

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

MINUTES OF DECEMBER 13, 2023

Troy Helman, R.B., 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: Troy Helman, Chair
Tracy Hutton, Vice Chair
John Desouza, Member
Beth Walker, Member
Charlie Shook, Member
Brian Thompson, Member
Pamela Lumley, Member
Donna Spears, Member
John Briscoe, Member
Grace Nossett, Consumer Member
Cheryl Stuckwich, Member
Molly Kitchell, Consumer Member^(in at 11:55p.m.)

Staff Present: Jody Edens, Board Director
Professional Licensing Agency
James Green, Assistant Board Director
Professional Licensing Agency
James Harry, J.D., Deputy Attorney
General, Office of the Attorney General

The Board voted to adopt the agenda.

DeSouza/Thompson, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

The Board voted to adopt the minutes for September 20, 2023 and October 25, 2023 as written

. Stuckwich/Spears, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

PERSONAL APPEARANCES

Carlos Rurenza, Initial Application – Positive Response

Mr. Rurenza appeared in person and was not represented by counsel regarding the positive response on his initial application.

Mr. Rurenza informed the Commission that he has been charged with leaving the scene of an accident. He has a hearing scheduled on January 18, 2024.

The Commission informed him that since his case was still pending with the courts they would move forward with his application, but once the case was complete he needs to report the outcome to the Commission.

After discussion, the Commission moved to APPROVE Mr. Rurenza’s initial application.

Hutton/Spears, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

ADMINISTRATIVE HEARINGS

The following administrative hearing(s) were continued:

- **Stephen Schwering, License No. RB14024654, Cause No. 2023 IREC 0011,**

Administrative Complaint

- **William Bass, III, License No. RB14043299, Cause No 2023 IREC --19, Administrative Complaint**

Tracy Young, License No. RB22002096, Cause No. 2022 IREC 0019, Petition to Withdraw Probation

Respondent appeared 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.

Ms. Young's license was placed on probation by the Commission from a positive response on her initial application.

The Respondent submitted a court document showing that the probation with the courts was completed on December 1, 2022.

Respondents Exhibit:
1 – court document

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to WITHDRAW the Order of Probation from the Respondent's license.

Hutton/Spears, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

Jack Lawson, License No. RB14004135, Cause No. 2023 IREC 0031

Respondent appeared 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. Lawson's license was placed on probation by the Commission from a positive response on his renewal application.

The Respondent submitted a court document showing that the probation with the courts was completed on September 20, 2023.

Respondents Exhibit:
1 – court document

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to WITHDRAW the Order of Probation from the Respondent's license.

Lumley/Stuckwich, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

Management Advantage, Inc., License No. RC51700168, Cause No. 2020 IREC 0067

Respondent appeared in person and was represented by counsel, Spencer Tanner regarding a Petition to Withdraw Probation scheduled before the Commission. The State of Indiana was represented by Alex James, Deputy Attorney General, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Let the record reflect that Charlie Shook recused himself from this matter and left the room.

The Respondent's license was placed on indefinite probation after an administrative hearing before the Commission.

Lori Crampton was sworn in to testify for the Respondent.

Ms. Crampton testified that all quarterly reports were submitted and that they have completed everything in their probation order.

Respondent's Exhibits:
1 – Quarterly Report January
2 – Quarterly Report April
3 - Quarterly Report July
4 - Quarterly Report October

After having considered the evidence presented, testimony of the witness and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board

moved to WITHDRAW the Order of Probation from the Respondent's license.

Briscoe/Thompson, 10/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

Christopher Spurr, License No. RB14030954, Cause No. 2021 IREC 0054

Respondent appeared 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 the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Let the record reflect that Beth Walker recused herself from this matter and left the room.

Mr. Spurr's license was placed on indefinite probation after an administrative hearing before the Commission.

Mr. Spurr informed the Commission that he has met all the requirements in his probationary order. He completed the continuing education and paid the \$5.00 fee.

He stated that he has had no other issues in his twenty-one years of being a broker.

Respondent's Exhibits:

- 1 – copy of check
- 2 – copy of CE certificate

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to WITHDRAW the Order of Probation from the Respondent's license.

Briscoe/Hutton, 10/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

Sara Stone, License No. RB15001098, Cause No. 2023 IREC 0029

Respondent appeared 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.

Ms. Stone's license was placed on probation by the Commission from a positive response on her renewal application.

The Respondent submitted a court document showing that the probation with the courts was completed on October 6, 2023.

