

MINUTES

A meeting of the Alabama Real Estate Commission was held on April 23, 2026, at the office of the Alabama Real Estate Commission, 1201 Carmichael Way, Montgomery, Alabama.

The meeting, having been duly noticed in accordance with the Alabama Open Meetings Act, was called to order by Commission Chair Betsy Echols at 9:00 a.m.

Chair Echols called the roll, and the following Commissioners indicated their presence with a spoken "present": Commissioners Kim M. Barelare, Emmette Barran, James L. Dye, Betsy Echols, Terri C. May, Randy McKinney, Deborah Lucas Robinson, and Juanita Taggart Jones. A quorum was declared. Commissioner Jimmie Ann Campbell arrived at 9:05 a.m. due to traffic delays.

Commission staff members in attendance for all or part of the meeting were Executive Director Dr. Vaughn T. Poe, General Counsel Starla Leverette, Assistant Attorney General Zack Burr, Investigators Marshall Simons, Rickey Fennie, Liz Allen and K.C. Baldwin, Legal Assistant Emily Stuart, Education Director Ryan Adair, Accounting Director Jason Clifton, Communications and Public Relations Director Lori Fennie, Executive Assistant Amber Moore, and Information Technology Director Eric Aldridge. The Hearing Officer was Jim Hampton.

The Pledge of Allegiance was recited in unison.

APPROVAL OF THE MINUTES

Chair Echols asked for a motion to approve the minutes of the March 19, 2026, Commission meeting. Commissioner Barelare made a motion to approve the minutes of the March 19, 2026, meeting. Commissioner Barran seconded the motion, and the motion passed 7-0-2, with Commissioners Dye and McKinney abstaining due to their absence from the March meeting.

COMMISSIONER DISCUSSION

Commissioner Barelare provided feedback and updates from the Association of Real Estate License Law Officials (ARELLO) Mid-Year meeting, held April 14-16 in Louisville, Kentucky. Commissioner Barelare stated that she was very proud to see how well the other commissions respect the work of Alabama's commission staff and that Alabama is one of the leading regulatory agencies. She also expressed pride in seeing Commission staff members in leadership roles on ARELLO committees and speaking at sessions. Commissioner Barelare mentioned that a speaker at the Mid-Year meeting gave a presentation on AI. She suggested that the Alabama commission begin reviewing the use of AI and possibly develop rules regarding it. Commissioner Dye added that, although the Commission has traditionally sought to avoid overregulation, limiting oversight of AI use in real estate transactions could lead to unintended consequences.

EXECUTIVE DIRECTOR'S REPORT

Director Poe presented the Executive Director's report. He began by asking commissioners and attendees to observe a moment of silence in honor of recently deceased persons with a connection to the Commission, including Commissioner Campbell's husband, Larry Campbell, and Director Poe's father-in-law, Robert Edward Lee Jr.

He then asked General Counsel Leverette to introduce the newest member of the Legal Division staff, Curry Robertson, who was in attendance and will begin his employment on May 1. General Counsel Leverette said Mr. Robertson will fill the vacant attorney position.

General Counsel Leverette continued the Executive Director’s report by reminding commissioners that the Statement of Economic Interests filing to the Alabama Ethics Commission was due on or before April 30, 2026.

She added that the Commission is continuing through the fiscal year with revenues and expenditures as anticipated. Major expenditures are complete for now. The Commission has acquired a new state vehicle, and the roof project has finally concluded. The next venture is a flooring upgrade. Once estimates are received, that information will be shared with the commissioners. There have been no Recovery Fund payouts over the past 30 days. The amount paid to other state agencies for FY2026 is \$392,757.09.

There are 42,997 total licenses issued, with 37,241 unique people licensed. She reported that the current growth rate is 8 new license applications processed per day, with 249 total new licenses issued in March.

The Commission currently has 727 total education licenses—720 active and seven inactive. In March, there were seven education audits—two schools and five continuing education courses.

The Commission will offer two instructor trainings in 2026. On April 24, Anne Powell will provide training for the current *Risk Management: Initial Contact to Accepted Offer* course. Instructors who are already approved to teach the course may attend for a refresher. This training will be offered in the Commission’s training room. On May 15, Anne Powell and Laurye Brunson will provide training for the new course, *Risk Management: From Signed to Sold*, which was developed by a task force in 2025. All instructors who desire to teach the new mandatory Risk Management course must attend this training, which will be held at Frazer Church in Montgomery, Alabama.

