

**MINUTES
REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
INDIANA GOVERNMENT CENTER SOUTH
FRIDAY, AUGUST 12, 2022**

I. CALL TO ORDER & ESTABLISH QUORUM

Ron Kohart called the meeting to order at 9:30 a.m. and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

Members Present:

Wayne Johnson, Chair - virtually
Dennis "Matthew" Kruse II
Mark Ratterman
Ron Kohart, Vice Chairman

Members Absent:

State Officials Present:

Amy Hall, Board Director
Chris Shea-Russell, Assistant Board Director
James Harry, Board Counsel

Court Reporter:

Margie Addington – Court Reporter

ALL VOTES ROLL CALL VOTE

II. ADOPTION OF THE AGENDA

Motion was made by Mark Ratterman and seconded by Dennis 'Matt' Kruse to approve and the adopt the agenda as presented.

Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman		✓
Dennis "Matthew" Kruse		✓
Wayne Johnson		✓
Ron Kohart		✓

III. ADOPTION OF THE MINUTES FROM THE JUNE 17, 2022 MEETING OF THE BOARD

Motion was made by Mark Ratterman and seconded by Dennis ‘Matt’ Kruse to approve the minutes

of the June 17, 2022, meeting. Amend Minutes times Wayne Johnson as chair and the time of adjournment 5:00 adjusted. The amended minutes approved.

Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

IV. REPORT FROM THE OFFICE OF THE ATTORNEY GENERAL

Chase Haller appeared and discussed the board report from the Office of the Attorney General. There are 4 open litigation files pending litigation files.

V. PERSONAL APPEARANCES

A. Michael Fine – Application Review

Michael Fine did appear personally before the board to discuss logs that were submitted with his application.

Motion was made by Mark Ratterman and seconded by Dennis ‘Matt’ Kruse to approve the application

Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

B. Tim Cates – Application Review

Tim Cates appeared before the board, per their request to discuss his application and logs. Market conditions and sales; cash equivalency adjustments were items of notes that were discussed.

Motion was made by Mark Ratterman and seconded by Dennis 'Matt' Kruse to approve the application

Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

C. Debra Clem – Application Review

Debra Clem appeared before the board. She appeared with her supervisor. The logs were certified by a Broker's license, which is something that the company was told two years ago. The rules are clear. Brokers cannot sign off on appraisals. License and certified appraisers must employ license and certified appraisers and not brokers. She is not a trainee. She signed off as a broker on 2 out of the three logs, which is fine. The third one she was in a log and involved in an appraisal but yet is only a broker. Dennis Badger, chief appraiser with Farm Credit appeared as well, to discuss this application and the Company's current interpretation. Nothing nefarious was meant. It all stands within the interpretation of 'employ' and employee. Board sees Ms. Clem as an employee of the company and not an employee of the appraiser who signed off on the appraisal.

Motion was made by Mark Ratterman and seconded by Dennis 'Matt' Kruse to approve the application.

Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

VI. ADMINISTRATIVE HEARING

A. Michael Asher – Cause No: 2010REAB0030

Petition to be removed from Probation

Appeared before the board about his petition.

Motion was made by Mark Ratterman and seconded by Dennis ‘Matt’ Kruse to approve the modified settlement.

Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

B. Kyle Fritschle – Cause No: 2019REAB0008

Petition to Withdraw from Probation

Kyle Fritschle appeared before the board about his petition to withdraw from probation.

Motion was made by Mark Ratterman and seconded by Matthew Kruse to approve the petition and remove his license status from probation.

Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

C. David Glauber – Cause No: 2020REAB0006

Petition to Withdraw from Probation

David Glauber appeared before the board about his petition to withdraw from probation.

Motion was made by Dennis ‘Matt’ Kruse and seconded by Mark Ratterman to approve the

Kruse/Ratterman

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

VII. DISCUSSION

A. PAREA

Practical Application...(find offline). Trainee can obtain experience with an alternative path. Mark is actively working with PAREA, reviewing case studies. This is purely residential. The alternative path just provides other options to obtain training. A lot of supervisors use their trainees inappropriately instead of training them. Works trainees with mentors. The disadvantage could be undertrained appraisers. Mark and James will discuss more in-depth.

B. CE Course Approval – Support Your Appraisal –

Motion made by Dennis "Matthew" Kruse and seconded by Mark Ratterman to approve CE for Jonathon Disney – Support Your Appraisal.

Kruse/Ratterman

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

C. Continuing Education Audit

Gloria Williams is deficient 7 hours of her USPAP which is required.

Notice of Non-Compliance will be issued

Motion made by Mark Ratterman and seconded by Motion made by Dennis Ratterman/Kruse

Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

Kyle Shelton submitted Certificates that don't have the correct information on the certificates, which is required by Indiana. Notice of Non-Compliance will be issued. Need to prove that he is in compliance of 14 hours.

Motion made to approve by Mark Ratterman and seconded by Dennis "Matthew" Kruse
Ratterman/Kruse
Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

Jeff Miller submitted Certificate, which is required by Indiana. Notice of Non-Compliance will be issued. Deficient of 14 hours of Continuing education.

Motion made by Mark Ratterman and seconded by Dennis "Matthew" Kruse
Ratterman/Kruse
Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

28 hours – noncompliance notice convenient

Notice of Non-Compliance will be issued. Deficient of 28 hours of Continuing Education.

Motion made by Dennis "Matthew" Kruse and seconded by Mark Ratterman
Ratterman/Kruse
Motion Passes 4/0

The following members voted	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

D. Michael Johnson CE

Approve

Motion made to approve by Mark Ratterman and seconded by Dennis "Matthew" Kruse

Ratterman/Kruse

Motion Passes 4/0

The following members voted Aye Nay

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

E. Rules

Approve

Motion made to approve by Mark Ratterman and seconded by Dennis "Matthew" Kruse to approve the rule modifications as submitted.

Ratterman/Kruse

Motion Passes 4/0

The following members voted Aye Nay

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

F. Other business

VIII. ADJOURNMENT

Adjourn at 11:28



 Wayne Johnson, Chairman



 Date

