

**INDIANA REAL ESTATE COMMISSION
Indiana Government Center South
402 West Washington St., Room W064
Indianapolis IN 46204**

MINUTES OF JANUARY 29, 2024

Troy Helman, R.B., Chair, called the meeting to order at 9:02 a.m. and declared a quorum in accordance with IC § 25-34.1-2-3(b), pursuant to public notice posted at the principal office for the Board, online at the board's website and on the state calendar at least forty-eight (48) hours before the time of the meeting.

Members Present: Troy Helman, Chair
Tracy Hutton, Vice Chair
Pamela Lumley, Member
Beth Walker, Member
John Briscoe, Member
Grace Nossett, Consumer Member
John De Souza, Member
Brian Thompson, Member
Charlie Shook, Member
Valerie Rosenblum, Member
Donna Spears, Member

Staff Present: Jody Edens, Board Director
Professional Licensing Agency
James Green, Assistant Board Director
Professional Licensing Agency
Bradley Repass, Litigation Specialist, OLM
Professional Licensing Agency
James Harry, J.D., Deputy Attorney
General, Office of the Attorney General

The Board voted to adopt the amended agenda.

Briscoe/Thompson, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson, Charlie Shook,
The following board members objected: none
The following board members abstained: none

The Board voted to adopt the minutes for November 6, 2024, as written.

Briscoe/Thompson, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson, Charlie Shook,
The following board members objected: none
The following board members abstained: none

Troy Helman, Chair welcomed the Commissions newest member, Valerie Rosenblum.

ELECTION OF OFFICERS

Troy Helman was nominated to remain Chair for another term.

Tracy Hutton was nominated to remain Vice Chair for another term

Briscoe/Thompson, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson, Charlie Shook,
The following board members objected: none

The following board members abstained: none

ADMINISTRATIVE HEARINGS

The following administrative hearings were CONTINUED:

Reliable Housing Solutions, LLC, Unlicensed, Cause No. 202401 REC 0016

Innovative Property Resources, Unlicensed, Cause No. 202406 REC 0005

Amber Archiniega, License No. RB16001901, Cause No. 2023 IREC 0043

Respondent appeared in person and was not represented by counsel regarding a Petition to Withdraw Probation scheduled before the Commission. The State of Indiana was not represented in this matter and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Ms. Archiniega informed the Commission that she completed her court probation in August 2024.

Respondents Exhibits:

A – Court Document

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to WITHDRAW the Order of Probation.

Briscoe/Lumley, 11/0/0
Motion carries

The following board members voted aye:

Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson, Charlie Shook,

The following board members objected: none

The following board members abstained: none

Cynthia Reyes, License No. RB20002184, Cause No. 2020 IREC 0022

Respondent did not appear in person and was not represented by counsel regarding a Notice of Proposed Dismissal scheduled before the Commission. The State of Indiana was not represented in this matter, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Ms. Reyes did not respond to the Notice of Proposed Dismissal.

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to DISMISS this matter.

Briscoe/Hutton, 11/0/0
Motion carries

The following board members voted aye:

Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson, Charlie Shook,

The following board members objected: none

The following board members abstained: none

Kelsey Fewell, License No. RB16000535, Cause No. 2023 IREC 0015

Respondent appeared in person and was not represented by counsel regarding a Petition to Withdraw Probation scheduled before the Commission. The State of Indiana was not represented, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Ms. Fewell informed the Commission that she was on court probation for one (1) year and has completed all requirements.

Respondent's Exhibit
A – Court Documents

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to WITHDRAW the Order of Probation.

Hutton/Thompson, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson, Charlie Shook,
The following board members objected: none
The following board members abstained: none

Sarah Bugin, License No. RB17000771, Cause No. 202412 REC 0021

Respondent did not appear in person and was not represented by counsel regarding an Administrative Hearing scheduled before the Commission. The State of Indiana was represented by Alex James, Deputy Attorney General, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to issue a NOTICE OF PROPOSED DEFAULT.

Shook/Thompson, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson, Charlie Shook,
The following board members objected: none
The following board members abstained: none

PERSONAL APPEARANCES

The following personal appearance is continued:

Frank Tardy – Preapproval Application

Joseph Fox – Preapproval Application – this was the third (3rd) time the Commission has scheduled him for a personal appearance. Since he

has not shown, the Commission requested staff to wait until he contacts us for the appearance.