In addition, General Counsel Leverette provided an update on the Legal Division. The auditors performed 33 company audits and two assistance visits in March.

She concluded the Executive Director’s report by stating that the April 22 edition of *Coffee with the Commission* featured an in-depth discussion of the earnest money rule presented by Assistant Attorney General Burr and Director Poe. Nearly 100 attendees tuned in for the informative and interactive session.

HEARINGS – 9:30 a.m. Docket

Nelson DeAndre’ Mays – Application for Real Estate Temporary Salesperson License, Case Number 26-160

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to approve Mr. Mays’ application, contingent upon proof that restitution has been paid in full. Commissioner Campbell seconded the motion, and the motion passed unanimously 9-0-0.

Alabama Real Estate Commission VS. Keith Lynn, Westridge Properties LLC, and Westridge LLC dba Coastal Retreat Vacations, Case Number 26-176

Keith Lynn, Qualifying Broker, Huntsville, Alabama; Westridge Properties LLC, Company, Huntsville, Alabama, and Westridge Properties LLC dba Coastal Retreat Vacations, Branch, Huntsville, Alabama, were charged on **Count 1** for violating *Code of Alabama, 1975, Section 34-27-36(a)(13)* by operating a licensed brokerage without an office located in the city limits or police jurisdiction of the city and on **Count 2** for violating *Code of Alabama, 1975, Section 34-27-36(a)(19)* by failing, in accordance with *Alabama Administrative Code Section 790-X-2-.07*, by not identifying the brokerage with a sign on the exterior or interior entryway of the building where the company is licensed.

Mr. Lynn did not appear, and Assistant Attorney General Burr presented the case in his absence.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to find Mr. Lynn guilty on **Count 1** and to impose a fine of \$2,500 and revoke his license. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 9-0-0. On **Count 1**, Commissioner Barran made a motion to find Westridge Properties LLC guilty and revoke its license. Commissioner May seconded the motion, and the motion passed unanimously 9-0-0. On **Count 1**, Commissioner Barran made a motion to find Westridge Properties LLC dba Coastal Retreat Vacations guilty and revoke its license. Commissioner May seconded the motion, and the motion passed unanimously 9-0-0. On **Count 2**, Commissioner Lucas Robinson made a motion to find Mr. Lynn guilty and to impose a fine of \$2,500 and revoke his license. Commissioner May seconded the motion, and the motion passed 8-1-0, with Commissioner Barelare voting against the motion. On **Count 2**, Commissioner Dye made a motion to find Westridge Properties LLC and Westridge Properties LLC dba Coastal Retreat Vacations guilty and revoke their licenses. Commissioner Barran seconded the motion, and the motion passed 8-1-0, with Commissioner Barelare voting against the motion.

Matthew Cope Hickman – Application for Determination of Licensing Eligibility, Case Number 26-123

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to approve Mr. Hickman's application, contingent upon proof that outstanding court costs have been paid in full. Commissioner Barran seconded the motion, and the motion passed unanimously 9-0-0.

Jenlisa Knight – Application for Determination of Licensing Eligibility, Case Number 26-134

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to approve Ms. Knight's application. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 9-0-0.

Alabama Real Estate Commission VS. Derek Waltchack, Shannon Waltchack, and Shannon Waltchack Management, Case Number 26-085

Commissioner Dye recused himself from this hearing. He vacated the room during the hearing and did not participate in deliberations and voting in this matter.

Derek Waltchack, Qualifying Broker, Birmingham, Alabama; Shannon Waltchack, Company, Birmingham, Alabama; and Shannon Waltchack Management, Company, Birmingham, Alabama, were charged on **Count 1** for violating *Code of Alabama, 1975, Section 34-27-36(a)(19)* by violating or disregarding Section 34-27-35(k) by performing acts which require a license while having an inactive license. Derek Waltchack was charged on **Count 2** for violating *Code of Alabama, 1975, 34-27-36(a)(19)* by violating or disregarding *Alabama Administrative Code Section 790-X-3-.15(1)* by failing to maintain an active broker's license with the Commission and thereby compromising the licensing status of those licensed under him.

