



ARKANSAS REAL ESTATE COMMISSION

N E W S L E T T E R

From the Executive Director's Desk...

Bill J. Williamson

October 2009

Arkansas Real Estate Commission
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Members of the Commission

Karen C. Crowson, Chairman
Benton

Vic Hiryak, Vice Chairman
Little Rock

Ken Gill
Little Rock

Jim Newell
Little Rock

Sylvester L. Smith III
Camden

Commission Staff

Bill J. Williamson
Executive Director

Gary C. Isom
Deputy Executive Director

Andrea S. Alford
Licensing Supervisor

New AREC Staff Members Featured

It is always good to put a face with a name. The Commission and Staff would like to welcome and introduce the following new staff members.

Andrea S. Alford, Licensing Supervisor

Andrea was recently promoted to Licensing Supervisor in August 2009. Andrea has been AREC Administrative Assistant/Computer Support specialist since December 2008.

Andrea's leadership, experience and education will serve her well in her new position. As Licensing Supervisor Andrea will manage and oversee the License Department staff of six.

Andrea grew up in Cabot, attended Williams Baptist College and ultimately graduated from UALR with a B.A. in Music and a minor in English. She worked for a professional staffing firm where she worked her way up from the receptionist to the manager in two years. While in that career, Andrea was published in the Arkansas Democrat Gazette Newspaper three times and obtained one of the industry's leading professional certifications. She comes from a long line of public servants who have worked in nonprofit organizations including state government, the healthcare industry and faith-based organizations.

Andrea says, that she "feels extremely fortunate to have had the opportunities that she has and to now be working for AREC. She is looking forward to building upon AREC's foundation of success and reliable public service."



Andrea S. Alford

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AREC PRESENTATIONS

For **Real Estate Commission presentations at your office or organizational meeting**, please call or email **Gary Isom**, Deputy Executive Director at 501 683-8016 or gary.isom@arkansas.gov. Please specify any specific subject matter that your group would like covered other than general information about the commission. Also, an estimate of the number of attendees will help us prepare.

New AREC Staff Members Featured- continued



From Left Joyce Foreman, Linda Alkire, Shonna Amos

Linda Alkire, Computer Support Technician

Linda Alkire joined AREC as our receptionist in March 2009; and recently was promoted to Computer Support Technician.

Linda came from Arkansas Workforce Services TEA and Workpays where she was employed as a Document Examiner II. Linda worked in the private sector for several years. Linda worked for the Arkansas Baptist State Convention as the Computer Help Desk/Trainer for 7 years. She attended Arkansas College of Technology and Southern Technical College. Linda has 5 years experience as a Computer Programmer with Advantage Medical Systems.

Linda lives in Mabelvale with her husband Glenn and her son Nathaniel, and two grandchildren Trinity and Jocelyn.

Shonna Amos, Real Estate Licensing Examiner

Shonna Amos rejoined the Commission in April 2009 as AREC's Real Estate Examiner. Shonna's experience, and cheerful attitude helps obtaining a license go smoothly.

Shonna has been with state government since March 2004. She is a year 2000 graduate from Lee Senior High School in Marianna and has a daughter Kaydrianna Smith.

She is a member of Hampshire Missionary Baptist Church and loves spending time with her family and, also volunteering at her daughter's school.

Joyce Foreman, Administrative Specialist II

After working several years part-time for the Arkansas Real Estate Commission, Joyce accepted a full time position with AREC in April 2007. Before working in state government, Joyce worked 25 years for Federal Reserve Bank as a Group Leader before the bank relocated to Memphis, and 2 years for Metropolitan Bank. Joyce attended University of Arkansas for Medical Science and received a certificate for Medical Coding.

Joyce lives in North Little Rock with her husband Michael, and cat Too Sun.

Yvonne Halstead, Investigator

Yvonne Halstead was born and raised in California. After marrying her spouse of 34 years, she and David moved to David's home state of Illinois. Yvonne, David, and their two children became "Southerner's" by the "Grace of God" in 1984.

In 1988, Yvonne began her real estate career. During this career, she went back to college and got a business degree with an emphasis in real estate. Beginning in 1999 Yvonne worked in retail management for 5 years.

Yvonne subsequently moved to Little Rock to be near her grandchild. Once in Little Rock, Yvonne began her career with the "State."

Yvonne worked for the state in various capacities for about 7 years. Immediately prior to joining the Arkansas Real Estate Commission, Yvonne served for 3 years as a Financial Monitor for the Department of Workforce Services.

Yvonne came to the Arkansas Real Estate Commission in December of 2008 and looks forward to staying with AREC until retirement.



Yvonne Halstead



FORMAL HEARING DECISIONS



The following information is extracted from Findings of Fact, Conclusions of Law and Order, and Consent Orders issued by the Commission from March 2009 through September 2009. Formal Hearing Decisions that have been appealed are not listed.

Antonio Camacho, Salesperson, Bentonville, AR: In Formal Hearing # 3082 the Commission ordered that "...Respondent Camacho be required to appear before the Arkansas Real Estate Commission before reactivating his license, and the Respondent shall pay a fine of \$500.00 to be paid within thirty (30) days of the issuance of this Order."

The Commission found Respondent Antonio Camacho guilty of violating Arkansas Code Annotated §17-42-311(a)(6) and §17-42-311(a)(13), and Commission Regulations 10.1(b), 10.7(a)(1), 10.10(a).

Respondent Camacho engaged in real estate activities independent of Complainant Robinson his principal Broker.

Respondent did not immediately deliver to his principal broker Complainant Robinson, the prorated rent and deposit collected July 2008 from the tenant of Pea Ridge property.

Respondent did not see that the exact agreement regarding the fee charged Complainant for finding a 2nd tenant for Complainant's Pea Ridge property was reduced to writing.

