

## **MINUTES**

A meeting of the Alabama Real Estate Commission was held October 23, 2025, 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 Randy McKinney at 9:00 a.m.

Chair McKinney called the roll, and the following Commissioners indicated their presence with a spoken "present": Commissioners Kim Barelare, Em Barran, Jimmie Ann Campbell, Jim Dye, Betsy Echols, Randy McKinney, Deborah Lucas Robinson, and Juanita Taggart Jones. Commissioner Terri May was absent with notice. A quorum was declared.

Commission staff members in attendance for all or part of the meeting were Executive Director Wendy Mae Alkire; General Counsel Starla Leverette; Assistant Attorney General Zack Burr; Assistant Attorney General Serena Cronier Grayson; Investigators Marshall Simons, Rickey Fennie, and K.C. Baldwin; Legal Assistant Angie Kidd; Auditors Vickie Shackelford and Denise Blevins; Education Director Ryan Adair; Licensing Director Anthony Griffin; Communications and Public Relations Director Lori Moneyham; Executive Assistant Amber Moore; Accounting and Personnel Director Jason Clifton; Information Technology Director Eric Aldridge; and Information Technology Systems Administrator Chris Prestridge. The Hearing Officer was Jim Hampton.

The Pledge of Allegiance was recited in unison.

Chair McKinney announced that, since there had been no recent Commissioner appointments that would trigger a need to select a new Chair and vice Chair, he was voluntarily resigning his chairship to provide an opportunity for another Commissioner to serve in the position. He stated that it had been an honor to serve as chair. In accordance with Code of Alabama Section 34-27-7(f), Commissioners elected a new chair and vice chair. Commissioner Lucas Robinson made a motion to elect Commissioner Echols as chair and Commissioner Dye as vice chair. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0. Chair Echols thanked Commissioner McKinney for his service as chair.

### **APPROVAL OF THE MINUTES**

Chair Echols asked for a motion to approve the minutes from the September 18, 2025, Commission meeting. Commissioner Barran made a motion to approve the minutes from the September 18, 2025, meeting. Commissioner Campbell seconded the motion, and the motion passed 7-0-1, with Commissioner Dye abstaining due to his absence from the September meeting.

### **PUBLIC HEARING ON PROPOSED RULE AMENDMENTS**

A public hearing was held on proposed Rule Amendments: 790-X-1-.21 - Distance Education Courses; 790-X-3-.13 - Agency/Brokerage Services Disclosure; 790-X-3-.14 - Agency Disclosure Office Policy; and 790-X-3-.04 - Estimated Closing Statement and proposed new Rule 790-X-3-.16 – Advertising Teams.

Assistant Attorney General Zack Burr presented the proposed amendments and the proposed new rule. Mr. Burr stated two minor errors had been found in 790-X-3-.13 - Agency/Brokerage Services Disclosure that will be incorporated in the final version of the amendment. The amendments will be voted on at the November 20, 2025, meeting.

Mr. Jeremy Walker, CEO of the Alabama Association of REALTORS®, addressed the commissioners, stating that AAR and its membership were supportive of the proposed amendments and the proposed new rule. He complimented the Commission staff on their hard work on these issues. He added that AAR would be submitting detailed written comments as well. No additional members of the public came forward to present comments on the rules.

## **COMMISSIONER DISCUSSION**

### **2026 Proposed Commission Meeting Dates**

Commissioners reviewed the 2026 proposed Commission meeting dates. The proposed calendar that was approved during the September meeting had been revised to correct scheduling conflicts. Upon discussion, Commissioner McKinney made a motion to accept the revised 2026 calendar. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

### **Fiscal Year 2027 Budget**

Assistant Director Wendy Mae Alkire called upon Accounting and Personnel Director Jason Clifton to present the proposed FY2027 budget for discussion and approval. Mr. Clifton provided an overview of the FY2027 budget and explained that it reflected a 5% decrease from the FY2026 budget. The FY2026 budget was higher due to budgeting for needed building repairs. Upon discussion, Commissioner Dye made a motion to approve the proposed FY2027 budget. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

## **EXECUTIVE DIRECTOR'S REPORT**

Assistant Director Alkire presented the Executive Director's report in the absence of Executive Director Vaughn T. Poe.

