

**UTAH DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE
REAL ESTATE COMMISSION
APPROVED MEETING MINUTES**

MAY 20, 2026, 9:00 AM

Commissioners In Attendance:

- Rick Southwick, Chair (Attended portion of meeting)
- Jim Bringhurst, Vice Chair
- Marie McClelland
- Randy Smith

Commissioners Not in Attendance:

- Andrea Wilson

MEETING MINUTES

1. Call to Order

- The meeting was called to order by Chair Southwick after a brief delay. A quorum was confirmed.
- The Division will incorporate sending a reminder with the meeting link on the morning of future meetings, at the request of the Commissioners.

2. Review and Approval of Previous Minutes

- The minutes of the meeting held on April 22, 2026, were reviewed.
- A motion was made to approve the draft meeting minutes, which passed unanimously.

3. Public Comment

- Danny Naylor suggested adding a link to the Office of the HOA Ombudsman's website to the seller disclosures in the Real Estate Purchase Contract ("REPC") update, as required by law for HOA-involved properties.
- Mr. Naylor also proposed requiring a written disclosure from the seller's agent to unrepresented buyers to clarify the lack of representation or loyalty.

- Carter Maudsley confirmed the HOA Ombudsman requirement is already in the latest Utah Association of REALTORS (“UAR”) seller disclosures and will propose including similar language in the REPC revision.
- Kreg Wagner thanked Director Veillette for attending a recent UAR board meeting.
- Mr. Wagner also proposed a rule amendment to clarify concurrent agency and co-brokerage agreements due to confusion in the industry.
- Mr. Wagner and Shane Norris later volunteered to draft the proposed language for the brokerage arrangements rule.

4. Commission Consideration and Action: Death of a Principal Broker – Country Home Realty

- Division Licensing and Education Manager Laurel North presented a request to appoint Jake Harper as acting principal broker for Country Home Realty following the death of principal broker Shon William Harper. Jake Harper is the firm’s only licensee and is currently midway through broker prelicensing courses.
- Assistant Attorney General Elliott Clark confirmed the appointment falls under a rule subsection that does not have a 14-day time limit.
- A motion was made to approve Jake Harper as the acting principal broker of Country Home Realty for a period of up to four months, running from the date of Shon William Harper’s death. The motion passed unanimously.

5. Division Reports

- **Director’s Report—Leigh Veillette, Division Director**
 - Staffing: Lori Ordonez was hired as the Division’s new Administrative Assistant. Director Veillette will continue board secretary duties until Ms. Ordonez is trained.
 - Caravan: The first Caravan presentation was held on May 19th.
 - REPC Revisions: The proposed revisions will be added to the June 10th Commission agenda for the Commission’s consideration and action.
 - FinCEN Reporting: The residential real estate reporting requirement is temporarily vacated as of March 19th based on a U.S. District Court order. The Division will monitor the appeal for any opportunities to provide comment.
 - Wire Transfer Inquiry: Director Veillette clarified that the Division’s laws do not require real estate funding to be done only through wire transfers. Commissioner McClelland noted the impression likely stems from an Insurance Commission regulation limiting title companies from accepting cashier’s checks over \$10,000.

- **Licensing and Education Report—Laurel North, Licensing and Education Manager**
 - Upcoming Caravan Locations: Vernal (May 26th), Cedar City and St. George (June 8th and 9th).
 - Website Update: A new menu toggle on the main website directly links to the new online licensing management system or the NMLS, depending on the license type.
 - Licensee Counts: Real estate has 28,182 licensees. Modest growth is being driven by professionals reinstating expired licenses.
- **Commission and Industry Issues—Justin Barney, Hearing Officer and Records Manager**
 - Property Management Rule: The committee will resume work on a new rule for property management to align with the new property manager license law, effective January 1, 2027. Tyler Huff, Real Estate Analyst, will organize the next committee meeting.
 - Brokerage Arrangements: Kreg Wagner and Shane Norris agreed to draft proposed rule language defining concurrent agency and co-brokerage agreements.
 - Newsletter Review: The Division is exploring alternative formats for providing compliance information, such as “advisory notices” or bulletins, to mitigate confusion caused by inconsistent terminology in the quarterly newsletter.
- **Enforcement Report—Bryn Kaelin, Chief Investigator**
 - Case Load Metrics: 68 new cases were received, 51 closed, leaving 273 open (42 pending legal action).
 - AI-Driven Complaints: Intake volume has nearly doubled year-over-year, despite a drop in total licensees. The surge is suspected to be from the public using artificial intelligence to generate lengthy complaints that often contain inaccurate information regarding statutes and rules, slowing down the screening process. The team is looking at ways to streamline the intake process and advise industry members to consult their brokers first.

6. Stipulation Presentations

- Division investigators presented four stipulations for the Commission’s consideration:
 - In the Matter of Jesse Rostenbach Boone, Docket No. RE-2025-061
 - In the Matter of MJ Augie Bove, Docket No. RE-2026-050
 - In the Matter of Trent W. Leavitt, Docket No. RE-2026-068
 - In the Matter of Matthew Reed Sumsion, Docket No. RE-2026-069

7. Informal Licensing Hearings

- Vice Chair Bringham assumed the role of Acting Chair following the departure of Chair Southwick from the meeting.
- An informal hearing was held In the Matter of the Application of Michael Edwin Sunyich to Act as a Sales Agent, Docket No. RE-2026-037. The Division had previously denied Mr. Sunyich's application, and Mr. Sunyich requested a *de novo* review by the Commission.
- An informal hearing was held In the Matter of the Application of Nathan J. Speaker to Act as a Sales Agent, Docket No. RE-2026-038, and proceeded in Mr. Speaker's absence. The Division had previously denied Mr. Speaker's application, and Mr. Speaker requested a *de novo* review by the Commission.

8. Executive (Closed) Session

- A motion was made to enter executive session. The motion passed unanimously and the Commission entered executive session.
- The Commission returned from executive session, and the following motions were made:
 - To approve the stipulation and order in the Boone matter. The motion passed unanimously. The Division concurred with the decision.
 - To approve the stipulation and order in the Bove matter. The motion passed unanimously. The Division concurred with the decision.
 - To approve the stipulation and order in the Leavitt matter. The motion passed unanimously. The Division concurred with the decision.
 - To approve the stipulation and order in the Sumsion matter. The motion passed unanimously. The Division concurred with the decision.
 - To deny Mr. Sunyich's application. The motion passed unanimously.
 - To deny Mr. Speaker's application. The motion passed unanimously.

9. Adjournment

- A motion was made to adjourn the meeting. The motion passed unanimously.

Meeting Adjourned.

NEXT MEETING

June 3, 2026

2026 MONTHLY MEETING SCHEDULE

Jan 21	Feb 18	Mar 18	Apr 22	May 20	Jun 3 & Jun 10
Jul 15	Aug 19	Sept 23	Oct 21	Nov 17	Dec 15