

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

MINUTES OF MARCH 19, 2025

Tracy Hutton, R.B., Vice Chair, called the meeting to order at 9:00 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: Tracy Hutton, Vice Chair
Pamela Lumley, Member
Beth Walker, Member
Grace Nossett, Consumer Member
John De Souza, Member
Brian Thompson, Member
Charlie Shook, Member
Valerie Rosenblum, Member
Donna Spears, Member

Members Absent: Troy Helman, Chair
John Briscoe, Member

Staff Present: Jody Edens, 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.

Rosenblum/Thompson, 9/0/0
Motion carries

The following board members voted aye:

Beth Walker, Pam Lumley, Grace Nossett,
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 January 29, 2025, and February 13, 2025 minutes as written, and the corrected minutes of October 9, 2024.

Rosenblum/Thompson, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Grace Nossett,
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

Amanda Haehl, License No. RB14051650, Cause No. 2012 IREC 0049

Gib Barker, License No. RB14025241, Cause No. 202411 REC 0017

Respondent did not appear in person and was not represented by counsel regarding an Administrative Complaint & Proposed Settlement Agreement scheduled before the Commission. The State of Indiana was represented by Tim Fox, Deputy Attorney General and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

A proposed settlement agreement between the Respondent and the Attorney General's Office was presented to the Commission for review.

The proposed settlement agreement included a LETTER OF REPRIMAND, Six hours of CONTINUING EDUCATION in Record Keeping and a FINE in the amount of \$1,000.

After reviewing the proposed settlement agreement and taking official judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to APPROVE the Settlement Agreement.

Lumley/Walker, 9/0/0
Motion carries

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

Inovative Property Resources, License No. Unlicensed, Cause No. 202405 REC 0005

Respondent did not appear in person and was not represented by counsel regarding a Motion to Cease & Desist & Motion to Dismiss scheduled before the Commission. The State of Indiana was represented by Kelsey McKnight, Deputy Attorney General, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Ms. McKnight informed the Commission that she is requesting a dismissal in this matter.

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.

Rosenblum/Spears, 9/0/0
Motion carries

The following board members voted aye:
Beth Walker, Pam Lumley, Grace Nossett,
John DeSouza, Tracy Hutton, Donna Spears,

Valerie Rosenblum, Brian Thompson, Charlie Shook,
The following board members objected: none
The following board members abstained: none

Steven Costin, License No. RB16000954, Cause No. 2023 IREC 0048

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.

Mr. Costin informed the Commission that he completed his court probation about a year ago, but didn't understand that he had to return to the Commission to take the probation off his license.

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.

Thompson/Rosenblum, 9/0/0
Motion carries

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

Robert William Bass, III, License No. RB14043299, Cause No. 2023 IREC 0018

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 represented by Kelsey McNight, Deputy Attorney General, and Bradley Hancock, Deputy Attorney General and the court reporter sworn in for this matter was Margie Addington, with

Accurate Reporting Services.

Ms. McKnight informed the Commission that Mr. Bass' license was placed on Indefinite Probation by the Commission on July 2, 2024 for one (1) year. The year isn't up until July 2, 2025.

Mr. Bass informed the Commission that he has paid his \$2,000 fine. Ms. Edens verified that he did indeed pay the fine on November 14, 2024.

He also stated he doesn't engage in any real estate practice that he doesn't do. He also submitted his continuing education.

Respondent's Exhibits:

A – CE certificate

B – CE certificate

C - CE certificate

D - CE certificate

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.

Lumley/Shook, 9/0/0

Motion carries

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

The following board members objected: none

The following board members abstained: none

Chris Wilickas, License No. RB14044455, Cause No. 202502 REC 0008

Respondent appeared in person and was not represented by counsel regarding an Appeal of the Notice of Non-Compliance 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.

Mr. Wilickas was issued a notice of non-compliance regarding the 2023 Continuing Education audit performed by the Commission.

