

**MINUTES
REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
INDIANA GOVERNMENT CENTER SOUTH
THURSDAY, JUNE 29, 2023**

Members Present:

Wayne Johnson, Chair
Dennis “Matthew” Kruse II
Mark Ratterman
Ron Kohart – Vice Chair

Members Absent:

State Officials Present:

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

Court Reporter:

None

I. CALL TO ORDER & ESTABLISH QUORUM

Wayne Johnson called the meeting to order at 9:41 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 Ron Kohart and seconded by Mark Ratterman to approve an amended agenda with the movement of the Ms. Baum telephone call to the top of the meeting and add a CE Approval for a Conference.

Ratterman/Kohart

Motion Passes 4/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

III. ADOPTION OF THE MINUTES FROM THE MAY 4, 2023 MEETING OF THE BOARD

Motion was made by Ron Kohart and seconded by Mark Ratterman to approve the minutes of the May 4, 2023, meeting. The minutes are approved.

Kohart/Ratterman

Motion Passes 4/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Wayne Johnson	✓	
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 two open litigation cases.

V. PERSONAL APPEARANCES

Karen Baum

Karen Baum appeared telephonically before the Board per the Board's request for a personal appearance to discuss her application. First question was pertaining to an appraisal completed in Missouri in October 2022. An applicant may claim full credit for an appraisal if they complete 75% or more of the work within the report. What work was completed on this log? A Trainee appraiser cannot review appraisal work. Per 876 IAC 3-2-9 Use of titles, whoever signs an appraisal report, must include INDIANA LICENSE XXXXXX whichever is applicable with the licensee's license. What procedure did you use intangible assets? Did not obtain certain expenses needed for the appraisal or supporting documentation related to the expenses. General costs were used instead of specific information. Must have plans, specifications and definitive documentation that is required. Her supervisor stepped into state that she submitted the incorrect work with her logs. That she submitted 12 reviews and two costs. Need new appraisal logs submitted to the board to review, in lieu of what she previously sent in. The log must be resubmitted. Sampling is how the Board reviews the logs that are submitted.

Motion was made by Mark Ratterman and seconded by Matt Kruse to request a new, revised log containing only appraisals completed by the applicant, to be submitted to the Board. The application is tabled for the current moment.

Ratterman/Kruse

Motion Passes 4/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

VI. ADMINISTRATIVE HEARINGS

VII. CONTINUING EDUCATION REVIEW

A. Richard Hurwitz

Motion was made by Matt Kruse and seconded by Mark Ratterman to approve seven hours of continuing education.

Ratterman/Kruse/Ratterman

Motion Passes 4/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

IRWAS’s69th Annual Right of Way Association Continuing Education Conference

Motion was made by Mark Ratterman and seconded by Ron Kohart to approve seven hours of continuing education. June 26 is approved for 7 hours, and June 27 is approved for 7 hours, only approving by the day, not by the course.

Ratterman/Kohart

Motion Passes 4/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Wayne Johnson	✓	
Ron Kohart	✓	

VIII.

A. PAREA

Next steps for PAREA will be that James will submit his modifications to the Board. Once reviewed, the rule modifications will forward on to the process.

B. Rules

Amy reported that the rule is now set for public hearing on August 9, 2023, before the Indiana Real Estate Commission. At the public hearing, the Convictions of Concern will be another rule the Commission will hear at that hearing.

Look into the continuing education sponsors having to upload their attendees and their certificates for them.

IX. ADJOURNMENT

Adjourn at 10:37


Wayne Johnson, Chair

8/23/2023
Date