Upon discussion of the evidence and testimony presented in this matter, Assistant Attorney General Burr said the charges against Shannon Waltchack, as detailed in Count 1, were dismissed. On **Count 1**, Commissioner Taggart Jones made a motion to find Derek Waltchack guilty and to impose a fine of \$500. Commissioner Barran seconded the motion, and the motion passed 8-0-1, with Commissioner Dye abstaining. On **Count 1**, Commissioner Campbell made a motion to find Shannon Waltchack Management guilty and to impose a fine of \$500. Commissioner Taggart Jones seconded the motion, and the motion passed 8-0-1, with Commissioner Dye abstaining. On **Count 2**, Commissioner Barran made a motion to find Derek Waltchack guilty and to impose a fine of \$500. Commissioner May seconded the motion, and the motion passed 8-0-1, with

Commissioner Dye abstaining.

Alabama Real Estate Commission VS. Michelle Burnette, Case Number 25-459

Michelle Burnette, Salesperson, Millbrook, Alabama, was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(15) by placing advertisements on websites involving real estate without the name or trade name of the qualifying broker or company appearing in that advertisement.

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to find Ms. Burnette guilty on **Count 1** and to impose a fine of \$500. Commissioner Campbell seconded the motion, and the motion passed unanimously 9-0-0.

Geneva Shunta Allen-Motley – Application for Determination of Licensing Eligibility, Case Number 26-114

Upon discussion of the evidence and testimony presented in this matter, Commissioner Lucas Robinson made a motion to deny Ms. Allen-Motley's application. Commissioner Barran seconded the motion, and the motion passed unanimously 9-0-0.

Alabama Real Estate Commission VS. Roderick Baker and Transaction Brokerage RE Company LLC dba TBRE, Case Number 25-164; 335

Roderick Baker, Qualifying Broker, Fairhope, Alabama, was charged on **Count 1** for violating *Code of Alabama, 1975* Section 34-27-36(27) by acting negligently or incompetently in performing an act for which a person is required to hold a real estate license and on **Count 7** for violating *Code of Alabama 1975* Section 34-27-36 (a)(19) by violating *Alabama Administrative Code* Section 790-X-3-. 15 in that he, as a qualifying broker, failed to properly supervise his company, including, but not limited to, failing to take action to prevent a new or existing licensee from violating state, federal, local or license law while conducting licensed activity, if the supervising broker or branch broker has actual knowledge or should reasonably have actual knowledge of the impending violation.

Roderick Baker, Qualifying Broker, Fairhope, Alabama and Transaction Brokerage RE Company LLC dba TBRE, Company, Mobile, Alabama were charged on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with *Code of Alabama, 1975*, Section 34-27-31(j), to notify the Commission of the institution of a civil court complaint against them as the subject matter of the civil complaint involved a real estate transaction and involved the goodwill of the existing real estate business as required within ten days; on **Count 3** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by failing, in accordance with *Code of Alabama, 1975*, Section 34-27-31(k), to notify the Commission in writing by certified mail within 10 days after they received notice of the civil action in which it was a defendant and which involved a real estate transaction or the goodwill of a real estate business had resulted in a judgment or been dismissed; on **Count 4** for violating *Code of Alabama, 1975*, Section 34-27-36(23)(b) in that they had a final money judgment rendered against them which resulted from an act or omission occurring in the pursuit of their real estate business or involves the goodwill of an existing real estate business; on **Count 8** for violating *Code of Alabama, 1975* Section 34-27-36 (a)(19) by failing, in accordance with *Alabama Administrative Code* Section 790-X-3-.01, to notify the Commission in writing within thirty (30) days of a change of address of their place of business; and on **Count 9** for violating *Code of Alabama, 1975* Section 34-27-36(a)(29) by failing within a reasonable time to provide information requested by the Commission during an investigation or after a formal complaint has been filed.

Transaction Brokerage RE Company LLC dba TBRE, Company, Mobile, Alabama, was charged on **Count 5** for violating *Code of Alabama, 1975* Section 34-27-36 (a)(19) by failing, in accordance with *Alabama Administrative Code* 790-X-2-.07, to identify the place of business with a sign which sets out the name of the