Chauncey Griffin, Initial Application – Positive Response:

Mr. Griffin appeared Virtually with cameras and was not represented by counsel regarding his positive response on his Initial Application.

On March 2, 2022, Mr. Griffin was arrested for Trespassing as he had entered a residence where he had recently been evicted. An Officer verified he had previously executed a court order eviction on Mr. Griffin from said residence. Units were with Mr. Griffin when the Officer arrived at the address, they indicated they had witnessed Mr. Griffin in the residence to which he had previously been evicted.

He re-entered the residence and Police had to remove him again on May 16, 2022.

In a court order dated August 10, 2022, it states “Chauncey Griffins actions are in direct violation of this Court’s March 2, 2021, and May 16, 2022 Orders and he should be held in contempt of court. As a result of Griffin’s willful disobedience and defiance of this court’s March 2, 2021, and May 16, 2022 orders, a bench warrant is hereby issued...”

Mr. Griffin has the following arrests:

- 07/17/2003 – Orange County, FL – Trespassing
- 08/31/2006 – Chicago Police – Battery/Bodily Harm
- 03/16/2009 – Chicago Police – Aggravated Assault
- 05/25/2014 – Chicago Police – DUI/Alcohol
- 11/08/2013 – Gary Police – Criminal Trespass
- 09/23/2016 – Chicago Police – Issuance of Warrant/Possession of a Controlled Substance/Dangerous Drugs
- 01/15/2017 – Chicago Police – Domestic Battery/Bodily Harm
- 04/01/2021 – Gary Police – False Informing/Refuse to Identify Self/Resisting Law Enforcement
- 07/25/2022 – Lake County Sherriif – Criminal Trespass
- 10/27/2022 – Porter County Sheriff – Invasion of Privacy – 4 counts
- 09/01/2023 – Indiana – Invasion of Privacy continued.

He has several court orders ordering him to vacate the property.

After discussion, the Commission moved to APPROVE Mr. Griffin's Application.

Hutton/Briscoe, 5/6/0
Motion fails

The following board members voted aye:

Tracy Hutton, John Briscoe,
Donna Spears, Charlie Shook, Troy Helman

The following board members objected:

John DeSouza, Beth Walker, Brian Thompson, Valerie Rosenblum,
Pam Lumley, Grace Nossett

The following board members abstained: none

After further discussion, the Commission moved to DENY Mr. Griffin's Application.

Hutton/Briscoe, 6/5/0
Motion carries

The following board members voted aye:

John DeSouza, Beth Walker, Brian Thompson, Valerie Rosenblum,
Pam Lumley, Grace Nossett

The following board members objected:

Tracy Hutton, John Briscoe,
Donna Spears, Charlie Shook, Troy Helman

The following board members abstained: none

Aidan Holmes, Initial Application – Positive Response

Aiden Holmes appeared in person and was not represented by counsel regarding the positive response on his initial application.

Aidan explained he went to a concert and was issued a minor consumption with a BAC of .076. He was placed on six (6) months' probation. On September 18, 2024 he completed said probation.

After discussion, the Commission moved to APPROVE Mr. Holmes' Initial Application.

Briscoe/DeSouza, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson, Charlie Shook,
The following board members objected: none
The following board members abstained: none

Amy Bray, Initial Application – Positive Response

Amy Bray appeared in person and was not represented by counsel regarding the positive response on her initial application.

Let the record reflect that Charlie Shook recused himself from this matter.

Ms. Bray explained that her employer asked her to write a check to herself for cash, then cash the check and give the cash to him. The Doctor was going through a divorce and did not want his to be ex wife and her attorney to know how much money he was taking.

She indicated that she had no proof of what happened. She was required to pay back \$50,000 in restitution. She also indicated that she was not allowed to contact the Doctor, so she doesn't know if anything happened to him.

She was placed on two (2) years of house arrest and then court probation. She completed the probation in 2014.

After discussion, the Commission moved to APPROVE Ms. Bray's Initial Application.

Briscoe/Lumley, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson
The following board members objected: none
The following board members abstained: none

Anthony (Pearson) Shelton, Preapproval Application – Positive Response

Anthony Shelton appeared in person and was not represented by counsel to discuss his preapproval application with the Commission.