Respondents Exhibit:

1 – court document

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to WITHDRAW the Order of Probation from the Respondent's license.

Briscoe/Hutton, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears

The following board members objected: none

The following board members abstained: none

Aaron Wilson, License No. RB14034509, Cause No. 2023 IREC 0042

Respondent appeared 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. Wilson's license was placed on probation by the Commission from a positive response on his renewal application.

The Respondent submitted a copy of a court document showing that his court probation has been completed.

Respondents Exhibit:

1 – court document

After having considered the evidence presented, and taking official, judicial notice of the

pleadings, evidence, and orders in this matter the Board moved to WITHDRAW the Order of Probation from the Respondent's license.

Thompson/Briscoe, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

Rajwinder Kaur, License No. RB14050575, Cause No. 2023 IREC 0017

Respondent appeared and was represented by counsel, Kyle Dietrich regarding an Administrative Complaint scheduled before the Commission. The State of Indiana was represented by A.J. Holbrook, Deputy Attorney General, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Lauren Judd and Bradley Repass were sworn in as witnesses for the State.

Ms. Judd is an investigator with the Attorney General's office, and she investigated this matter. She stated that the Respondent allowed her husband to interact with her clients.

Ms. Judd said the Respondent's husband showed a home without the Respondent there and he is not licensed and that he had a perspective client on the phone at the time.

Ms. Kaur indicated that she was there, that she was in the car and couldn't go in with the client because of her back. She also testified that she attends all her closings and that she is the only employee of her company, Diamond Realty.

Brad Repass, Litigation Specialist with Professional Licensing Agency. Mr. Repass testified that the respondent has a company license number of RC51600189, and it expired 6/30/2023 and that her broker's license is active.

After discussion, the Commission found the Respondent to be in violation of Count 1. They also considered the evidence presented, testimony of the witnesses and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to place the Respondent's license on INDEFINITE PROBATION for no less than six (6) months with terms and conditions.

Thompson/Walker, 3/8/0
Motion fails

The following board members voted aye:
Beth Walker, Brian Thompson, Donna Spears

The following board members objected:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, John Desouza, Pam Lumley, Cheryl Stuckwich
The following board members abstained: none

After further discussion, and having considered the evidence presented, testimony of the witnesses and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to find NO VIOLATION and DISMISSED this matter.

Shook/Briscoe, 8/3/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, John Desouza, Pam Lumley, Cheryl Stuckwich
The following board members objected:
Beth Walker, Brian Thompson, Donna Spears
The following board members abstained: none

April Leonardo, Unlicensed, Cause No. 2023 IREC 0019

Respondent appeared and was not represented by counsel regarding a Petition to Cease and Desist/Motion to Dismiss scheduled before the Commission. The State of Indiana was represented by A. J. Holbrook, Deputy Attorney General, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Ms. Leonardo has applied for a real estate broker's license therefore the Attorney General's Office recently filed a Motion to Dismiss.

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to DISMISS this matter.

Thompson/Hutton, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

PMR Companies, Unlicensed, Cause No. 2023 IREC 0020

Respondent appeared and was not represented by counsel regarding a Petition to Cease and Desist/Motion to Dismiss scheduled before the Commission. The State of Indiana was represented by A. J. Holbrook, Deputy Attorney General, and the court reporter

sworn in for this matter was Margie Addington, with Accurate Reporting Services.

April Leonardo was sworn in as a witness.

Ms. Leonardo testified that a PMR Companies was issued license number RC52300261 under the name of PMR Real Estate Brokerage Indiana, LLC on November 28, 2023

After having considered the evidence presented, testimony of the witness and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to DISMISS this matter.

Briscoe/Thompson, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

Laci Hardy, License No. RC16000651, Cause No. 2023 IREC 0021

Respondent appeared and was not represented by counsel regarding an Administrative Complaint scheduled before the Commission. The State of Indiana was represented by Sh'nate Terry, Deputy Attorney General, and the court reporter sworn in for this matter was Margie Addington, with Accurate Reporting Services.

Natalie Christy, Investigator with the Attorney General's Office was sworn in as a witness. Ms. Christy informed the Commission that she investigated this matter as part of her job duties.

