

**REAL ESTATE APPRAISERS APPLICATION  
ADVISORY COMMITTEE  
MINUTES  
JULY 12, 2007**

**PRESENT:** Larry Nicholson, Harv Simmons, Karen Scott, Gary Gruenisen, Frank D. Hopp, Ursula Volk, Linda Verbecken, Steve Vitale (joined the meeting at 10:06 a.m.), Marla Britton (joined the meeting at 10:06 a.m.), and Donald Chudnow (joined the meeting at 10:08 a.m.)

**EXCUSED:** Anthony Hearn and Lynn Gregorash

**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 10:03 a.m. A quorum of 7 members was present.

**ADOPTION OF AGENDA**

**MOTION:** Harv Simmons moved, seconded by Larry Nicholson, to approve the agenda as written. Motion carried unanimously.

**APPROVAL OF MAY 24, 2007 MINUTES**

**MOTION:** Frank Hopp moved, seconded by Linda Verbecken, to approve the minutes of May 24, 2007 as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT – TIM WELLNITZ, BUREAU DIRECTOR**

**EDUCATION AND EXPERIENCE ISSUES**

**Discussion and Recommendations Relating to Experience Hours Claimed for Review Appraisals**

Ruby Jefferson-Moore reviewed the recommended changes made by the Real Estate Appraisers Board with the Committee.

**APPRAISAL SUBCOMMITTEE**

**Update on the Appraisal Subcommittee's Review of Wisconsin's Real Estate Appraisers Regulatory Program**

Ruby Jefferson-Moore informed the Board that the Department received a letter from the Appraisal Subcommittee stating that the Committee will be conducting an audit in October.

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

None.

**CLOSED SESSION**

**MOTION:** Marla Britton moved, seconded by Steve Vitale, 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: Donald Chudnow-yes; Harv Simmons-yes; Karen Scott-yes; Steven Vitale-yes; Gary Gruenisen-yes; Larry Nicholson-yes; Marla Britton-yes; Frank D. Hopp-yes; Ursula Volk-yes; and Linda Verbecken-yes. Motion carried unanimously.

Open Session recessed at 10:23 a.m.

**RECONVENE TO OPEN SESSION**

**MOTION:** Steve Vitale moved, seconded by Linda Verbecken, to reconvene into Open Session at 12:57 p.m. Motion carried unanimously.

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

**APPRAISAL REPORTS REVIEWED ON JULY 12, 2007**

**TROY ABELN – LICENSED**

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

**DENISE AUTH – LICENSED**

**MOTION:** Marla Britton moved, seconded by Frank Hopp, to recommend that the Department approve Denise Auth's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**JORGE BARREIRO – LICENSED**

**MOTION:** Harv Simmons moved, seconded by Gary Gruenisen, to recommend that the Department approve Jorge Barreiro's appraisal reports as submitted. Motion carried unanimously.

**AMBER BUSTER – LICENSED**

**MOTION:** Steve Vitale moved, seconded by Gary Gruenisen, to recommend that the Department approve Amber Buster's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**KURT CARLSON – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Larry Nicholson, to recommend that the Department issue a notice of intent to deny Kurt Carlson'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.

**CANDICE COOPMAN – LICENSED**

**MOTION:** Harv Simmons moved, seconded by Frank Hopp, to recommend that the Department approve Candice Coopman's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**QUINLAN DEMAY – CERTIFIED RESIDENTIAL**

**MOTION:** Linda Verbecken moved, seconded by Gary Gruenisen, to recommend that the Department approve Quinlan Demay's appraisal reports as submitted. Motion carried unanimously.

**LAURIE EHLEITER – LICENSED**

**MOTION:** Frank Hopp moved, seconded by Linda Verbecken, to recommend that the Department approve Laurie Ehleiter's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**LISA ANN FENDRY ZARZYNSKI – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Harv Simmons, to recommend that the Department approve Lisa Ann Fendry Zarzynski's appraisal reports as submitted. Motion carried unanimously.

