requested by that person within 10 days of their written request. Further, the CPA provides that a condominium corporation shall generate an estoppel certificate on the written request of an owner within 10 days after receiving the request.

The Industry Council considered fees charged by condominium management brokerages and considered recent amendments to AREA forms requiring condominium management brokerages to generate an estoppel certificate in less time than provided for in the CPA. The Industry Council agreed that residential licensee education could be enhanced to better highlight the documents exchanged, and managed by, a condominium corporation and the role of condominium management brokerages.

#### 15. Canadian Real Estate Association ("CREA") Cooperation Policy

Management provided a verbal report of the National Post article, dated September 26, 2024 entitled "*Watchdog probes suspected anti-competitive policies by largest real estate association*".

The article provides that the Canadian Competition Bureau is investigating whether CREA rules require sellers to pay higher commissions to real estate agents. The Competition Commissioner has asked the Federal Court to approve an order compelling CREA to provide records dating back to 2019. The Competition Commissioner has not made any findings at this time. This agenda item was received as information.

#### 16. In-Camera Session with Industry Council and CEO

The Industry Council moved in-camera with the Industry Council and CEO.

#### 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 September 26, 2024, is adjourned.*

*Moved by Erika Ringseis,*

*Seconded by Bill Briggs  
Carried*

The meeting adjourned at 1:40 p.m.

**19. Next Meeting(s)**

- November 12, 2024

Approved at Calgary, Alberta on November 12, 2024.

---

**George Bamber,**  
Industry Council Chair

RESIDENTIAL REAL  
ESTATE BROKER  
INDUSTRY COUNCIL

Minutes of Meeting

September 26, 2024