

**REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
April 5, 2018**

MINUTES

I. CALL TO ORDER & ESTABLISH QUORUM

Dennis Kruse called the meeting to order at 9:10 a.m. in Room W064, South Government Center, 402 West Washington Street, Indianapolis, Indiana, and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

Members Present:

Mark Ratterman
Dennis "Matthew" Kruse II, Chairman
Wayne Johnson
John Newlin
Ron Kohart
Terry Watson

Members Absent:

Gina Stuart, Vice Chairman

State Officials Present:

Deanna Alexander, Board Director
Toby Davis, Assistant Director
Nate Black, Compliance Office
Jim Schmidt, Deputy Attorney General

Transcriptionist:

Lindy Meyer, Accurate Reporting

II. REPORT FROM THE INDIANA ATTORNEY GENERAL'S OFFICE

Attorney General's Report presented by Sam Dayton

III. ADOPTION OF THE MINUTES FROM THE FEBRUARY 14, 2018 MEETING OF THE BOARD

Motion was first and seconded to **Approve**.

Kohart/Watson
6/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

IV. LEGISLATIVE UPDATES

1. Meredith Lizza discussed the legislative changes with the Board.

Went over with the Board regarding the Legislative changes and what should be the next step for the Board. The board has approved a committee to start the Rule drafting and the process for the registration of the AMC’s and the tracking of the appraisers as well as the collection of the fees. Mark Ratterman has agreed to chair the Committee and we will have to additional board members join the committee.

V. PERSONAL APPEARANCES

9:00 a.m.

1. None

VI. ADMINISTRATIVE HEARINGS

9:00 a.m.

1. **In the Matter of the License of: Clark Klemme**
2017 REAB 0003
 Re.: Disciplinary Hearing

Samuel Dayton, Office of the Attorney General
 Witness: Breanne Gross

Respondent: Clark Klemme
 Attorney: Jimmy Voyles

Count I Guilty
 Count II Guilty
 Count III Guilty
 Count IV Guilty

Motion first and seconded to place license on Probation for two years and must have a (LR/CR or CG) CO-Appraiser on all his interior inspections and submits monthly logs on all appraisals completed and due by the 14th day of each month and the CO-Appraiser must also inspect the property (address, client, owners name, type of property and whether it is interior or exterior).

Ratterman/Johnson
4/2 (Newlin & Kohart not in favor)

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | | ✓ |
| Ron Kohart | | ✓ |
| Terry Watson | ✓ | |

2. In the Matter of the License of: Eric Gray
2018 REAB 0006
Re: Disciplinary Hearing

Samuel Dayton, Office of the Attorney General’s Office
Justin Wyss, Certified Legal Intern of the Office of the Attorney General’s Office

Respondent: Not Present
Attorney: No counsel Present for Respondent

Motion first and seconded to **Issue a Notice of Proposed Default.**

Johnson/Watson
6/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

Motion was made and seconded to **Not Issue a Summary of Suspension on the Respondents license.**

Ratterman/Johnson
4/0/2

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |

Ron Kohart and Terry Watson Sustained from the vote.

**3. In the Matter of the License of: Christopher Michaels - Continued
2018 REAB 0007**

Re: Disciplinary Hearing

**4. In the Matter of the License of: Mark McCallum
2017 REAB 0008**

Re: Disciplinary Hearing

Samuel Dayton, Office of the Attorney General’s Office

Respondent: Mark McCallum

Attorney: Frank Vaiana

Motion first and seconded to Issue a **Civil Penalty** of \$500.00 and the \$5.00 Heath Records fee. This shall be due within 30 Days from the issuance of the Final Order.

Kohart/Newlin
2/0/3

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

Motion Dead.

Motion was first and there was no seconded motion on the floor is dead.

Newlin/

Newlin has withdrawn his motion.

Motion was first and seconded to Table until the next meeting. Parties have until May 15th for each party written submissions regarding sanctions. Board has requested that a hold be placed on the license for this upcoming renewal.

Newlin/Johnson
5/0

| The following Board Members Voted | "Aye" | "Nay" |
|-----------------------------------|-------|-------|
| Dennis "Matthew" Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

Mark Ratterman recused himself from the hearing as he was the Liaison on the Case. The following members continued to take part in the hearing: Wayne Johnson, Matthew Kruse and John Newlin.

VII. REVIEW OF PROBATION

1. Nothing for review

VIII. DELIBERATIONS AND POSSIBLE ISSUANCE OF FINAL ORDERS

1. Nothing for review

IX. APPLICATION FOR REVIEW

1. Nothing for review

X. REINSTATEMENT APPLICATIONS

1. Nothing for review

XI. APPRAISER CE COURSE

1. **American Society of Appraisers (CE21400022)**
 - A. Uniform Appraisal Standards for Federal Land Acquisitions
Instructor Mike Evans, Mike Orman, Bill Wilson 23 Hours
 - B. Evaluating Commercial Leases: The Tenant and the Terms Both Matter 7 Hours

Motion was first and seconded to **Approve**.