Respondents Exhibit:
A – Copies of CE

Mr. Wilickas explained that he took several continuing education classes that were cheap. He indicated he can't find the certificates sent to him and can't locate the classes he took to get duplicates.

He was hoping to have the civil penalty eliminated or lowered. He also indicated that he obtained his MBA degree and hoped to get continuing education credits for this.

The Commission reviewed his continuing education and indicated that the 2024 certificates were good for his make-up continuing education.

After discussion and having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to DENY his request and upheld the notice of non-compliance including the civil penalty.

DeSouza/Walker, 9/0/0
Motion carries

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

Charles Munroe, License No. RB14044455, Cause No. 202502 REC 0006

Respondent did not appear and was not represented by counsel regarding an Appeal of the Notice of Non-Compliance 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.

The Commission moved to CONTINUE this matter to next month.

CONSENSUS
Motion carries

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

**Kali Marie Cooper, License No. RB14050332, Cause No. 202502 REC
0007**

Respondent appeared in person and was not represented by counsel regarding an Appeal of the Notice of Non-Compliance 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. Cooper explained and in 2021 to 2022 she was in an abusive relationship. She was going to therapy almost every day of every week. This went on for two (2) years. She indicated she was hospitalized twice and thought she would die. Her boyfriend mentally abused her. In 2024 she broke out of the relationship and is doing better. She requests that the civil penalty fee be eliminated or reduced.

After discussion and having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter, the Commission moved to AMEND the Notice of Non-Compliance Civil Penalty fee to \$250.00 and accepted her 36 hours (including the 24 hours for managing broker) as her make-up continuing education.

DeSouza/Lumley, 9/0/0
Motion carries

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

A second motion was made to allow payments of \$250.00.

Rosenblum/no 2nd
Motion FAILS

PERSONAL APPEARANCES

The following personal appearance is continued:

Frank Tardy – Preapproval Application – this was the second (2nd) 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.

Nicholas Johann, Initial Application – Positive Response:

Mr. Johann appeared in person and was not represented by counsel regarding his positive response on his Initial Application.

He informed the Commission that he has a court hearing next week for the charge of driving while intoxicated.

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

Shook/Rosenblum, 9/0/0
Motion carries

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

Calvin Bland, Pre-Approval Application:

Calvin Bland appeared virtually without camera and was not represented by counsel regarding his pre-approval application.

In 2012 he was arrested for the following:

- Robbery

- Robbery Defendant Armed or Bodily Injury Results to one other than Defendant
- Burglary

He was convicted in 2014 and sentenced to fourteen (14) years with eight (8) suspended to the Department of Corrections.

He was released on probation after serving six (6) years. He was incarcerated three (3) times for probation violation. He was released in 2016, went back to prison for probation violation; released again in 2019 and went back to prison in 2020 again for probation violation and is now released.

He stated he has one (1) and one-half (1/2) years of sobriety.

After discussion, the Commission moved to DENY Mr. Bland's pre-approval application and explained that they want more time to pass since his last incarnation. He will need to make a personal appearance when he applied for a full license.

Shook/Thompson, 9/0/0
Motion carries

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

Kenneth Derby, Pre-Approval Application:

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

Mr. Derby informed the Commission of the following arrests:

- 2009 – Residential entry, burglary, and Robbery – found guilty of Residential entry, which was entered as a Class A Misdemeanor and was placed on court probation.
- 2014 – OWI with Alcohol concentration equivalent to or at least .08 but less than .15 – plea by agreement, court probation, sixty (60) days incarcerated.
- 2020 – OWI, causing serious bodily injury; Carrying a handgun without

a license; Possession of Marijuana; OWI causing serious bodily injury with an ACE of .08 – Plea by agreement on the OWI causing serious bodily injury – Felony 5 and Carrying a handgun without a license – Misdemeanor A – Sentenced to five (5) years with two (2) years suspended. One (1) year in DOC followed by two (2) years home detention and three hundred sixty-five (365) days probation.

