



**UTAH DEPARTMENT
OF COMMERCE**
Division of Real Estate

Real Estate Commission Meeting

October 16, 2024 9:00 AM MDT

Anchor Location: Room 250 (Meeting held via Zoom)

MINUTES

REAL ESTATE COMMISSION MEMBERS PRESENT

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|----------------|--------------|
| Andrea Wilson | Chair |
| Rick Southwick | Vice Chair |
| Jim Bringhurst | Commissioner |

DIVISION STAFF PRESENT

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|------------------|-------------------------------------|
| Leigh Veillette | Division Director |
| Justin Barney | Hearing Officer and Records Manager |
| Kadee Wright | Chief Investigator |
| Laurel North | Licensing and Education Manager |
| Chris Martindale | Enforcement Manager |
| Faruk Halilovic | Office Specialist |
| Michael Genco | Appraisal Education Coordinator |
| Sandra Bargas | Real Estate Education Coordinator |
| Adam Martin | Real Estate Investigator |
| Van Kagie | Real Estate Investigator |
| Jenni Myers | Real Estate Investigator |
| Connie Mickles | Real Estate Investigator |
| Sarah Thaler | Real Estate Licensing Specialist |
| Regina Duncan | Real Estate Licensing Specialist |
| Lizzie Burila | Real Estate Licensing Specialist |
| Karissa Lewis | Appraisal Licensing Specialist |
| Mike Page | Mortgage Licensing Specialist |

ATTORNEY GENERAL'S OFFICE STAFF PRESENT

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|----------------|----------------------------|
| Elliott Clark | Assistant Attorney General |
| Steven Green | Assistant Attorney General |
| Jessica Jacobs | Assistant Attorney General |

COMMENCEMENT

The October 16, 2024 meeting of the Utah Real Estate Commission began at approximately 9:00 AM with Chair Wilson conducting.

A motion was made and seconded to approve the minutes from the September 11, 2024 Commission meeting. The vote on the motion was as follows:

| | |
|-------------------------|-----|
| Chair Wilson | Yes |
| Vice Chair Southwick | Yes |
| Commissioner Bringhurst | Yes |

✓ **The motion was approved.**

There was no public comment.

The Commission then considered a request to appoint an acting principal broker for Cox Realty, LLC, License number 12654037-CN00, pursuant to Utah Admin. Code R162-2f-202e. Ms. North assisted with facilitating the Commission's consideration of the request, including reading a letter she received to the Commission. Mr. Bill Cox then spoke briefly on behalf of the family. Chair Wilson asked Mr. Bill Cox about the anticipated timeframe for winding down the brokerage. Mr. Bill Cox indicated that they anticipate needing approximately sixty days. Vice Chair Southwick asked for clarification about who the Commission may appoint, which Assistant Attorney General Clark provided. Commissioner Bringhurst, Vice Chair Southwick and Chair Wilson expressed condolences to the Cox family.

A motion was made and seconded to appoint Mr. Bill Cox as the acting principal broker of Cox Realty. The vote on the motion was as follows:

| | |
|-------------------------|-----|
| Chair Wilson | Yes |
| Vice Chair Southwick | Yes |
| Commissioner Bringhurst | Yes |

✓ **The motion was approved and the Division concurred.**

Vice Chair Southwick clarified with the Division about providing documentation of Mr. Bill Cox's appointment.

DIVISION REPORTS

Director Veillette reported that the Utah Association of REALTORS hosted the Division at its recent board meeting. She also reported that the enforcement team is

working on an enforcement overhaul, informed by findings and recommendations from a recent legislative audit. She reported that the Division is focused on building a prioritization that helps the Division better focus its resources. She also reported on the Division's hiring of enforcement staff and an administrative assistant who will serve as Board Secretary. Lastly, she reported that the Division recently held its Instructor Development Workshop, and that Ms. North is working to update mandatory course outlines. Director Veillette also discussed developing educational resources for new brokers.

Ms. Wright reported that, in September, the Division received 41 complaints and closed 13 cases – Leaving 569 open investigations with 40 cases pending with the Division's Analyst or the Attorney General's Office. Ms. Wright reported that the enforcement hearing previously scheduled for the meeting is stayed pending the Commission's consideration of a proposed stipulation and order. Ms. Wright introduced the Division's new Enforcement Manager, Chris Martindale, and provided the Commission with information about his background. Ms. Wright also introduced Assistant Attorney General Jessica Jacobs to the Commission. Ms. Wright also reported that Assistant Attorney General Valerie Wilde will be transitioning to representing the Division of Professional Licensing, and that she would be missed.

CONSIDERATION AND APPROVAL OF PROPOSED ORDER(S)

Assistant Attorney General Steven Green presented a proposed Stipulation and Order for the Commission's consideration in the matter of Austin Walsh and Alpha Real Estate Advisors, docket number DREC-22-3.

Assistant Attorney Steven Green presented a proposed Stipulation and Order for the Commission's consideration in the matter of the licenses of Nathan Coombs & AEI Decon, docket number RE-24-5068.

Ms. Wright reminded the Commission about an enforcement hearing scheduled for the Commission's November meeting.

EXECUTIVE SESSION

A motion was made and seconded to enter into executive session. The vote on the motion was as follows:

| | |
|----------------------|-----|
| Chair Wilson | Yes |
| Vice Chair Southwick | Yes |

Commissioner Bringhurst Yes

✓ **The motion was approved and the Commission entered into executive session.**

The Commission returned and proceeded with reporting the results of the executive session.

A motion was made and seconded to reject the Proposed Stipulation and Order in the Matter of Austin Walsh and Alpha Real Estate Advisors. The vote on the motion was as follows:

Chair Wilson Yes

Vice Chair Southwick Yes

Commissioner Bringhurst Yes

✓ **The motion was approved and the Division concurred.**

A motion was made and seconded to approve the Proposed Stipulation and Order in the matter of Nathan Coombs & AEI Decon. The vote on the motion was as follows:

Chair Wilson Yes

Vice Chair Southwick Yes

Commissioner Bringhurst Yes

✓ **The motion was approved and the Division concurred.**

A motion was made and seconded to adjourn the meeting. The vote on the motion was as follows:

Chair Wilson Yes

Vice Chair Southwick Yes

Commissioner Bringhurst Yes

✓ **The motion was approved and the meeting adjourned.**