

**REAL ESTATE APPRAISERS APPLICATION
ADVISORY COMMITTEE
MINUTES
FEBRUARY 15, 2007**

PRESENT: Donald Chudnow, Lynn Gregorash, Harvey Simmons, Steve Vitale, Marla Britton, Larry Nicholson, Frank D. Hopp, Karen Scott, Ursula Volk, Linda Verbecken

EXCUSED: Anthony Hearn and Gary Gruenisen

STAFF PRESENT: Tim Wellnitz, Bureau Director; Ruby Jefferson-Moore, Legal Counsel; Nicole Goodman, Bureau Assistant; Other Department staff were present for portions of the meeting

CALL TO ORDER

Karen Scott, Chair, called the meeting to order at 10:07 a.m. A quorum of 12 members was present.

ADOPTION OF AGENDA

Additions to Agenda

- Add Barbara Robertson

MOTION: Lynn Gregorash moved, seconded by Steven Vitale, to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF DECEMBER 6, 2006 MINUTES

MOTION: Harvey Simmons moved, seconded by Marla Britton, to approve the minutes of December 6, 2006 as written. Motion carried unanimously.

ADMINISTRATIVE REPORT – TIM WELLNITZ, BUREAU DIRECTOR

Mr. Wellnitz informed the Board that Steve Gloe, the Department's former General Counsel, accepted a position at the Department of Health and Family Services. Brent McHenry has been hired as the Department's Communications Officer.

2007 Meeting and Screening Dates

The Committee was provided a copy of the 2007 meeting and screening dates.

Annual Policy Review

Mr. Wellnitz reviewed Department policies with the Board.

**DISCUSSION AND APPROVAL OF APPROPRIATE APPRAISAL STANDARDS TO
BE USED IN THE REVIEW PROCESS**

Ruby Jefferson-Moore informed the Committee that there are changes being made to USPAP.

**REVIEW AND RECOMMENDATION ON APPLICATION FORMS AND
PROCEDURES**

Review Procedures

The Committee members discussed how to handle applicants that claim excessive appraisal hours. The Committee discussed how applications should be reviewed and where to direct questions while reviewing applications.

APPRAISAL SUBCOMMITTEE AUDIT OCTOBER 18-19, 2006

Discussion Regarding Appraisal Subcommittee Audit October 18-19, 2006

Ruby Jefferson-Moore informed the Committee that the auditors expressed concern with the length of time that it takes the Department to complete an investigation. The Department has until March 6, 2007 to get a response back to the auditors addressing this concern. The auditors also have an issue with an exam applicant that was not granted his credential for two years after he had taken the exam. The auditors also requested that anyone with an expired credential have all of the continuing education completed when renewing their credential.

INFORMATIONAL ITEMS

None.

CLOSED SESSION

MOTION: Marla Britton moved, seconded by Harvey Simmons, to convene to Closed Session to consider licensure or certification of individuals pursuant to § 19.85(1)(b), Stats., and to consider individual histories pursuant to § 19.85(1)(f), Stats. Roll Call Vote: Karen Scott-yes; Marla Britton-yes; Donald Chudnow-yes; Lynn Gregorash-yes; Linda Verbecken-yes; Harvey Simmons-yes; Ursula Volk-yes; Steve Vitale-yes; Larry Nicholson-yes; Frank Hopp-yes Motion carried unanimously.

Open Session recessed at 11:11 a.m.

RECONVENE TO OPEN SESSION

MOTION: Linda Verbecken moved, seconded by Marla Britton, to reconvene into Open Session at 1:03 p.m. Motion carried unanimously.

**VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION,
IF VOTING IS APPROPRIATE**

APPRAISAL REPORTS REVIEWED ON FEBRUARY 15, 2007

MICHAEL ANNUZIATA – CERT. RESIDENTIAL

MOTION: Lynn Gregorash moved, seconded by Linda Verbecken, to recommend that the Department approve Michael Annuziata's appraisal reports as submitted. Motion carried unanimously.

JONATHAN BALDWIN – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Harvey Britton, to recommend that the Department deny Jonathan Baldwin's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

BENJAMIN BARES – CERT. RESIDENTIAL

MOTION: Lynn Gregorash moved, seconded by Harvey Simmons, to recommend that the Department approve Benjamin Bares' appraisal reports as submitted with coaching comments. Motion carried unanimously.

BRYAN BENSON – CERT. RESIDENTIAL

MOTION: Lynn Gregorash moved, seconded by Larry Nicholson, to recommend that the Department approve Bryan Benson's appraisal reports as submitted. Motion carried unanimously.

RUDOLF BRENGEL – CERT. RESIDENTIAL

MOTION: Frank Hopp moved, seconded by Donald Chudnow, to recommend that the Department approve Rudolf Brengel's appraisal reports as submitted. Motion carried unanimously.

KATHY BRICH – CERT. GENERAL

MOTION: Harvey Simmons moved, seconded by Steve Vitale, to recommend that the Department issue a notice of intent to deny Kathy Brich's appraisal reports subject to receipt of the work files for the three reports completed and one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

JEFFREY CHRISTENSEN – LICENSED (AQB)

MOTION: Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department approve Jeffrey Christensen's appraisal reports as submitted. Motion carried unanimously.

BRIAN ELGER – CERT. RESIDENTIAL

MOTION: Lynn Gregorash moved, seconded by Steve Vitale, to recommend that the Department approve Brian Elger's appraisal reports as submitted. Motion carried unanimously.