He indicated that everything will be completed in January 2026. He currently works moving house trailers.

After discussion, the Commission moved to APPROVE Mr. Derby's pre-approval application but indicated that he must return for a personal appearance as he is currently still on court probation.

DeSouza/Thompson, 8/1/0
Motion carries

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

Denise Wessel – Activation Application – Positive Response:

Denise Wessel appeared virtually without camera and was not represented by counsel regarding the positive response on her application for activation.

She is requesting her license status go from inactive back to active status.

The state of Arizona conducted an audit on January 27, 2023 of Progress Residential Management Services and Denise Wessel, designated broker. They were found to be in non-compliance with lobby signage displayed with the incorrect entity name; compensation was received from parent company vs brokerage and PMA agreement was signed by CFO vs designated broker. She indicated that the issues have been resolved and the Arizona Board issued a consent order including quarterly reports, a \$3,000 fine and twelve (12) continuing education credits in managing broker and a Provisional license for one (1) year.

After discussion, the Commission moved to APPROVE Ms. Wessel's Activation application.

Shook/Walker, 9/0/0
Motion carries

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

Jeremy Trimble, Initial Application – Positive Response:

Mr. Johann appeared virtually without camera and was not represented by counsel regarding his positive response on his Initial Application.

On March 20, 2024 Mr. Trimble was arrested and charged with an OWI. He received six (6) months unsupervised court probation.

He has not consumed alcohol since the arrest. He currently does construction.

After discussion, the Commission moved to APPROVE Mr. Trimble's initial application.

Shook/Walker, 9/0/0
Motion carries

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

British Jones, Initial Application – Positive Response:

Mr. Johann appeared in person and was not represented by counsel regarding her positive response on his Initial Application.

She explained that in 2009 she was arrested for Possession of Cocaine;

Maintaining a Common Nuisance and Neglect of a Dependent. She pled guilty to Maintaining a Common Nuisance and Neglect of a Dependent. She served three (3) years court probation.

In January 2025 she went through a self-check at Walmart and was arrested, charged with \$45.00 that didn't get scanned. She indicated it was an oversite.

After discussion, the Commission moved to APPROVE Ms. Jones' initial application.

Walker/Spears, 9/0/0
Motion carries

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

DISCUSSION

Sellers Disclosure Form / Rule update:

Anne Johnson explained that she is working with James Harry on the regulatory analyst for the rule.

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

\$250.00 – 18 not paid = \$4,500
\$500.00 – 12 not paid = \$6,000
\$1,000.00 – 38 not paid = \$37,000

The written report containing all information was uploaded for the Commission to review.

The next step is to issue the notices of immediate suspension.

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

REEAC met on March 17, 2025, and issued the following recommendations to the Commission:

In attendance from 3:00 p.m.to 3:45 p.m.: Kathy Harbaugh, Rick Ogden, Cheryl Butcher, Tim Reed, and Jim Bittner

1. Christopher Cockerham, RB14027512 – CE Instructor Application
The Committee recommends to approve.
Ogden/Bitner, 5/0/0
2. Scott Edmond, RB15000270 – CE Instructor Application
The Committee recommends to approve.
Reed/Ogden, 5/0/0
3. Joshua Graham, RB15001077 – CE Instructor Application
The Committee recommends to approve.
Ogden/Bitner, 5/0/0
4. Mark Rutsey, RB14032199 - CE Instructor Application
The Committee recommends to approve.
Ogden/Bitner, 5/0/0
5. Josh Cadillac – CE Instructor Application
The Committee recommends to approve.
Ogden/Butcher, 2/0/0, with Harbaugh & Bitner abstaining
6. International Right Of Way Association (IRWA) - CE10600454 – Significant Change Application
 - a. Economic Development and Planning – 6 hours Broker Only
The Committee recommends to APPROVE for Broker only
Ogden/Bitner, 5/0/0
7. Indiana University South Bend, SC00000033 - Significant Change Application
 - The class was approved for several years, but they stopped giving it in 2022 because their instructor wanted a break. They convinced him to come back. Both have active licenses.
 - They are requesting to begin giving the class again.**Doesn't need to be approved per Committee**
8. National Property Inspections, CE22200003 – Class Outlines
 - Submitted new class outlines with their renewal for three (3) existing class because they have been updated.