### **Resolution Honoring Former Commissioner Cerita Tucker Smith**

Assistant Director Alkire read a resolution recognizing former Commissioner Cerita Tucker Smith and commending her for her service to the Alabama Real Estate Commission. Commissioner McKinney made a motion that the resolution honoring the distinguished service of Commissioner Cerita Tucker Smith be spread upon the minutes of the October 23, 2025, meeting. Commissioner Campbell seconded the motion, and it passed unanimously 8-0-0.

### **Commission Member Compensation Form**

Assistant Director Alkire reminded the commissioners to sign and submit a Commission Member Compensation form. Each commissioner must sign a Commission Member Compensation form every year indicating if there have been any changes in employment status or other compensations throughout the year. This executed form is kept on file for review by the Alabama Examiners of Public Accounts.

Assistant Director Alkire recognized Commissioner Deborah Lucas Robinson for receiving the Robert Jemison Award at the Alabama Association of REALTORS® 2025 Annual Convention. This prestigious award is given in honor of Robert Jemison, the first Alabama REALTOR® to serve as president of the National Association of REALTORS® in 1926. It recognizes the long and valued service of REALTORS® or REALTOR®-ASSOCIATES for a minimum of fifteen years to Alabama REALTORS® and their local board/association, and who have never served as Alabama REALTORS® president, president-elect, secretary, or treasurer.

Assistant Director Alkire then provided an update on the roof for the Commission building. After an involved process, the roof repairs have begun and are expected to be completed by Thanksgiving. She said the Commission appreciates the patience of the Commissioners, the staff, and the licensee customers during the construction.

The Commission has started the end-of-fiscal-year processing and will complete FY2025 with revenues and expenditures as anticipated. To date, the Commission has paid \$635,677.48 to other state agencies. The final figures will be available after the 13<sup>th</sup> Accounting Period closes in November 2025. There have been no recovery fund payouts in the past 30 days.

Assistant Director Alkire reported that the Commission has issued a total of 41,497 licenses, and there are currently 36,080 unique individuals licensed. The growth rate for September 2025 was 7.96 new license applications per day, resulting in a total of 239 new licenses issued during the month.

There are currently 952 active education licenses issued. That number includes instructors, administrators, and schools. In September, one pre-license course, four CE courses, and two schools were audited.

In September, the legal auditors performed 12 company audits and completed three assistance visit requests. The Commission continues to prioritize and schedule those companies that have not been audited in more than three years.

Assistant Director Alkire reported that she attended the Association of Real Estate License Law Officials' 2025 Regulatory Investigations Seminar along with members of the Commission's investigations team. She expressed that it was an outstanding conference that focused on wholesaling, testifying techniques, AI, proactive auditing, as well as other related topics.

Assistant Director Alkire reminded Commissioners of upcoming events. The next quarterly *Briefly Legal* will be live on Microsoft Teams on November 6, 2025. In lieu of the October *Coffee with the Commission*, the Commission will host a land brokers forum on Microsoft Teams on October 29 at 9:00 a.m. The event will feature Commissioner Kim Barelare, State Representative Chris Pringle, and others. She also reviewed dates the Commission will be closed during the holiday season.

#### **HEARINGS – 9:30 a.m. Docket**

##### **Alabama Real Estate Commission VS. Henry Graham II and Graham and Company LLC, Case Number 25-535**

Graham and Company LLC, Company, Birmingham, Alabama and Henry Graham II, Qualifying Broker, Birmingham, Alabama were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(8) by failing, within a reasonable time, to properly account for or remit money coming into their possession which belongs to others.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to find Graham and Company LLC guilty and to impose a fine of \$500. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0. Commissioner Barran made a motion to find Henry Graham II guilty and to impose a fine of \$500. Commissioner Barelare seconded the motion, and it passed unanimously 8-0-0.