A Complaint for Recession and Damages has been filed in civil court by Orvil Spivey against Laci Hardy and others. Ms. Terry has Natalie read the facts in the civil suite from fact number six (6) through nineteen (19), which states:

"6. During the summer of 2019, Laci approached Orville with a proposition that he purchase from her a home at 11112 E. 700N., Wilkinson, Indiana 46186. Laci explained to Orville that the home had been owned by her grandparents and that she was purchasing both that home and the home at 11096 E. 700 N., Wilkinson, Indiana, located directly west of the Subject Property. She also explained that her grandparents owned the land directly north of both properties, and that the barn located north of 11112 E. 700N. would be included in the sale. Additionally, she explained that in order to give Orville access to the barn that she would be conveying to Orville additional property from the tract located at 11096E. 700N., Wilkinson, Indiana.

7. The tract upon which the home at 11112E.700N., Wilkinson,Indiana is located consists of 0.43 acres and is indicated on the records of the Hancock County Auditor as Parcel ID30-04-26-300-015.000-003.

8. The legal description for that tract is set forth on the Deed attached hereto as Exhibit A. 9. The tract on which is located the additional land and barn to the north of the Subject Property consists of 2.964 acres and is identified by Parcel ID30-04-26-300-007.000003. The legal description forth attract is contained on the Deed attached hereto as Exhibit B. 002

10. The tract located at 11096E.700N., Wilkinson, Indiana is identified by Parcel ID 30-04-26-300-014.000-003. The legal description for that tract is set forth on the attached Exhibit B.

11. All three of the above described tracts are titled in the Windle L. McClendon & Ruth I. McClendon Revocable Living Trust dated 4/19/2000, and Ruth I. McClendon is the Trustee of that trust (herein after the "Trust").

12. Orville was familiar with Laci in that he had utilized her services as a real estate broker to purchase real estate in the past.

13. Laci was familiar with Orville by reason of the fact that she had represented him as a real estate broker in the past. Laci also knew that Orville had in the past been a cash purchaser for real estate.

14 Laci told Orville that she was acquiring the Subject Property and the 11096 E. 700 N., Wilkinson, Indiana properties from her grandmother, but that she wanted to sell the Subject Property to help her be able to afford the purchase of the adjacent tracts. After inspecting the property, Orville determined that he would like to purchase it and so informed Laci. On August 14, 2019, Orville paid to Laci the sum of \$5,000.00 as a down payment, and Laci provided to Orville a receipt stating the following: "I, Laci Hardy received \$5,000 from Orville Spivey on Aug. 14th' 2019 to go towards the down payment on the property at 11122E. 700 N. in Wilkinson, IN that he is buying on land contract from me. Seller: Laci K. Hardy"

15. At the time of the initial agreement between the parties for Orville to buy the home, Orville and Laci discussed the approximate boundary lines of the tract that he was purchasing. Those boundary lines extended north and included the barn directly to the north of 3 003 the property. To show what Orville was purchasing, Laci printed a copy of the tract from the Hancock County GIS and drew in those property lines. A copy of that drawing provided to Orville is attached here to as ExhibitC.

16. Subsequently, Orville paid the full \$75,000.00 agreed upon price for the home and adjoining property. He also entered into possession of the Subject Property, including the barn and has continued possession of the Real Estate uninterrupted since August 2019. 17. After entering into possession, Orville invested approximately \$20,000.00 into the Subject Property consisting of new fencing, new appliances, new plumbing, and air conditioning. On numerous occasions, Orville made requests for Laci to provide a deed to the Subject Property. She initially gave him excuses about not having the full legal description, but even after obtaining a survey (which Orville paid for and Laci has refused to deliver to him), she refused to provide a deed.

18 Following the most recent request for a deed in May2020, Orville sought legal counsel and upon investigation determined that the Subject Property is not, and has never been, titled in Laci's name, but instead is titled in the name of the Trust.

19. Laci either fraudulently misrepresented herself as the owner of the Subject Property or was acting as the agent for a nondisclosed principle (the Trust)."

The civil court found for the complainant, Orville Spivey, in which Ms. Hardy had to pay him \$75,000.

Ms. Christy indicated that the deed transfer was done after it was filed in civil court.

Ms. Hardy informed the Commission that the \$5,000 receipt was a sample that she showed to Mr. Spivey, not an actual receipt, said she didn't receive the \$5,000. She also indicated that she was under contract with her Grandparents to buy the property.

States Exhibits:

A – Civil complaint

B – Quick claim deed

C – Agreed judgement

D – Defendant's answer to plaintiff's complaint

E – Receipt for the \$5,000

F – Letter from Complainant to dismiss his complaint

Respondents Exhibits:

- 1 – Copies of text messages
- 2 – Emails with Attorney and Managing Broker

The Commission reviewed all three counts individually that were filed against Laci Hardy and found the following:

Count 1: After discussion, the Commission found the Respondent was not in violation of Count 1.