- a. Home Inspection 101 – 2 hours Broker Only
- b. Older Homes – 2 hours Broker Only
- c. Top 10 Red Flags: Conditions to Look for while Showing a House – 2 hours Broker Only

The Committee recommends to APPROVE a, b & c all for 2 hours Broker only.
Ogden/Bitner, 5/0/0

- 9. Golden Safeguard, CE22400033 – Significant Change Application
 - a. Personal Safeguard: Strategies and Tactics for Personal Safety – 2 hours Broker Only

The Committee recommends to APPROVE
Ogden/Butcher, 5/0/0

- 10. Reed School of Real Estate, CE21100017 – Significant Change Application
 - a. Understanding the Federal Fair Housing and the ADA – 2 hours Broker & Managing Broker
 - b. Septic Tanks and Wells – 2 hours Broker Only
 - c. Sewer Lines and Scopes for Real Estate Transactions – 2 hours Broker only

The Committee recommends to APPROVE a
Ogden/Bitner, 3/0/0 with Harbaugh abstaining

The Committee recommends to APPROVE b & c
Bitner/Ogden, 3/0/0 with Harbaugh abstaining

- 11. Stephen Cox, RB14046457 – CE Instructor Application

The Committee recommends to APPROVE
Ogden/Reed, 5/0/0

- 12. Calypso Continuing Education – CE Sponsor-RE Broker Application

The Committee recommends to TABLE for class outlines of all classes individually (no catalog).
Ogden/Reed, 5/0/0

- 13. Cressy & Everett School of Real Estate, CE20900914 – Significant Change Application

- a. AI in Real Estate – 2 hours Broker Only
 - b. Understanding Religious Discrimination in Housing - 2 hours Broker Only
 - c. Racial Wealth Gap Simulation - 2 hours Broker Only

The Committee recommends to APPROVE PENDING objectives of each class.
Will send to Harbaugh and Reed for review.
Reed/Ogden, 5/0/0 Objectives received and approved

- 14. Orr Environmental Solutions – CE Sponsor-RE Broker Application

The Committee recommends to APPROVE
Reed/Ogden, 5/0/0

15. New Day Realty Training/New Day Realty LLC, CE21800093 – Significant Change Application
a. REAL Pros License Law – Consumer Complaints & IREC – 2 hour Broker & Managing Broker

The Committee recommends to APPROVE

Reed/Bitner, 5/0/0

16. Northwest Indiana REALTORS Association, CE10600438 – Significant Change Application

- a. Understanding the Federal Fair Housing Act & the Americans with Disabilities Act – 2 hours Broker only
b. Beyond the Blueprint – Creating an Inclusive Future in Real Estate – 2 hours Broker only

The Committee recommends to APPROVE a. including Managing Broker & b. Broker only.

Ogden/Bitner, 5/0/0

17. Educational Resources, CE10500032 – Significant Change Form

- a. CE 00-24-01: Appraising High-end Residential Properties – 2 hours Broker only
b. CE 0025-01: Introduction to Data Driven Valuation – 2 hours Broker only

The Committee recommends to APPROVE a & b

Ogden/Butcher, 5/0/0

18. Cynthia Simmons-Taylor, RB17002145 – CE Instructor Application

The Committee recommends to APPROVE

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

Lumley/Rosenblum, 9/0/0

Motion carries

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

The following board members objected: none

The following board members abstained: none

There being no further business, the Board ADJOURNED at 12:47 p.m.

Troy Helman, Chair