Johnson/Newlin

6/0

| The following Board Members Voted | "Aye" | "Nay" |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis "Matthew" Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

2. American Society of Farm Managers and Rural Appraisers Inc. (CE10600496)

A. Property Right: Why Haven't I Heard This Before 8 Hours

Motion was first and seconded to **Approve**.

Johnson/Watson
6/0

| The following Board Members Voted | "Aye" | "Nay" |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis "Matthew" Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

3. American Society of Farm Managers and Rural Appraisers Inc. (CE10600496)

A. Valuing Rural America: The Complexities of Data Analysis in a Low Volume, Non-Uniform World 8 Hours

Motion was first and seconded to **Approve**.

Johnson/Newlin
6/0

| The following Board Members Voted | "Aye" | "Nay" |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis "Matthew" Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

- 4. **Appraisal Institute (CE10600392)**
 - A. Appraisal Institute Annual Conference Day 1 4.5 Hours
 - B. Appraisal Institute Annual Conference Day 2 4.5 Hours

Motion was first and seconded to **Approve**.

Johnson/Kohart
6/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

- 5. **Appraisal Institute (CE10600392)**
 - A. Evaluating Commercial Leases: The Tenant and the Terms Both Matter 7 Hours

Motion was first and seconded to **Approve**.

Johnson/Watson
6/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

- 6. **Education Resource (CE10600517)**
 - A. CE 00-18-2 Technology in Residential Appraising 7 Hours

Motion was first and seconded to **Approve**.

Johnson/Kohart
6/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

7. Valuemetrics.Info (CE21300008)

- | | |
|--------------------------------------|---------|
| 1. Stats, Graphs and Data Science 1A | 7 Hours |
| 2. Stats, Graphs and Data Science 1B | 7 Hours |

Motion was first and seconded to **Approve**.

Johnson/Newlin
6/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman, Chairman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

8. American Society of Farm Managers and Rural Appraisers (CE10600496)

- | | |
|---|---------|
| 1. Thinking Outside the Box Appraising Unique and Atypical Properties | 8 Hours |
|---|---------|

Motion was first and seconded to **Approve**.

Johnson/Newlin
6/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman, Chairman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |

| | |
|--------------|---|
| John Newlin | ✓ |
| Ron Kohart | ✓ |
| Terry Watson | ✓ |

9. Hoosier State Chapter of the Appraisal Institute

1. Common Questions Asked By Residential Appraisers

7 Hours

Motion was first and seconded to **Approve**.

Johnson/Newlin
6/0

| The following Board Members Voted | "Aye" | "Nay" |
|-----------------------------------|-------|-------|
| Mark Ratterman, Chairman | ✓ | |
| Dennis "Matthew" Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

XII. OLD/NEW BUSINESS

1. The Appraisal Foundation 2018 Changes

A. Real Property Appraiser Qualification Criteria

The Board has decided to place on The Real Property Appraiser Qualification Criteria changes on the May 31st board agenda with the intent to solicit comments from the public. Staff will reach out to interesting parties.

Watson/Newlin
6/0

| The following Board Members Voted | "Aye" | "Nay" |
|-----------------------------------|-------|-------|
| Mark Ratterman, Chairman | ✓ | |
| Dennis "Matthew" Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |

| | |
|--------------|---|
| Ron Kohart | ✓ |
| Terry Watson | ✓ |

2. 2018-2019 USPAP Rule

A. Recommendation of adopting the Rule

The Board has recommended to the Real Estate Commission to adopt the proposed LSA# 18-130.

Stuart/Ratterman
5/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman, Chairman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

3. AQB Changes

Re: College Education Changes

1. Andrew Cain
2. Joshua Spoonamore

The Board has decided to place on The Real Property Appraiser Qualification Criteria changes on the May 31st board agenda with the intent to solicit comments from the public. Staff will reach out to interesting parties.

Watson/Newlin
6/0

| The following Board Members Voted | “Aye” | “Nay” |
|-----------------------------------|-------|-------|
| Mark Ratterman, Chairman | ✓ | |
| Dennis “Matthew” Kruse | ✓ | |
| Wayne Johnson | ✓ | |
| John Newlin | ✓ | |
| Ron Kohart | ✓ | |
| Terry Watson | ✓ | |

4. Sales Comparison Book-Outline

Mark Ratterman request for approval

Motion was first and seconded to approve 3 hours of CE credit for writing the book.

Johnson/Watson

5/0

The following Board Members Voted

“Aye”

“Nay”

Dennis “Matthew” Kruse

✓

Wayne Johnson

✓

John Newlin

✓

Ron Kohart

✓

Terry Watson

✓

XIII. ADJOURNMENT

There being no further business, and having completed its duties, the meeting of the Indiana Real Estate Appraiser Licensure and Certification Board adjourned at 1:28 p.m.

Dennis Kruse, Chairman

Next Scheduled Meeting

May 31, 2018

9:00 a.m.

W064