ANDREA FENDRY – CERT. RESIDENTIAL

MOTION: Steve Vitale moved, seconded by Donald Chudnow, to recommend that the Department approve Andrea Fendry's appraisal reports as submitted. Motion carried unanimously.

CHRISTINE FERRELL – CERT. RESIDENTIAL

MOTION: Harvey Simmons moved, seconded by Frank Hopp, to recommend that the Department issue a notice of intent to deny Christine Ferrel's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

JAIMES FOSTER – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department deny Jaimes Foster's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

JAEGER FREUDENTHAL –CERT. RESIDENTIAL

MOTION: Steve Vitale moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Jaeger Freudenthal's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

MICHAEL GAWOREK – LICENSED (ASSESSOR)

MOTION: Marla Britton moved, seconded by Harvey Simmons, to recommend that the Department table Michael Gaworek's reports until three new reports which have been completed since January 1, 2005 and one report is to involve a sale. Motion carried unanimously.

BRENDA GIERACH – LICENSED

MOTION: Donald Chudnow moved, seconded by Ursula Volk, to recommend that the Department approve Brenda Gierach's appraisal reports as submitted with coaching comments. Motion carried unanimously.

ROBERT GRANT – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Larry Nicholson, to recommend that the Department deny Robert Grant's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

DANIEL HANSEN – LICENSED

This is tabled until the next meeting.

LINDA KILCOLLINS – LICENSED

MOTION: Ursula Volk moved, seconded by Frank Hopp, to recommend that the Department issue a notice of intent to deny Linda Kilcollins' appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

DAVID KOLOSSO – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Steve Vitale, to recommend that the Department approve David Kolosso's appraisal reports as submitted. Motion carried unanimously.

JAMES LAU – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department approve James Lau's appraisal reports as submitted. Motion carried unanimously.

STEVEN NORDQUIST – CERT. RESIDENTIAL (ASSESSOR)

MOTION: Marla Britton moved, seconded by Harvey Simmons, to recommend that the Department deny Steven Nordquist's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

MARK OTTE – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Lynn Gregorash, to recommend that the Department approve Mark Otte's appraisal reports as submitted. Motion carried unanimously.

BRIAN PATTERSON – LICENSED

MOTION: Ursula Volk moved, seconded by Linda Verbecken, to recommend that the Department approve Brian Patterson's appraisal reports as submitted with coaching comments. Motion carried unanimously.

BRADLEY PERRIN – CERT. RESIDENTIAL

MOTION: Lynn Gregorash moved, seconded by Harvey Simmons, to recommend that the Department deny Bradley Perrin's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

ANDREW PITTS – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Steve Vitale, to recommend that the Department approve Andrew Pitts' appraisal reports as submitted. Motion carried unanimously.

CALEB QUENZER – LICENSED (AQB)

MOTION: Lynn Gregorash moved, seconded by Frank Hopp, to recommend that the Department approve Caleb Quenzer's appraisal reports as submitted. Motion carried unanimously.

LEE REIDER – LICENSED

MOTION: Marla Britton moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Lee Reider's appraisal reports subject to receipt of two additional reports that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

DAN ROMANI – LICENSED

MOTION: Marla Britton moved, seconded by Ursula Volk, to recommend that the Department deny Dan Romani's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

JEFF SCHNEIDER – LICENSED

MOTION: Linda Verbecken moved, seconded by Harvey Simmons, to recommend that the Department issue a notice of intent to deny Jeff Schneider's

appraisal reports subject to receipt of one additional report that complies with USPAP and subject to approval by the reviewing appraiser and refer the supervisor to DOE. Motion carried unanimously.

ROBERT SHERMAN – CERT. GENERAL

MOTION: Marla Britton moved, seconded by Larry Nicholson, to recommend that the Department deny Robert Sherman's appraisal reports as submitted because the reports do not comply with USPAP and refer to DOE. Motion carried unanimously.

DEAN SMITH – LICENSED (AQB)

MOTION: Donald Chudnow moved, seconded by Harvey Simmons, to recommend that the Department issue a notice of intent to deny Dean Smith's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

MERRITT STEINBACH – LICENSED

MOTION: Donald Chudnow moved, seconded by Ursula Volk, to recommend that the Department approve Merritt Steinbach's appraisal reports as submitted. Motion carried unanimously.

JAMES VAN VONDEREN – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny James Van Vonderen's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

BRIAN WILLARD – CERT. RESIDENTIAL

MOTION: Steve Vitale moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Brian Willard's appraisal reports subject to receipt of three additional reports that complies with USPAP and one should be a small residential income property that includes all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

GINA WOOD – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Frank Hopp, to recommend that the Department deny Gina Wood's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

JESSE ZIMPLE – CERT. RESIDENTIAL

MOTION: Marla Britton moved, seconded by Harvey Simmons, to recommend that the Department issue a notice of intent to deny Jesse Zimple's appraisal reports subject to receipt of one additional report that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

BARBARA ROBERTSON

MOTION: Marla Britton moved, seconded by Ursula Volk, to recommend that the Department deny Barbara Robertson's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

VISITORS COMMENTS

None.

ADJOURNMENT

MOTION: Lynn Gregorash moved, seconded by Donald Chudnow, to adjourn the meeting at 1:31 p.m. Motion carried unanimously.

Next meeting: March 6, 2007