Respondent failed to account for or remit the rent and deposit collected on behalf of Complainant in the amount of \$850.00.

Respondent's conduct constitutes improper dealing.

A Recovery Fund Hearing was held. Respondent Camacho is ordered to pay \$1,000.00 to Complainant in a period not exceed thirty (30) days.

Brandon C. Leuck, Associate Broker, El Dorado, AR: In Recovery Fund Hearing # 3061 the Commission voted and found as a result of the proven violation (found in Formal Hearing # 3061, on August 11, 2008) ordered that "... Respondent Leuck is ordered to pay \$22, 233.00 to Complainants" Respondent Leuck is to pay this amount to Complainants, in a period not to exceed thirty (30) days. Moreover, the Arkansas Real Estate

Commission will notify the Circuit Court in Respondent Leuck's criminal case of the Commission's decision.

Polly A. Trotter, Inactive Salesperson, Pea Ridge, AR: In Formal Hearing # 3085 the Commission ordered "... to permit Respondent Trotter to retain her salesperson's license, and that prior to applying for a broker's license, she is to be actively licensed for twenty-four (24) consecutive months. Respondent Trotter is to appear before the Commission for approval to sit for the broker's exam."

The Commission found Respondent Trotter guilty of violating Arkansas Code Annotated § 17-42-311(a)(1), § 17-42-311(a)(3) and § 17-42-311(a)(13); and Commission Regulation 10.16(c).

Respondent did not furnish a written report and required documentation concerning her conviction at the time of applying for a Salesperson and Broker license.

Respondent obtained a real estate salesperson license by concealing the fact that she had a previous conviction.

Respondent was convicted of a Felony and crime involving moral turpitude, fraud, dishonesty, and untrustworthiness.

Respondent's negative responses to question number 5 on the Salesperson and Broker applications for real estate licensure constitute improper and dishonest conduct.

Lilia Gamez, Salesperson and Carrie Hays, Principal Broker, Rogers, AR: By Consent Order, in Formal Hearing # 3088 the Commission ordered that "... Respondents Principal Broker Hays and Salesperson Gamez shall each receive a Letter of Reprimand to be placed in their license files and each pay a \$250 penalty to the Arkansas Real Estate Commission, within 90 days of the date of this Order."

The Commission found Respondent Hays guilty of violating Arkansas Code Annotated § 17-42-311(a)(12).

The Commission found Respondent Gamez guilty of violating Arkansas Code Annotated § 17-42-301(a) and Commission Regulation 6.3(b).

Principal Broker Respondent Hays as supervising broker authorized commission payments to Respondent Gamez for real estate acts and services performed in 2009, while Respondent Gamez was not licensed, in violation of the Arkansas Real Estate License Law.

Respondent Gamez practiced as a real estate salesperson in 2009 while her license was expired.

Ronald Young, Salesperson, Sherwood, AR: By Consent Order, in Formal Hearing # 3087 the Commission ordered that

"Respondent Ronald young shall receive a Letter of Reprimand to be placed in his license file, pay a \$250 penalty to the Arkansas Real Estate Commission, and complete (six) 6 classroom hours of real estate education, approved in advance by the Executive Director within 90 days of the date of this Order. Said education shall be in addition to the Continuing Education requirement."

The Commission found Respondent Young guilty of violating Arkansas Code Annotated § 17-42-311(a)(13) and Regulation 10.1(b).

Respondent engaged in real estate activities independent of his Designated Executive Broker.

Pamela G. Kervin, Salesperson, James Shelton, Designated Executive Broker, Bryant, AR: By Consent Order, in Formal Hearing # 3090 the Commission ordered that "Respondents Designated Executive Broker James Shelton and Salesperson Pam Kervin shall each receive a Letter of Reprimand to be placed in their license files and each pay a \$250 penalty to the

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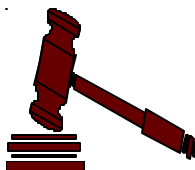
Arkansas Real Estate Commission, within ninety (90) days of the date of this Order.”

The Commission found Respondent Shelton guilty of violating Arkansas Code Annotated § 17-42-311(a)(12).

The Commission found Respondent Kervin guilty of violating Arkansas Code Annotated § 17-42-301(a) and Commission Regulation 6.3(b).

Respondent Designated Executive Broker Shelton, as supervising broker authorized commission payments to Respondent Kervin for real estate acts and services performed in 2009, while Respondent Kevin’s salesperson license was expired.

Respondent Kervin practiced as a real estate salesperson in 2009 while her license was expired.



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Debra “Deb” Randolph, Investigator

Deb Brubaker Randolph was a licensed real estate agent from 1994 before becoming an Investigator for the AREC in March 2009. She is a graduate of Texas Wesleyan University, Fort Worth with a Bachelor of Business degree.

Deb’s past job positions included Title Company Marketing Director, Structural Warranty Company Territory Risk Manager for Arkansas and Oklahoma working with residential builders, Mortgage Bank Officer, Legal Assistant, State of Texas Insurance Board Receivership Investigator, Life and Health Insurance Company Vice President of Policyholder Services, Life and Health Insurance Company Claims Manager; Arkansas Home Builders Association Associate Vice President 2004, Greater Little Rock Home Builders Association Associate Chair 2002 and 2003.

Deb has been an Arkansas resident since 1992. She is married to Randall Randolph. Deb has one daughter, Jacquelyn Brubaker. Deb is proud of her daughter, Jacquelyn who was a big winner on Wheel of Fortune in 2009, plus holding two degrees from the University of Mississippi.

Deb loves to read. She and her husband enjoy traveling; especially to Mississippi to see their daughter or to Texas for sporting events and good shopping. Naturally, Rebel, their toy Poodle goes along.



Debra “Deb” Randolph