

**MINUTES
REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
INDIANA GOVERNMENT CENTER SOUTH
WEDNESDAY, AUGUST 23, 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:

Heather Orbaugh, Court Reporter

I. CALL TO ORDER & ESTABLISH QUORUM

Wayne Johnson called the meeting to order at 9:31 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 Matthew Kruse to approve the agenda.

Kohart/Kruse

Motion Passes 4/0

The following members voted.

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

III. ADOPTION OF THE MINUTES FROM THE JUNE 29, 2023 MEETING OF THE BOARD

Motion was made by Ron Kohart and seconded by Matthew Kruse to approve the minutes of the June 29, 2023, meeting. The minutes are approved.

Kohart/Kruse

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 is one open litigation cases. There are 19 investigation files open at the current time.

V. PERSONAL APPEARANCES

Karen Baum – Application Review

Karen Baum appeared before the board with her supervisor to discuss her submitted reports. Her application had been tabled from the previous meeting. She did submit a new log with the appropriate hours and the

correct information. She must use the required signature verbatim. There was a review of the report submitted from Nashville, what the actual appraisal was in reference to. Land value and sales comparison was in question. Why not use local comps in near proximity, instead of areas not in the area or out of state; she didn't use agricultural or residential comps in the area. The appraiser must always think about downstream about how their appraisals effect interests of their client. Things must be done well and thoroughly. Needs to look closer into the local area for comps, not so widespread.

Motion was made by Mark Ratterman and seconded by Matt Kruse to approve her application to take the exam.

Ratterman/Kruse

Motion Passes 4/0

The following members voted.

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

Ryan Brown and John Grisham – Application Review - with Robert Behr, supervisor

Ryan Brown appeared with his supervisor with Robert Behr. There was some issue about what files were sent in along with finger pointing. Comparables **MUST** be currently on the market, not from builders building the houses. No adjustments are being made with the concessions. Must be careful and cautious with builder sales. Can't rely on two comparables that haven't been sold and are in process of being built. The Board reviewed best practices.

Motion was made by Mark Ratterman and seconded by Ron Kohart to approve.

Ratterman/Kohart

Motion Passes 4/0

The following members voted.

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

Joseph Grisham – Application Review

- with Robert Behr, supervisor

SEE ABOVE

Edward Jachimiak – Application Request

Edward Jachimiak appeared before the board to change from his LR license then he will be able to take the CR exam. He does not have a college degree but can wait until the new rule goes into effect.

Recommended to submit an application and wait. He will need to complete the correct amount of education requirements for CR.

VI. ADMINISTRATIVE HEARINGS

Rebecca Decker – Cause No: 2022REA0002

Petition to Withdraw from Probation

Rebecca Decker appeared before the Board on her petition to be remove from probation. The forms she is using are not in compliance with USPAP.

Motion was made by Mark Ratterman and seconded by Matthew Kruse to approve the petition.

Ratterman/Kruse

Motion Passes 4/0

The following members voted.

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

VII. DISCUSSION

John Newlin, a previous Board member passed away.

VIII.

A. PAREA

Mark Ratterman will be attending as the representative for the rules committee with James Harry, Amy Hall and Elizabeth Walker. The rules have been drafted and are ready to be reviewed.

B. Rules

Amy reported that the rule was approved at the public hearing and has progressed to the approval of the OAG.

IX. ADJOURNMENT

Adjourn at 11:42



Wayne Johnson, Chair

10/12/2023
Date