company as licensed with the Commission and on **Count 6** for violating *Code of Alabama 1975* Section 34-27-36(a)(19) by failing, in accordance with *Code of Alabama, 1975* Section 34-27-35(a), to publicly display any license certificates at the address which appeared on the license certificates.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to find Mr. Baker guilty on **Count 1**, to impose a fine of \$2,500, and to require Mr. Baker to complete in-person continuing education in Broker Management and Risk Management within 90 days. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Barran seconded the motion, and the motion passed unanimously 9-0-0. On **Count 2**, Commissioner Barran made a motion to find Mr. Baker and Transaction Brokerage RE Company LLC guilty and to impose a fine of \$1,000 each. Commissioner May seconded the motion, and the motion passed unanimously 9-0-0. On **Count 3**, Commissioner May made a motion to find Mr. Baker and Transaction Brokerage RE Company LLC guilty and to impose a fine of \$1,000 each. Commissioner Lucas Robinson seconded the motion, and the motion passed 8-1-0, with Commissioner Dye voting against the motion. On **Count 4**, Commissioner May made a motion to find Mr. Baker and Transaction Brokerage RE Company LLC guilty and to impose a fine of \$2,500 each. Commissioner Dye seconded the motion, and the motion passed 8-1-0, with Commissioner Barran voting against the motion. On **Count 5**, Commissioner McKinney made a motion to find Transaction Brokerage RE Company LLC guilty and to impose a fine of \$1,000. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 9-0-0. On **Count 6**, Commissioner May made a motion to find Mr. Baker and Transaction Brokerage RE Company LLC guilty and to impose a fine of \$2,500 each. Commissioner Dye seconded the motion, and the motion passed 8-1-0, with Commissioner McKinney voting against the motion. On **Count 7**, Commissioner Dye made a motion to find Mr. Baker not guilty. Commissioner Barran seconded the motion, and the motion failed 3-6-0, with Commissioners Campbell, Echols, Lucas Robinson, McKinney, May, and Taggart Jones voting against the motion. Commissioner McKinney then made a motion to find Mr. Baker guilty and to impose a fine of \$1,000. Commissioner May seconded the motion, and the motion passed 6-3-0, with Commissioners Barelare, Barran, and Dye voting against the motion. On **Count 8**, Commissioner Barelare made a motion to find Mr. Baker and Transaction Brokerage RE Company LLC guilty and to impose a fine of \$1,000 each. Commissioner Barran seconded the motion, and the motion passed unanimously 9-0-0. On **Count 9**, Commissioner Barran made a motion to find Mr. Baker and Transaction Brokerage RE Company LLC not guilty. Commissioner Taggart Jones seconded the motion, and the motion failed 4-5-0, with Commissioners Campbell, Echols, Lucas Robinson, McKinney, and May voting against the motion. Commissioner McKinney then made a motion to find Mr. Baker and Transaction Brokerage RE Company LLC guilty and to impose a fine of \$1,000 each. Commissioner May seconded the motion, and the motion passed 6-3-0, with Commissioners Barelare, Barran, and Dye voting against the motion.

Non-Appearing

Sean Orin Sears – Application for Real Estate Reciprocal Associate Broker License, Case Number 26-133

Upon discussion of the evidence and testimony presented in this matter, Commissioner May made a motion to approve Mr. Sears' application. Commissioner McKinney seconded the motion, and the motion passed 7-2-0, with Commissioners Barelare and Lucas Robinson voting against the motion.

Chair Echols asked for a motion to remain in open session or go into executive session to deliberate on the cases on the docket in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Barran made a motion that commissioners go into executive session until 12:55 p.m. to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Barelare seconded the motion, and the motion passed unanimously 9-0-0.

At 1:23 p.m., commissioners returned with all commissioners named during the initial 9:00 a.m. roll call present. Chair Echols asked for a motion to return to open session. Commissioner Barran made a motion to return to open session. Commissioner Dye seconded the motion, and the motion passed unanimously 9-0-0.

Confirm June 18, 2026, Meeting Date and Location for the Record: Thursday, June 18, 2026, 9:00 a.m., in Montgomery, Alabama.

Next Commission Meeting: Thursday, May 21, 2026, at 9:00 a.m. at Samford University, Memory Leake Robinson Hall, Cumberland School of Law, 305 Riley Road, Birmingham, Alabama.

Commissioner Campbell said she had conducted an informal poll, and the eight licensed commissioners on the bench represented approximately 289 years of real estate experience.

There being no further business, Commissioner Barran made a motion to adjourn the meeting at 1:44 p.m. Commissioner Dye seconded the motion, and the motion passed unanimously 9-0-0.

Done this 23rd day of April 2026.

Betsy Echols, Chair

Amber Moore, Recording Secretary