

**AGENDA FOR TEXAS REAL ESTATE COMMISSION MEETING**

Conference Room 235, TREC Headquarters Office  
1101 Camino La Costa, Austin, Texas

**(Monday) February 21, 2005 at 9:00 a.m.**

CALL TO ORDER

1. Call to order and pledge of allegiance

MINUTES

2. Minutes of December 6, 2004 Commission meeting

ELECTION OF OFFICERS

3. Election of vice-chairperson and secretary

PENDING BUSINESS

4. Discussion of attorney general opinion regarding broker minimum service standards

RULES

5. Discussion and possible action to propose amendments to 22 TAC §§535.2 concerning broker responsibility

PENDING BUSINESS

6. Discussion and possible action to appoint one member of the Texas Mortgage Broker Committee
7. Discussion and possible action to appoint three members of the Texas Real Estate Inspector Committee
8. Discussion and possible action to appoint one member of the Texas Real Estate Broker-Lawyer Committee
9. Discussion and possible action to approve request from the TREC Inspector Committee to conduct public roundtable discussions to review real estate inspector standards of practice

RULES

10. Discussion and possible action to propose amendments to:
  - a. 22 TAC Chapter 534 by adding §534.3 concerning employee training and education
  - b. 22 TAC Chapter 534 by adding §534.4 concerning historically underutilized businesses
  - c. 22 TAC Chapter 534 by adding §534.5 concerning bid opening and tabulation
  - d. 22 TAC Chapter 534 by adding §534.6 concerning negotiation and mediation of certain contract disputes
  - e. 22 TAC Chapter 534 by adding §534.7 concerning vendor protest procedures

#### RULE REVIEW

11. Discussion and possible action to approve rule review plan for 2005-2008 and schedule reviews for 2005

#### NEW BUSINESS

12. Discussion and possible action to adopt resolution concerning recognition of licensees with 50 years of licensure
13. Discussion regarding Business Continuity Plan test and report
14. Legislative update

#### EXECUTIVE SESSION

15. Executive session to discuss pending litigation pursuant to Texas Government Code §551.071; and, if necessary, to receive legal advice from general counsel on posted agenda items under Texas Government Code, §551.071

#### POSSIBLE ACTION ON MATTERS FROM EXECUTIVE SESSION

16. Discussion and possible action to authorize payments from recovery funds or other action on items considered in executive session

#### STAFF AND COMMITTEE REPORTS

17. Staff reports; committee reports

#### PUBLIC COMMENTS

18. General comments from visitors

#### COMPLAINT MATTERS

19. Consideration of complaint information concerning: North Central Texas Properties, D&J Real Estate Services, Inc., Stephen Marquette Payne, Joe Charles Shaffer, Sammy Bickham, Jr., Denise Cox Delay, Gregory Dean Parker

#### CONTESTED CASES

20. Entry of orders in contested cases
21. Schedule future meetings and adjourn