

**Indiana Real Estate Commission  
July 24, 2019  
Minutes**

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**I. CALL TO ORDER & ESTABLISHMENT OF QUORUM**

Chairperson, Paul Boyter called the meeting to order at **8:57 a.m.** in Conference Room W064 of the Indiana Government Center-South, 402 West Washington Street, Indianapolis, Indiana 46204 and declared a quorum in accordance with Ind. Code § 25-34.1-2-3(b).

**Commission Members Present: Roll Call**

Sue Cox  
Paul Boyter  
Charles (Charlie) W. Shook  
Pam Lumley  
John Briscoe – joined via  
phone

**Commission Members Absent:**

Jack McCombs, Vice Chairperson  
Sahara Williams  
Doug Rose, Chairperson  
James Litten

**State Officials Present:**

Deanna Alexander, Director, Indiana Professional Licensing Agency  
Toby Davis, Assistant Director, Indiana Professional Licensing Agency  
Nate Black, Compliance Officer, Indiana Professional Licensing Agency  
James Schmidt, Commission Advisory Council, Office of the Attorney General  
Travis Lovett, Commission Advisory Council, Office of the Attorney General

**Transcriptionist:**

Michele K. Gustafson, Stewart Richardson Deposition Services

**Roll Call**

**A motion was made and seconded to elect Paul Boyter as Chairman.**

Lumley/Cox  
4/0



5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**VI. PERSONAL APPEARANCES**

**9:00 a.m.**

**A. IN THE MATTER OF THE APPLICATION OF: Karen Turner – Taken care of**  
Re: Positive Response

**B. IN THE MATTER OF THE APPLICATION OF: Stephen Southern**  
Re: Positive Response

**A motion was made and seconded to Issue a license.**

Shook/Cox  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**C. IN THE MATTER OF THE APPLICATION OF: John Minor**

Re: Positive Response

**A motion was made and seconded to Issue a license on Probation.**

Shook/Briscoe  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**D. IN THE MATTER OF THE APPLICATION OF: Jeremy Martin**

Re: Positive Response

**Roll Call**

**A motion was made and seconded to Issue a license.**

Lumley/Shook  
4/1

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox		✓
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**E. IN THE MATTER OF THE APPLICATION OF: David Church**

Re: Positive Response

**A motion was made and seconded to Issue a license on Probation.**

Shook/Cox  
5/0

**Roll Call**

The following Board Members Voted	“Aye”	“Nay”
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**F. IN THE MATTER OF THE APPLICATION OF: Jayveer Gray**  
Re: Positive Response

**A motion was made and seconded to Issue a license.**

Lumley/Cox  
5/0

**Roll Call**

The following Board Members Voted	“Aye”	“Nay”
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**G. IN THE MATTER OF THE APPLICATION OF: Bradley Springer**  
Re: Positive Response

**A motion was made and seconded to Issue a license on Probation.**

Shook/Cox  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**H. IN THE MATTER OF THE APPLICATION OF: Jennifer Nally**  
 Re: Positive Response

**A motion was made and seconded to Issue a license on Probation.**

Lumley/Cox  
 5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**Break @ 10:15 am**

**Back @ 11:00 am due to fire drill**

**VII. ADMINISTRATIVE HEARINGS**

**9:00 a.m.**

**A. IN THE MATTER OF THE LICENSE OF: Khalid Shabbir**  
 2017 IREC 0017  
 Re: Probation Withdrawal

Respondent: Khalid Shabbir  
 Attorney: No Attorney present

**A motion was made and seconded to withdrawl Probation.**

Cox/Lumley  
5/0

**Roll Call**

The following Board Members Voted	“Aye”	“Nay”
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**B. IN THE MATTER OF THE LICENSE OF: Jerry Morrow**  
2018 IREC 0005  
Re: Probation Withdrawal

Leif Johnson, Attorney General

State Exhibits – A and B

Respondent: Jerry Morrow  
Attorney: No Attorney present

**A motion was made and seconded to Deny the removal of Probation.**

Cox/Lumley  
4/1

**Roll Call**

The following Board Members Voted	“Aye”	“Nay”
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook		✓
John Briscoe	✓	
Pam Lumley	✓	

