



REAL ESTATE COMMISSION

DRAFT MEETING MINUTES

JULY 15, 2026, 9:00 AM

Commissioners In Attendance:

- Rick Southwick, Chair
- 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.

2. Review and Approval of Previous Minutes

- A motion was made to approve the draft minutes of the Commission's June 10, 2026, meeting. The motion passed unanimously.

3. Public Comment

- **Limited Agency Inquiry:** Amie Larsen raised inquiries regarding whether the Commission is re-evaluating laws regarding limited or dual agency following the 2024 NAR lawsuit settlement changes.
- **Foreclosure Rescue:** Michael Selcho addressed a foreclosure rescue scheme complaint filed in December 2025. He requested the Division prioritize this investigation due to ongoing harm (evictions) to homeowners.
 - **Division Response:** Director Veillette and Assistant AG Elliott Clark confirmed an investigation is ongoing but noted that the division cannot intervene in active civil eviction proceedings. Chair Southwick requested the division prioritize this matter.

4. Division Section Reports

- **Director's Report (Leigh Veillette):**
 - Announced department approval for a temporary (3-to-6-month) Real Estate Licensing Specialist position to manage application volumes and speed up processing times.
 - Stated the Division will be closed on July 24th for Pioneer Day.
 - Outlined the upcoming property manager license coming online in January, with a public fee hearing scheduled for July 27th. The Commission requested a detailed fee schedule overview for the August meeting agenda.
- **Licensing & Education (Laurel North):**
 - **Instructor Development Workshop (IDW):** Proposed modernizing administrative rules regarding the biennial IDW requirement to provide out-of-state educators with more flexibility via virtual or third-party vendor certifications. The Commission agreed to review a formalized draft proposal at the next meeting.
 - **Application Processes:** Addressed system improvements to fast-track 100% completed applications and implement a template-based return window for incomplete submissions.
 - **Statistics:** Reported a monthly growth of approximately 300 licenses from May to June, reaching an all-time high of 32,727 active/inactive sales agents and entities.
- **Commission & Industry Issues (Justin Barney):**
 - Provided an update on a new draft amending the current real estate rule for property management licenses.
- **Enforcement (Bryn Kaelin):**
 - Reported incoming steady workload figures with 32 new complaints received, 69 complaints closed, 199 active cases, and 23 cases pending formal legal action.

5. Enforcement Stipulations

- The Commission went into executive (closed) session to review five disciplinary cases. Following the executive session, the public meeting was reconvened for voting.
- **In the Matter of Blake Floyd Cozzens (Docket No. RE-2026-5092)**
 - A motion was made to approve the stipulation as presented. The motion passed unanimously. The division concurred.
- **In the Matter of Stephanie Dickson (Docket No. RE-2026-067)**

- A motion was made to approve the stipulation as presented. The motion passed unanimously. The division concurred.
- **In the Matter of Jared V. Smart (Docket No. RE-2026-092)**
 - A motion was made to approve the stipulation as presented. The motion passed unanimously. The division concurred.
- **In the Matter of Justin Rogers (Docket No. RE-2026-094)**
 - A motion was made to approve the stipulation as presented. The motion passed unanimously. The division concurred.
- **In the Matter of Ashley Webb (Docket No. RE-2025-5087)**
 - A motion was made to approve the stipulation as presented. The motion passed, with Commissioners Bringhurst, McClelland, and Southwick voting aye, and with Commissioner Smith abstaining. The division concurred.

6. Licensing Hearings and Action Items

- **Brigham Howard (Sales Agent Applicant Waiver Request):**
 - **Context:** Mr. Howard appeared virtually requesting the Commission waive the high school diploma/GED requirement based on alternative equivalent education completed via a structured state-recognized homeschool program alongside strong professional operational project management history within commercial real estate.
 - **Motion:** To accept his alternative education and work history in lieu of a standard diploma/GED requirement and approve licensure.
 - **Vote:** The motion passed unanimously.
- **In the Matter of Jaydon Riley Walker to Act as an Associate Broker (Docket No. RE-2026-070)**
 - **Context:** Mr. Walker appeared to request a de novo review regarding his application probation order. Upon opening remarks, Mr. Walker formally requested a 60-day continuance to navigate an appeal with the Department of Commerce concerning specific documents denied in a parallel GRAMA request. Tyler Huff and Justin Barney confirmed the division had no objections.
 - **Motion:** To grant a continuance of the informal licensing hearing for at least 60 days, scheduling it for the September 23, 2026, Commission meeting.
 - **Vote:** The motion passed unanimously and the hearing was officially postponed.

7. Adjournment

- A motion was made to adjourn, which passed unanimously.

Meeting adjourned.

NEXT MEETING

August 19, 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

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