

**MINUTES  
REAL ESTATE APPRAISER LICENSURE  
AND CERTIFICATION BOARD  
INDIANA GOVERNMENT CENTER SOUTH  
THURSDAY, JANUARY 9, 2025**

**Members Present:**

Wayne Johnson  
Mark Ratterman, Chair  
Ron Kohart  
Dennis "Matthew" Kruse II  
Cyndi Gianneschi

**Members Absent:**

**State Officials Present:**

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

**Court Reporter:**

None

**I. CALL TO ORDER & ESTABLISH QUORUM**

Mark Ratterman called the meeting to order at 9:32 a.m. and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

**II. ADOPTION OF THE AGENDA**

Motion was made by Matt Kruse and seconded by Cyndi Gianneschi to approve the amended agenda.

Kruse/Gianneschi

Motion Passes 5/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

### **III. ADOPTION OF THE MINUTES FROM NOVEMBER 7, 2024, MEETING OF THE BOARD**

A motion was made by Wayne Johnson and seconded by Mark Ratterman to approve the amended correction in section 6 of the of minutes from the November 7, 2024, meeting. The minutes are approved.

Johnson/Ratterman

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennie 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

### **IV. REPORT FROM THE OFFICE OF THE ATTORNEY GENERAL**

Kelsey McKnight provided a report from the Office of the Attorney General. There are 2 open litigation cases. There are and several complaints. Uptick in complaints of house appraisals completed over 10 years ago.

## **V. PERSONAL APPEARANCES**

### **Erin Rothert & Melinda Kinser – Application Review**

Erin Rothert & Melinda Kinser appeared before the board. Certified Residential is the license of Melinda Kinser, the supervisor. She has been doing commercial work as well. Erin will need to send in more logs that are residential based. The rules weren't clear, so there was confusion from Melinda. Her residential assignments need to be submitted and reviewed, and her hours need to be residential. She will need to revise her log to show residential appraisals and farmland. The Board reviewed some of the agricultural aspects of the rules, since Rothert and Kinser live in rural areas.

Motion made by Mark Ratterman and seconded by Cyndi Gianneschi to approve.

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

## **VI. ADMINISTRATIVE HEARINGS**

**Hopkins, Benjamin Cause No.: 202405-REA-0001**  
**CONTINUED**

## **VII. DISCUSSION**

The PEREA rule change will have a Hearing for Public Comment

### **Richard Hurwitz – CE Approval**

Motion made by Wayne Johnson and seconded by Matt Kruse to approve the continuing education.

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

### **BOARD ELECTIONS for 2025**

Motion made by Matt Kruse and seconded by Ron Kohart to nominate the officers, Mark Ratterman as chair.

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	

Ron Kohart	✓	
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Motion made by Mark Ratterman Ron Kohart to elect Cyndi Gianneschi as vice chair for 2025

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

## AQBC 2026 EDITION RULE CHARGE

**The proposal is to change 2022 to the 2026 edition or the most current version, for the updated federal requirements. The most current version of the AQB.**

Motion made by Mark Ratterman and seconded by Wayne Johnson to approve the rule change, per the federal requirements, though whichever version is the fastest.

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	

Cyndi Gianneschi	✓	
Ron Kohart	✓	

## **VIRTUAL CLASS – AARO**

**‘Navigating the ASC Policy Statements for Effective Regulatory Compliance’** online class sponsored by AARO for those board members who wish to attend. The conversation then went onto providing an online class about Indiana rules.

## **VIII. ADJOURNMENT**

Adjourn at 10:35

  
 Mark Ratterman, Chair

3-13-25  
 Date