**VIII. DELIBERATIONS AND POSSIBLE ISSUANCE OF FINAL ORDERS**

**A. IN THE MATTER OF THE LICENSE OF: Paul Spoonamore**

2018 IREC 0038

Re: Administrative Law Judge Panel Order

**A motion was made and seconded to Affirm the Proposed Findings of Facts, Conclusions of Law and Order.**

Cox/Shook

5/0

**Roll Call**

The following Board Members Voted

“Aye” “Nay”

Paul Boyter

✓

Sue Cox

✓

Charles (Charlie) W. Shook

✓

John Briscoe

✓

Pam Lumley

✓

**B. IN THE MATTER OF THE LICENSE OF: Jason King**

2018 IREC 0021

Re: Corrected Administrative Law Judge Panel Order

**A motion was made and seconded to Affirm the Proposed Findings of Facts, Conclusions of Law and Order.**

Cox/Lumley

5/0

**Roll Call**

The following Board Members Voted

“Aye” “Nay”

Paul Boyter

✓

Sue Cox

✓

Charles (Charlie) W. Shook

✓

John Briscoe

✓

Pam Lumley

✓



**IX. OBJECTIONS TO ADMINISTRATIVE LAW JUDGE PANEL ORDERS**

**X. APPLICATION REVIEW**

**A. Alvin Bunn-Toves-Applying with Military Experience**

**A motion was made and seconded to Table and see if he can provide his Real Estate expericance with the Military.**

Shook/Cox  
5/0

**Roll Call**

The following Board Members Voted	“Aye”	“Nay”
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**XI. OLD/NEW BUSINESS**

**A. Can an Indiana Licensed Appraiser count attendance to one meeting for Real Estate CE credit?**

**The Commission have Tabled until Jim reviews their Rules and Statues regarding CE credit.**

**B. Gail Becker-Waiver of 12 Hours of CE for 2018-2019 due to medical reasons**

**A motion was made and seconded to Deny.**

Shook/Lumley  
5/0

**Roll Call**

The following Board Members Voted	“Aye”	“Nay”
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Paul Boyter	✓
Sue Cox	✓
Charles (Charlie) W. Shook	✓
John Briscoe	✓
Pam Lumley	✓

**C. Delores Mobley-Waiver of 4 hour of CE for 2018-2019 due to medical reasons**

**A motion was made and seconded to correct the 1 hour to 4 hours as there was an error on the agenda.**

**A motion was made and seconded to Deny.**

Shook/Lumley  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**D. John Schmitt-Extention of 12 hours of CE for 2018-2019 due to medical reasons**

**A motion was made and seconded to Deny.**

Shook/Briscoe  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	

John Briscoe ✓  
Pam Lumley ✓

**E. Jill Raines-Waiver of 12 hours of CE for 2018-2019 due to medical reasons**

**A motion was made and seconded to Deny.**

Shook/Cox  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**F. Rita Jackson-Waiver of 6 hours of required CE for 2018-2019 due to medical reasons**

**A motion was made and seconded to Deny.**

Briscoe/Shook  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**G. Patrick McDonald – 2017 IREC 0013**

**Re: whether or not an order to show cause should be granted**

**A motion was made and seconded to Deny the Motion to Show Cause.**

Lunley/Shook  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**H. Seller Disclosure Form**

**Table till next meeting.**

**I. James Sexton-Did not provide the 90 hour pre licensing certificate as requested by the Commission**

**A motion was made and seconded to Recend license due to not having reciprocity with Arizona.**

Shook/Cox  
5/0

**Roll Call**

The following Board Members Voted	"Aye"	"Nay"
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**J. John Osborne Jr-Reinstated license without completing required CE and answered No to the inactive status. Commission reviewed at last meeting and wanted a response from licensee before making a decision.**

**A motion was made and seconded to Issue a Notice of Non-Compliance and asses a civil penalty of \$333.33 and to make up the 12 hours of CE.**

Lumley/Cox  
5/0

**Roll Call**

The following Board Members Voted	“Aye”	“Nay”
Paul Boyter	✓	
Sue Cox	✓	
Charles (Charlie) W. Shook	✓	
John Briscoe	✓	
Pam Lumley	✓	

**I. ADJOURNMENT**

There being no further business, and having completed its duties, the meeting of the Indiana Real Estate Commission adjourned @ 12:25 pm.

**Next Meeting:  
August 28, 2019  
W064**

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Doug Rose, Chairman