Thompson/Hutton, 10/1/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: John Briscoe
The following board members abstained: none

Count 2: After discussion, the Commission found the Respondent to be in violation of count 2.

Hutton/Briscoe, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
Beth Walker, John Desouza, Pam Lumley, John Briscoe
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

Count 3: After discussion, the Commission found the Respondent to be in violation of count 3.

Briscoe/Walker, 11/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
Beth Walker, John Desouza, Pam Lumley, John Briscoe
Brian Thompson, Cheryl Stuckwich, Donna Spears
The following board members objected: none
The following board members abstained: none

After further discussion and having considered the evidence presented, testimony of the witness and taking official, judicial notice of the pleadings, evidence, and orders in this

matter the Commission moved to place the Respondent's license on INDEFINITE PROBATION and issue a LETTER OF REPRIMAND. Briscoe/no second, Motion fails.

After further discussion and having considered the evidence presented, testimony of the witness and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Commission moved to place the Respondent's license on INDEFINITE SUSPENSION for a period of six (6) months with terms and conditions.

Shook/Thompson, 10/1/1
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich

The following board members objected: Donna Spears

The following board members abstained: Molly Kitchell

Receveur Real Estate, License No. RC50900582, Cause No. 2023 IREC 0027

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

After having considered the evidence presented, and taking official, judicial notice of the pleadings, evidence, and orders in this matter the Board moved to DISMISS this matter.

Hutton/Thompson, 12/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears, Molly Kitchell

The following board members objected: none

The following board members abstained: none

REAL ESTATE EDUCATION ADVISORY COUNCIL REPORT

CONTINUING EDUCATION

The REEAC met on December 11, 2023, and issued the following recommendations to the Commission:

In attendance from 8:00 a.m. to 8: 55 a.m.: Kathy Harbaugh, Rick Ogden, Jim Bitner and Cheryl Butcher

Out was Tim Reed.

1. Real Estate Certification Program (RECP) – Significant Change Form

- a. Planning & Zoning Resources (Asynchronous & Synchronous)

Let the Record reflect that Kathy Harbaugh & Jim Bitner abstained from this matter

The Committee recommended to APPROVE RECP course.

Ogden/Butcher, 2/0/0 motion carries

2. Tucker School of Real Estate, SC00000025/CE10600410 – Significant Change Form

- a. New Director – Elizabeth Evans

The Committee recommended to APPROVE Elizabeth Evans application.

Ogden/Butcher, 4/0/0 motion carries

- b. Golden Safeguard: Cybercrimes and Scams Against the 55+ Community Awareness Training for Real Estate Professionals – 2 hours

- c. Agent Safeguard – 2 hours

The Committee recommended to TABLE B & C under Tucker School of Real Estate to get clarification on the hours.

Bitner/Butcher, 4/0/0 motion carries

3. REAL University, CE2100008 – Significant Change Form

- a. Understanding NAR's Lawsuit and it's Impact on Home Buyers – 4 hours

- b. Ethical Use of Social Media for Real Estate Professionals – 4 hours

The Committee recommended to APPROVE B under REAL University

Butcher/Ogden, 4/0/0 motion carries

The Committee further recommended to DENY A under REAL University.

Bitner/Ogden, 4/0/0 motion carries

4. Real Estate Sales Academy, SC42100007 – New School Site

At: 421 West Lincoln Highway Schererville IN 46375

The Committee recommended to APPROVE Real Estate Sales Academy new school site.

Ogden/Bitner, 4/0/0 motion carries

5. Southern Indiana Realtors Association, CE21200049

- a. New Instructor Application – Caroline Boland

- b. Significant Change App – the following CE courses:

1. NAR ABR Designation day 1 – 6 hours

2. NAR ABR Designation day 2 - 6 hours

3. Managing Brokers Annual Update – 4 hours

**The Committee recommended to APPROVE CAROLING BOLANDS application.
Bitner/Ogden, 4/0/0 motion carries**

**The Committee further recommended to APPROVE B – 1, 2 & 3 under Southern
Indiana Realtors Association.
Ogden/Butcher, 4/0/0**

6. New DayRealty Training/New Day Realty, LLC, CE21800093 – Significant Change Form

- a. REAL Pros – 15 Ways to Lose Your License – Incompetent Practice – 4 hours/Managing Broker & Broker
- b. Indiana Real Estate Instructors Workshop - 4 hours/Instructor & Broker
- c. REAL Pros – Managing Broker Issues for REALTORS and NOTs – 4 hours/Managing Broker & Broker

