

**MINUTES
REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
INDIANA GOVERNMENT CENTER SOUTH
THURSDAY, MARCH 13, 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:

Heather Orbaugh

I. CALL TO ORDER & ESTABLISH QUORUM

Mark Ratterman called the meeting to order at 9:30 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 Wayne Johnson to approve the amended agenda, changing the order of the agenda.

Kruse/Johnson

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 JANUARY 9, 2025, MEETING OF THE BOARD

A motion was made by Ron Kohart and seconded by Matthew Kruse to approve the minutes of the January 9, 2025, meeting. The minutes are approved.

Kohart/Kruse

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

Ian Mathew provided a report from the Office of the Attorney General. The average age of 27 investigatory cases is 6 months.

V. PERSONAL APPEARANCES

Kaitlyn Lewis – Application Review

Kaitlyn Lewis appeared before the Board with her Tom Freije, supervisor, and Connie Bowman (appeared remotely), CG, not her supervisor.

Kaitlyn has submitted reports that have been signed by herself, her supervisor and by CG, Connie Bowman.

How involved was Connie with the appraisals and that she validates the appraisals. Her involvement was with Mr. Freije. The reports are representative of work that she, Connie Bowman, completed.

Completed Fee Sample work on leased property. If it's something the buyer will not use, do not put it in the report. Do not bury important information in the back of the report. The appraisals are wrought with problems. The reports are lacking in multitudes of details.

She is not prepared for the commercial work she has been performing. She has applied for certified residential only.

If she removed all the commercial reports and submitted only residential logs, they would be reviewed as she does

Motion made by Cyndi Gianneschi and seconded by Wayne Johnson to table the current application, revise the application, submit sample of ONLY Certified Residential work log.

Now at question, the supervisor, Mr. Feije and Ms. Bowman, who provided insufficient guidance and how to proceed. The Board cannot act on this today.

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

Walter Lee - Cause No.: 2022REAB0003 – Petition to Withdraw from Probation

Walter Lee appeared before the Board though his attorney was not present. His attorney appeared virtually. The next meeting date is April 22. They are requesting to appear before the Board on April 22, 2025.

Motion made by Cyndi Gianneschi and seconded by Wayne Johnson to continue the hearing until April 22, 2025.

Motion Passes 5/0/0

The following members voted.

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

Benjamin Hopkins – Proposed Settlement Agreement – 202405 – REA-0001

Mr. Hopkins appeared with his attorney to support the Proposed Settlement Agreement.

Has the fact that he does complete a lot of litigation work creates high concerns about confidentiality with any reports he may submit, which creates problems and circumvents the reason to submit reports?

The Board is to provide guidance with the Continuing Education Courses needed and the hours he needs to complete.

Wayne Johnson recused himself.

Motion made by Cyndi Gianneschi and seconded by Ron Kohart to approve with the Continuing Education to be determined

Motion Passes 4/0/0

The following members voted.

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

Wayne Johnson recused himself.

Motion made by Matt Kruse and seconded by Ron Kohart to approve with the Continuing Education – Reports Certification 4 hour class, Scope of Work Issue, Assignment Conditions, and Ethics, Competency and Negligence. These are on the Appraisal website. These will NOT count towards the required Continuing Education

Motion Passes 4/0/0

The following members voted.

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

Ron Kohart	✓	
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VII. DISCUSSION

PAREA LSA #24-631 Public Hearing Comments

There were comments supplied to in reference to the hearing was requesting that the Certified Residential's hours should count toward a Certified General. So to adopt PAREA verbatim from the AQB, 2022 .

Motion made by Cyndi Gianneschi and seconded by Wayne Johnson to maintain the to the proposed rule as written.

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	✓	

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
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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

4-22-25

Date