Mr. Shelton explained the last name changed after finding out his Mom had lied about his father and he later found his real father and took his last name.

He has the following arrests:

- 02/23/3008 – Criminal recklessness-FD - Dismissed; Residential Entry-FD – Found Guilty; Criminal Mischief MA – Found Guilty
- 06/28/2011 – Possession of Marijuana/Hash/Synthetic Cannabinoids – Criminal Misdemeanor – pled guilty
- 03/25/2014 – Charges below
 - Carrying a Handgun without a license – Misdemeanor A – Conviction merged
 - Dealing Marijuana/Hash oil/Hashish/Salvia/Synthetic Cannabinoids-Delivers – Misdemeanor A - Conviction merged
 - Possession of Marijuana/Hash Oil/Hashish – Misdemeanor A – Dismissed
 - Carrying a handgun without a license-Prior/Prior Felony within 15 years/School Property, School Bus – Felony C - Plea by Agreement
 - Dealing in a Synthetic Cannabinoid with prior conviction- Felony D – Plea by Agreement
 - Possession of Marijuana with prior conviction – FD – Dismissed
 - Sentenced for the 3/25/2014 charges to 4 years in Community Corrections.
- 10/14/2015 – Possession of Marijuana – Misdemeanor A – Plea by Agreement
 - Sentenced to 365 days county jail
- 01/07/2016 – Possession of Marijuana – Misdemeanor A – Please by Agreement
 - Sentenced to 365 days probation with terms
- 03/20/2017 – Charges below
 - Dealing in Cocaine Manufacture/Deliver – Felony 2 - Dismissed
 - Possession of a Controlled Substance – Misdemeanor A – Plea by Agreement
 - Dealing in Marijuana – Felony 6 - Dismissed
 - Sentenced to 365 days
- 12/17/2018 – Dealing in Marijuana – Felony 6 - Dismissed and Possession of Marijuana – Misdemeanor B - Dismissed and Possession of Marijuana – Felony 6 – Pled Guilt

- 545 Days Probation

He has since tried to improve by diligently rebuilding his life. He owned and operated a dully truck operation carrying freight and managing logistics. He also enrolled in IT classes to improve himself.

He established Compassionate Hearts Homecare, a business focused on helping others.

He is requesting that the Commission give him a chance to become a Broker so that he can continue to improve himself and help others.

After discussion, the Commission moved to APPROVE Mr. Shelton's Preapproval Application.

Thompson/Walker, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson
The following board members objected: none
The following board members abstained: none

DISCUSSION

Sellers Disclosure Form / Rule update:

Anne Johnson explained that the form has been updated with the Commissions last request to separate fire alarms and carbon monoxide detectors. She requested to move forward with the economic impact.

The Commission approved Ms. Johnson to move forward with the next steps for the rule change.

CONSENSUS
Motion carries

CE Audit Update: Jody Edens, Board Director, gave the Commission an update on the 2023 Random CE Audit as follows:

- Completely done: 8 at \$500; 37 at \$250 and 16 at \$1,000
- Audit Cancelled as they produced the appropriate CE after the notices were sent out: Total of 22 (breakdown: 10 at \$250; 6 at \$1,000 and 6 at \$500)
- The following have paid their civil penalty, but still need to make up the CE they were lacking: 11 at \$500 and 28 at \$1,000
- Have not received anything from 99 that was audited. They will get a second notice of non-compliance letter by certified mail
- Approximately 4 that are appealing the notice of non-compliance

Application Review: Brian Thompson, Commissioner explained how he goes about determining if an “endorsement applicant” is qualified for a license in Indiana. The Commission thanked him for all the research he completed prior to making his recommendations to the Commission.

He recommends the following:

- Alex Johnson – Recommended Approval and take the State Exam

Thompson/DeSouza, 11/0/0
Motion carries

The following board members voted aye:

Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson

The following board members objected: none

The following board members abstained: none

- Danica Fletcher – Recommended Approval and take the State Exam

Thompson/DeSouza, 11/0/0
Motion carries

The following board members voted aye:

Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson

The following board members objected: none

The following board members abstained: none

- Jagdish Singh – Recommended Approval and take the State Exam

Thompson/DeSouza, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson
The following board members objected: none
The following board members abstained: none

- D. Sean Anthony – Recommended Approval and take the State Exam

Thompson/DeSouza, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson
The following board members objected: none
The following board members abstained: none

REAL ESTATE EDUCATION ADVISORY COUNCIL REPORT **CONTINUING EDUCATION**

REEAC met on January 23, 2025, and issued the following recommendations to the Commission:

In attendance from 3:00 p.m.to 3:34 p.m.: Kathy Harbaugh, Rick Ogden, Cheryl Butcher, and Jim Bittner.