**PERRY GAGNON – CERT. GENERAL**

**MOTION:** Steve Vitale moved, seconded by Linda Verbecken, to recommend that the Department deny Perry Gagnon's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**ROBERT GRANT – CERT. RESIDENTIAL**

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

**JERI HIDDE – CERT. GENERAL**

**MOTION:** Linda Verbecken moved, seconded by Frank Hopp, to recommend that the Department issue a notice of intent to deny Jeri Hidde's appraisal reports subject to receipt of one additional commercial report that complies with USPAP and includes all three approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**RENE IPPOLITE – CERT. GENERAL**

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

**DIANE ISTVANEK – CERT. RESIDENTIAL**

**MOTION:** Frank Hopp moved, seconded by Harv Simmons, to recommend that the Department issue a notice of intent to deny Dian Istvanek's appraisal reports subject to receipt of two additional report that complies with USPAP and includes all three approaches to value and if she does not have 2 additional reports, she can submit demonstration reports and one of which has to use all approaches to value and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**THOMAS KAPPER – LICENSED**

**MOTION:** Gary Gruenisen moved, seconded by Ursula Volk, to recommend that the Department deny Thomas Kapper's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**DIANE KAUFFMAN – CERT. RESIDENTIAL**

**MOTION:** Frank Hopp moved, seconded by Linda Verbecken, to recommend that the Department deny Diane Kauffman's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**MICHAEL KIDD – CERT. GENERAL**

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

**JENNIFER KILIAN – CERT. RESIDENTIAL**

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

**JACK KORB – AQB**

**MOTION:** Marla Britton moved, seconded by Donald Chudnow, to recommend that the Department deny Jack Korb's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**JACKIE LINDAU – LICENSED**

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

**NATHAN LINDAU – CERT. RESIDENTIAL**

**MOTION:** Frank Hopp moved, seconded by Steve Vitale, to recommend that the Department deny Nathan Lindau's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**ROBERT PIPP – CERT. RESIDENTIAL**

**MOTION:** Donald Chudnow moved, seconded by Gary Gruenisen, to recommend that the Department deny Robert Pipp's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**AMANDA POULSON – LICENSED**

**MOTION:** Linda Verbecken moved, seconded by Ursula Volk, to recommend that the Department deny Amanda Poulson's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**MATTHEW RUTHENBERG – LICENSED**

**MOTION:** Marla Britton moved, seconded by Larry Nicholson, to recommend that the Department table Matthew Ruthenberg's reports. Motion carried unanimously.

**THOMAS SCHMITT – LICENSED**

**MOTION:** Marla Britton moved, seconded by Harv Simmons, to recommend that the Department approve Thomas Schmitt's appraisal reports as submitted with coaching comments and to refer the supervisor to DOE. Motion carried unanimously.

**MARK SIMONOVICH – LICENSED**

**MOTION:** Ursula Volk moved, seconded by Linda Verbecken, to recommend that the Department issue a notice of intent to deny Mark Simonovich'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.

**KEVIN SMITH – LICENSED**

**MOTION:** Donald Chudnow moved, seconded by Gary Gruenisen, to recommend that the Department approve Kevin Smith's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**JOSETTE THOMPSON – LICENSED**

**MOTION:** Larry Nicholson moved, seconded by Linda Verbecken, to recommend that the Department deny Josette Thompson's appraisal reports as submitted because the reports do not comply with USPAP and refer supervisor to DOE. Motion carried unanimously.

**THOMAS WALKER JR. – CERT. GENERAL**

**MOTION:** Marla Britton moved, seconded by Frank Hopp, to recommend that the Department deny Thomas Walker Jr.'s appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously. Harv Simmons-abstained.

**JANICE WHEELOCK – CERT. RESIDENTIAL**

**MOTION:** Marla Britton moved, seconded by Linda Verbecken, to recommend that the Department issue a notice of intent to deny Janice Wheelock'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.

**GINA WOOD – CERT. RESIDENTIAL**

**MOTION:** Harv Simmons moved, seconded by Donald Chudnow, to recommend that the Department approve Gina Wood's appraisal reports as submitted. Motion carried unanimously.

**VISITORS COMMENTS**

None.

**ADJOURNMENT**

**MOTION:** Gary Gruenisen moved, seconded by Donald Chudnow, to adjourn the meeting at 1:08 p.m. Motion carried unanimously.