

MINUTES OF MEETING HOME INSPECTOR ADVISORY BOARD

The Home Inspector Advisory Board convened at 11 a.m. on Thursday, August 26, 2010 at the James R. Thompson Center, 100 West Randolph Street, 9th Floor, Chicago, Illinois for the purpose of conducting a general business meeting.

The following members were present for all or part of the meeting:

Debbie Niemann, Chair and Administrator
Robert Claus, Member
Rita Starkey, Member
Corey Friedman, Member
Dana Strumpher, Member

Also present for all or part of the meeting:

Dan Faremark, Chief of Prosecution
Ron Hardgrove, Director of Real Estate
Craig Capilla, Attorney
Jillian Bredehoeft, Attorney

APPROVAL OF MINUTES

Chairman Niemann requested additions or corrections to the May 20, 2010, Minutes. A Motion was made/seconded to approve the May 20, 2010 Home Inspector Advisory Board Minutes. The Motion carried unanimously.

NEW BUSINESS:

The board members were informed that Daniel Faremark was named the IDFPR Real Estate Prosecution Director. It was announced that the Director of IDFPR received a letter of resignation from Frank Johnson, Home Inspector Advisory Board Member. The board members were further informed that the IDFPR will accept resumes of any interested party in relation to filling the open board member seat as well as the open board member seat for a general public member. It was discussed that an announcement will be placed on the website.

Craig Capilla announced to the advisory board members that Matt Stonecipher was hired as a staff attorney for the Division of Real Estate Professions. Real Estate Professions is currently staffed with three attorneys and two clerks. One additional staff attorney hiring is currently being addressed.

Building identification cards were addressed as well as a brief discussion on expired member status. Members continue to serve on the advisory board until a replacement is had.

An audit for the real estate sales person continuing education is currently taking place. Notifications were sent to 110 licensees.

OLD BUSINESS:

An announcement was made that the re-draft of the Home Inspector Administrative Rule was adopted. Copies of the Administrative Rule were distributed and a brief discussion was had. The advisory board members were also told that the Home Inspector License Act is scheduled to be repealed on January 1, 2012. IDFPR legal staff's office is currently working on modifications. A meeting will be had on September 15, 2010 to discuss the Act and any changes.

A discussion was had regarding home inspectors and compensation in terms of referrals. Further discussion was had regarding the marketing practices of home inspectors.

Unlicensed practice for non-renewed home inspectors was discussed. Filing complaints with IDFPR was reiterated to the advisory board members as the protocol of the IDFPR in launching an investigation.

The advisory board had a conversation regarding the testing vendor who administers all the real estate licensing tests. It was assumed that the testing vendor was changed, but was later confirmed that it remains the same.

PROSECUTION REPORT:

Dan Faremark gave a prosecution report, indicating April 1st to July 31st, 3 cases were referred, no formal complaints filed or preliminary hearings set. Additional information consisted of 0 Notice of Intent to Deny, 52 Notice of Intent to Refuse to Renew. 1 Order was sent to the Director, 1 case is set for a formal Hearing, 4 cases were closed by Prosecution Division. 29 of the 52 Notice of Intent to Refuse to Renew requested a hearing and were given options to correct the deficiencies and sign a non-disciplinary Order as well as pay a fine. The advisory board members were asked to sign the 29 Settlement Orders. The remaining 23 licensees that did not respond will have a more severe Order and fine. The advisory board members were asked to attend informal hearings prior to the next scheduled board meeting in November, or possibly in the morning of the board meeting.

REAL ESTATE REPORT:

Ron Hardgrove, Director of Real Estate gave a report indicating that the Real Estate Rules are revised, and the intent is to have them filed by September 1, 2010. Education questions should be directed to Mark Oaks, and all licensing questions directed to Young Brockhouse.

MOTION:

A motion made/seconded to adjourn the Home Inspector Advisory Board Meeting. Motion passed unanimously.

Upcoming advisory board meeting dates were addressed as follows:

November 18, 2010 – 11 a.m.

APPROVED: _____
Debbie Niemann, Chairperson

IDFPR