Tim Reed was not in attendance.

1. Lighthouse School of Real Estate – CE22200018 – Significant Change Application

a. Realtors Code of Ethics: Our Promise of Professionalism – 4 hours
MB/B

The Committee recommends to APPROVE for Broker only

- b. Email & Wire Fraud Prevention - 2 hours Broker

The Committee recommends to APPROVE

- c. Construction Basics for Real Estate Professionals - 2 hours Broker

The Committee recommends to APPROVE

- d. Effective Business Planning for Real Estate Professionals – 5 hours MB/B

The Committee recommends to DENY

- e. Sales and Marketing Strategies for Real Estate Success - 5 hours MB/B

The Committee recommends to DENY

- f. Understanding Financing and Lending Markets for Real Estate Professionals –
6 hours MB/B

The Committee recommends to APPROVE for Broker only

2. Real Estate Certification Program (RECP) – CE10600303 – Significant Change Application

- a. Cybersecurity-Educate your Clients on Safety Precautions – Asynchronous & Synchronous – 3 hours Broker
- b. Using AI and ChatGPT in Real Estate Legally & Ethically – Asynchronous & Synchronous – 3 hours Broker
- c. Megan Sullivan – CE Instructor Application
- d. Impact of Fair Housing – Asynchronous & Synchronous – 2 hours Broker
- e. Real Estate Negotiation Expert – Asynchronous & Synchronous – 12 hours Broker

The Committee recommends to APPROVE a through e.

3. Colibri Real Estate – CE21300021 – Significant Change Application

- a. Foundations of Buyer Agency Excellence – 3 hours Broker
- b. Advanced Buyer Agency Strategies & Negotiations – 3 hours Broker

The Committee recommends to APPROVE a and b

4. Meridian Title Corporation – CE10600461 – Significant Change Application

- a. In Depth Look at 1031 Exchange – 2 hours Broker

The Committee recommends to APPROVE

5. Kevin Mathers – CE Instructor Permit Application

The Committee recommends to APPROVE

6. New Day Realty Training – CE21800093 – Significant Change Application

- a. Indiana Real Estate Instructors Review – 4 hours Instructor & Broker
- b. REAL Pros - 15 Ways to Lose Your License - Incompetent Practice – 2 hours MB & Broker
- c. REALTOR Fair Housing Review – 2 hours Broker
- d. REALTOR Code of Ethics Cycle 8 – 3 hours Broker

The Committee recommends to APPROVE a through d

7. Robin Stovall – Instructor Application

The Committee recommends to APPROVE

8. Caleb Ernst – Instructor Application

The Committee recommends to APPROVE

9. Southern Indiana Realtor Association (SIRA) – CE20200049 – Significant Change Application

- a. Environmental Hazards and More – 2 hours Broker

The Committee recommends to APPROVE

- b. Cybersecurity – How Technology Can Ruin Your Business – 3 hours Broker

The Committee recommends to APPROVE for 2 hours only

- c. AI & ChatGPT for Real Estate – 3 hours Broker

The Committee recommends to APPROVE

10. McKissock, LP – CE10600460 – Significant Change Application

- a. Foundations of Buyer Agency Excellence – 3 hours Broker

The Committee recommends to APPROVE

11. Upstate Alliance – CE10600435

- * Appraisal Process for Real Estate 2hours – previously approved – requesting to have Sue Teasdale as instruction – INST200311 already licensed.

The Committee recommends to APPROVE

After reviewing all the recommendations, the Commission moved to APPROVE all recommendations.

Lumley/DeSouza, 11/0/0
Motion carries

The following board members voted aye:
Troy Helman, Beth Walker, Pam Lumley, Grace Nossett,
John Briscoe, John DeSouza, Tracy Hutton, Donna Spears,
Valerie Rosenblum, Brian Thompson

The following board members objected: none
The following board members abstained: none

There being no further business, the Board ADJOURNED at 11:45 a.m.

Troy Helman, Chair