##### **Alabama Real Estate Commission VS. Keshia Hall and Gold Key Properties, Case Number 25-259**

Gold Key Properties, Company, Dothan, Alabama and Keshia Hall, Broker, Slocomb, Alabama were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(8)(a) by failing within a reasonable time, to properly account for or remit money coming into their possession which belongs to others, or commingling money belonging to others with their own funds; on **Count 2** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(31) by failing to keep copies of all contracts, leases, listings and other records pertinent to real estate transactions for a period of three years; and on **Count 3** 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. Gold Key Properties was charged on **Count 4** 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 within 10 days of a civil summons and complaint being filed against it involving a real estate transaction; and on **Count 5** 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 within 10 days of the disposition of a civil action against it involving a real estate transaction. Keshia Hall was charged 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 34-27-31(j), to notify the Commission within 10 days of a civil summons and complaint against her involving a real estate transaction; and on **Count 7** 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 within 10 days of the disposition of a civil action against her involving a real estate transaction.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to find Gold Key Properties guilty on **Count 1** and to impose a fine of \$2,500. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0. Commissioner Barelare then made a motion to find Ms. Hall guilty on **Count 1** and to impose a fine of \$1,000. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0. On **Count 2**, Commissioner Barran made a motion to find Gold Key Properties and Ms. Hall guilty, to impose a fine of \$1,000 each, and to revoke both licenses. Commissioner Dye seconded the motion, and the motion passed unanimously 8-0-0. On **Count 3**, Commissioner Campbell made a motion to find Gold Key Properties and Ms. Hall guilty, to impose a fine of \$1,000 each, and to revoke both licenses. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0. On **Count 4**, Commissioner Lucas Robinson made a motion to find Gold Key Properties guilty, to impose a fine of \$1,000, and to revoke its license. Commissioner Dye seconded the motion, and the motion passed unanimously 8-0-0. On **Count 5**, Commissioner Barelare made a motion to find Gold Key Properties guilty, to impose a fine of \$1,000, and to revoke its license. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0. On **Count 6**, Commissioner Barran made a motion to find Ms. Hall guilty, to impose a fine of \$1,000, and to revoke her license. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0. On **Count 7**, Commissioner Barelare made a motion to find Ms. Hall guilty, to impose a fine of \$1,000, and to revoke her license. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0.

#### **Quelendria Matthews — Application for Reciprocal Associate Broker License, Case Number 25-515**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Dye made a motion to approve Ms. Matthews' application. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

#### **Alabama Real Estate Commission VS. Ashley Barlow and Winstar Realty, Case Number 25-528**

Winstar Realty, Company, Montgomery, Alabama and Ashley Barlow, Qualifying Broker, Montgomery, Alabama were charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(8) by failing, within a reasonable time, to properly account for or remit money coming into her possession which belongs to others.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Campbell made a motion to find Winstar Realty guilty and to impose a fine of \$1,500. Commissioner Lucas Robinson seconded

the motion, and the motion passed unanimously 8-0-0. Commissioner Campbell made a motion to find Ashley Barlow guilty and to impose a fine of \$1,500. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0.

**Brittney Nicole Sanders – Application for a Real Estate Temporary Salesperson License, Case Number 25-479**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Taggart Jones made a motion to approve Ms. Sanders' application. Commissioner Campbell seconded the motion, and the motion passed unanimously 8-0-0.

**Taylor Bradshaw – Application for Determination of Licensing Eligibility, Case Number 25-514**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to approve Mr. Bradshaw's application. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

**Alabama Real Estate Commission VS. Laurie McGuire, Case Number 25-221**

Laurie McGuire, Qualifying Broker, Athens, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(19) by violating or disregarding any rule of the commission, specifically *Alabama Administrative Code*, Section 790-X-3-.04, by not having her client acknowledge receipt of the estimated closing statement by signature on the form.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to find Ms. McGuire guilty, to impose a fine of \$2,500 and, to require Ms. McGuire to complete six hours of in-person continuing education consisting of Broker Management (3 hours) and Risk Management (3 hours), within 120 days. These continuing education hours are in addition to the 15 hours the Commission requires for license renewal. Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

**Miranda Shirley Webb – Application for Real Estate Temporary Salesperson License, Case Number 25-537**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to approve Ms. Webb's application. Commissioner Lucas Robinson seconded the motion, and the motion passed unanimously 8-0-0.