**The Committee recommended to APPROVE A, B, & C under New DayRealty Training.
Bitner/Butcher, 4/0/0**

7. Listing Leaders Academy, SC42100004 – New School Site

**The Committee recommended to APPROVE Listing Leaders Academy’s New school site.
Butcher/Bitner, 4/0/0**

8. McKissock, CE10600460 / CE10500067 – Significant Change Form

- a. Cybersecurity: Protecting the Real Estate Transaction – 3 hours
- b. OC: Cybersecurity: Protecting the Real Estate Transaction - 3 hours
- c. Property Condition Discovery and Disclosure Compliance – 3 hours
- d. OC: Property Condition Discovery and Disclosure Compliance – 3 hours
- e. OC: Workforce Housing: Solutions for Homes and Financing – 4 hours
- f. Workforce Housing: Solutions for Homes and Financing - 4 hours

**The Committee recommended to TABLE McKissock for clarification on the differences between the classes with the same name.
Ogden/Butcher, 4/0/0 motion carries**

9. Northwest IN REALTORS Association, CE10600438 – Significant Change Form

- a. Buyer Agency – 2 hours Managing Broker & Broker
- b. Representing Buyer Clients – 2 hours

**The Committee recommended to APPROVE A & B under Northwest IN Realtors Association.
Bitner/Butcher, 4/0/0**

10. Reed School of Real Estate, CE41200006 – Significant Change Form

- a. Hot Water Heat and Air Conditioning – 2 hours
- b. Home Maintenance and Renovate, Repair, and Replace – 2 hours
- c. New Construction and Inspection Information for Agents – 2 hours
- d. Electrical Service Size and Plumbing for Realtors – 2 hours
- e. Furnace Deficiencies and Fireplaces – 2 hours

- f. Clandestine Labs and Grow Houses – 2 hours
- g. Carbon Monoxide and Indoor Air Quality - 2 hours

The Committee recommended to APPROVE A, B, C, D, E, F & G under Reed School of Real Estate.

Ogden/Bitner, 4/0/0

11. Indiana Real Estate Institute, CE10600409 – Significant Change Form

- a. Drug Lab Disclosure & Requirements in Real Estate – 2 hours (online & live)
- b. Legal Negligence & Liability in Real Estate – 2 hours (online & live) Managing Broker/Broker
- c. New Construction Home Building – 2 hours (online & live)
- d. The Law of Real Estate Contracts – 3 hours (online & live) Managing Broker/Broker
- e. Property Law – 4 hours (online & live)

The Committee recommended to APPROVE A, B, C, D, & E under Indiana Real Estate Institute.

Bitner/Butcher, 4/0/0 motion carries

12. McColly School of Real Estate, CE10600459 – Significant Change Form

- a. Implicit Bias Awareness and Cultural Competency (online) – 4 hours
- b. Economic Trends (online) – 3 hours
- c. Understanding environmental Regulations (online) - 3 hours
- d. Real Estate Disclosure Issues: Buyer & Seller Obligations (online) - 3 hours.

The Committee recommended to APPROVE A, B, C, & D under McColly School of Real Estate.

Ogden/Bitner, 4/0/0 motion carries

After discussion the Commission moved to ACCEPT all RECOMMENDATIONS as presented.

Briscoe/Lumley, 12/0/0
Motion carries

The following board members voted aye:
Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears, Molly Kitchell
The following board members objected: none
The following board members abstained: none

DISCUSSION

Diane Brazier – Request for extension of time:

The Commission reviewed Ms. Brazier’s request for an extension of time to take the exams as her 90-hour pre-licensing course expires at the end of December and she has

not been able to take the National and State exams due to health issues.

Unfortunately, according to the Commissions Statute and Rules both the National and State exams must be taken within one (1) year of completing the 90-hour pre-licensing course. They do not have the ability to change or waive that requirement.

The Commission DENIED Ms. Brazier's request.

Briscoe/Lumley, 12/0/0

Motion carries

The following board members voted aye:

Tracy Hutton, Troy Helman, Charlie Shook, Grace Nossett,
John Briscoe, Beth Walker, John Desouza, Pam Lumley,
Brian Thompson, Cheryl Stuckwich, Donna Spears, Molly Kitchell

The following board members objected: none

The following board members abstained: none

There being no further business, the Board ADJOURNED at 2:10 p. m.

Troy Helman, Chair