

NEW HAMPSHIRE REAL ESTATE COMMISSION

COMMISSION MEETING

SEPTEMBER 19, 2006

A meeting of the New Hampshire Real Estate Commission was held on Tuesday, September 19, 2006 at 8:30 a.m. in Room 425, State House Annex, 25 Capitol Street, Concord, New Hampshire 03301.

Meeting was called to order at 8:35 a.m. by Chairman Arthur Slattery

Present: Commissioners Arthur Slattery, Robert Stephen, Barbara Heath, Executive Director Beth Edes, and Investigator Ann Flanagan.

- I. The Commission tabled the June 20, 2006, July 18, 2006, Minutes due to a lack of a quorum of members present to approve or disapprove. The Commission tabled the August 22, 2006 Minutes for further review.

II. APPOINTMENTS

Equivalency Appointments - None

8:35 a.m. DONALD M. COMBS appeared before the Commission to discuss a previous legal incident prior to applying for an original salesperson's license. After review and discussion, the Commission, on motion by Commissioner Heath, seconded by Commissioner Slattery, approved Mr. Combs to apply for his original salesperson's license.

9:05 a.m. DALE R. SPRAGUE appeared before the Commission to discuss a previous legal incident prior to applying for an original broker's license. Wayne Campbell, Mr. Sprague's principal broker appeared to speak on Mr. Sprague's behalf. After review and discussion, the Commission on motion by Commissioner Stephen, seconded by Commissioner Heath, unanimously approved Mr. Sprague to apply for his original broker's license.

9:25 a.m. WILLIAM O. SNOWDON appeared before the Commission to discuss his real estate transaction experience requirement to apply for an original broker's license. Mr. Snowdon stated he had at least 51% involvement in real estate transactions equivalent to 6 transactions while working under principal broker Wayne Campbell. Mr. Campbell was present to testify that he could not certify Mr. Snowdon's transactional experience because he felt that he did not have the equivalent experience of 6 real estate transactions. He explained that Mr. Snowdon worked together as a team with his mother Cindy Snowdon and that in all of the transactions, he did not have any evidence of Mr. Snowdon's significant involvement in the real estate transactions. Cindy Snowdon testified that Mr. Snowdon had at least 5 real estate transactions in which he had at least 51% involvement. After review and discussion, the Commission decided to approved Mr. Snowdon's real estate transaction experience as equivalent experience, pursuant to RSA 331-A:10, II (g), contingent upon receipt of certification of transaction experience by his principal broker Cindy Snowdon.

10:10 a.m. DOREEN MCGLOUGHLIN appeared before the Commission to discuss a previous legal incident prior to applying for an original salesperson's license. After review and discussion, the Commission, on motion by Commission Stephen, seconded by Commissioner Heath, unanimously decided to allow Ms. McGloughlin to apply for an original salesperson's license on the condition that Ms. McGloughlin's criminal record report reflects only the legal incident disclosed to the Commission at this meeting.

10:20 a.m. ROLAND PATENAUDE appeared before the Commission to discuss a previous legal incident prior to applying for an original broker's license. After review and discussion, the Commission, on motion by Commissioner Stephen, seconded by Commissioner Heath approved Mr. Patenaude to apply for his original broker's license.

III. **HEARING 10:45 AM**

FILE NO. 2005-027 DAVID & SHARON RICH VS CHARLES MCGLAUGHLIN

Evaluator: Commissioner Ikawa

The following persons were present at the hearing:

Commission: Commissioners Arthur Slattery, Robert Stephen, Barbara Heath

Stenographer: Harry J. McKenna

Nolin, McKenna & Duffy Reporting Associates
P.O. Box 1658
Dover, NH 03821-1658

Evaluator: Commissioner Ikawa evaluated the above matter and abstained from participation in the discussion and resulting decisions.

Complainants: David & Sharon Rich

35 Grover Street
Farmington, NH 03635-3436

Attorney: Pro Se

Witnesses: None

Respondent: Charles McLaughlin

McLaughlin Real Estate, LLC
2076 Wakefield Rd
Wakefield, NH 03872

Attorney: Pro Se

Witnesses: Roger Dionne

DECISION: Pending – subject to review of transcripts and exhibits.

IV. **OTHER BUSINESS**

1. The Commission unanimously approved October 17, 2006 as the next regularly scheduled meeting.

2. CASE EVALUATIONS

(a) **FILE NO. 2006-017**

Evaluator: Commissioner Slattery

Determination: Should be heard, hearing to be scheduled.

(b) **FILE NO. 2006-021**

Evaluator: Commissioner Slattery

Determination: Should be heard, hearing to be scheduled. In the alternative, the Commission unanimously decided to offer the Respondent a settlement agreement with a disciplinary fine in the amount of \$500.

The above determinations were unanimously approved by the Commission.

V. **ADJOURNMENT**

Motion by Commissioner Heath, seconded by Commissioner Stephen to adjourn the meeting. Commissioner Slattery adjourned the meeting at 12:30 p.m.

Respectfully submitted,



Barbara J. Heath
Clerk