**Alabama Real Estate Commission VS. Lyly Dutcher, Case Number 25-530**

Lyly Dutcher, Inactive, Fairhope, Alabama was charged on **Count 1** 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 within ten days of her July 7, 2025, arrest. ; 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(k), to notify the Commission of the disposition of criminal charges against her within ten days of receiving notice of the disposition; and 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(j), to notify the Commission within ten days of her August 6, 2025, arrest.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to find Ms. Dutcher guilty on **Count 1** and to impose a fine of \$100. Commissioner Campbell seconded the motion, and the motion passed 7-1-0, with Commissioner Dye voting against the motion. On **Count 2**, Commissioner Barran made a motion to find Ms. Dutcher guilty and to impose a fine of \$100. Commissioner

Barelare seconded the motion, and the motion passed 7-1-0, with Commissioner Dye voting against the motion. On **Count 3**, Commissioner Campbell made a motion to find Ms. Dutcher guilty and to impose a fine of \$100. Commissioner Barelare seconded the motion, and the motion passed 7-1-0, with Commissioner Dye voting against the motion.

**Richard Albert Auble Jr. – Application for a Real Estate Temporary Salesperson License, Case Number 25-405**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barelare made a motion to approve Mr. Auble's application, contingent upon his payment of outstanding legal fines within the next 30 days. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0.

**Alabama Real Estate Commission VS. Gerald Lynderrick Davis Sr., Case Number 25-416**

Gerald Lynderrick Davis Sr., Associate Broker, Athens, Alabama was charged on **Count 1** for violating *Code of Alabama, 1975*, Section 34-27-36(a)(16) by presenting, to the Commission, as payment for a fee or fine, a check which was returned unpaid by the bank upon which it was drawn.

Mr. Davis did not appear, and Assistant Attorney General Serena Cronier Grayson presented the case in his absence.

Upon discussion of the evidence and testimony presented in this matter, Commissioner Taggart Jones made a motion to find Mr. Davis guilty and to impose a fine of \$100. Commissioner McKinney seconded the motion, and the motion passed unanimously 8-0-0.

**Jason Gray – Request for Approval to Hold a Real Estate License After Previous License Revocation, Case Number 25-553**

Upon discussion of the evidence and testimony presented in this matter, Commissioner Barran made a motion to approve Mr. Gray's application. Commissioner Dye seconded the motion, and the motion passed unanimously 8-0-0.

The Commission will determine whether it conducts its disciplinary hearing disposition discussions and decisions in an Open Meeting or calls an Executive Session.

Chair Echols asked for a motion to remain in open session or go into executive session to deliberate these cases 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 12:50 p.m. to deliberate these cases in accordance with the Alabama Open Meetings Act, *Code of Alabama* 36-25A-7(a)(9). Commissioner Taggart Jones seconded the motion, and the motion passed unanimously 8-0-0.

At 1:05 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 Campbell seconded the motion, and the motion passed unanimously 8-0-0.

**Confirm January 15, 2026, Meeting Date and Location for the Record:** Thursday, January 15, 2026, 9:00 a.m., in Montgomery, Alabama. Commissioner Lucas Robinson made a motion to confirm the January meeting for January 15, 2026, at 9:00 a.m., in Montgomery, Alabama. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0.

**Next Commission Meeting:** Thursday, November 20, 2025, at 9:00 a.m. in Montgomery, Alabama.

There being no further business, Commissioner Barelare made a motion to adjourn the meeting at 1:25 p.m. Commissioner Barran seconded the motion, and the motion passed unanimously 8-0-0.

Done this 23rd day of October 2025.

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Betsy Echols, Chair

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Amber Moore, Recording Secretary