

**REAL ESTATE APPRAISERS APPLICATION
ADVISORY COMMITTEE
MINUTES
MAY 22, 2008**

PRESENT: Donald Chudnow, Frank D. Hopp, Larry Nicholson, Harv Simmons, Linda Verbecken, Ursula Volk, Anthony Hearn (joined the meeting at 10:22 a.m.), Lynn Gregorash, Gary Gruenisen, Lynette Ketcham, and Greg Landretti

EXCUSED: David Wagner

STAFF PRESENT: Kimberly Nania, Division Administrator; Ruby Jefferson-Moore, Legal Counsel; and Nicole Goodman, Bureau Assistant

CALL TO ORDER

Linda Verbecken, Chair, called the meeting to order at 10:05 a.m. A quorum of ten members was present.

ADOPTION OF AGENDA

Amendment to Agenda

- Under Appraisal Reports Reviewed add Timothy Wiza – Cert. Residential and Tamara Knutson - AQB

MOTION: Harv Simmons moved, seconded by Donald Chudnow, to approve the agenda as amended. Motion carried unanimously.

APPROVAL OF MARCH 4, 2008 MINUTES

MOTION: Donald Chudnow moved, seconded by Lynn Gregorash, to approve the minutes of March 4, 2008 as written. Motion carried unanimously.

ADMINISTRATIVE REPORT – KIMBERLY NANIA, DIVISION ADMINISTRATOR

Kimberly Nania, Division Administrator, informed the Committee that Mr. Wellnitz is no longer with the Department. Kimberly Nania welcomed Lynette Ketcham to the Committee; she is filling the vacant Certified Residential position and announced that David Wagner has also been appointed to the Committee and will be attending the next meeting.

Kimberly Nania informed the Committee that this would be Harv Simmons last Committee meeting. Secretary Jackson thanked Harv Simmons for his work on the Committee and presented him with a plaque.

LEGISLATION AND ADMINISTRATIVE RULES

Update on SB 549/2007 Wisconsin Act 219 Relating to the Confidentiality and Electronic Filing of Real Estate Transfer Returns

Ruby Jefferson-Moore provided the Committee with a brief update on the 2007 Wisconsin Act 219 relating to the confidentiality and electronic filing of real estate transfer returns.

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

The Committee discussed creating a form that all the Committee members could use as a reference. The Committee members will submit check list forms to Nicole Goodman to place in the next agenda for the entire Committee to review.

MOTION: Greg Landretti moved, seconded by Frank Hopp, to submit example review forms to Nicole Goodman for placement on the next agenda. Motion carried unanimously.

MOTION: Greg Landretti moved, seconded by Frank Hopp, to amend the previous motion. Motion carried unanimously.

MOTION: Frank Hopp moved, seconded by Ursula Volk, to submit check list forms to Nicole Goodman for review at the next meeting. Motion carried unanimously.

Anthony Hearn joined the meeting.

The Committee will be meeting at 9:00 a.m. on their next regularly scheduled meeting date to review Standard 3.

APPRAISAL SUBCOMMITTEE

Letter from Appraisal Subcommittee Regarding Proposed Amendments to ASC Policy Statement 10

Ruby Jefferson-Moore briefly reviewed the proposed amendments to ASC Policy Statement 10 with the Committee. The Committee had no comments to provide.

APPRAISAL FOUNDATION

Invitation to Comment on USPAP and USPAP Education

Ruby Jefferson-Moore reviewed USPAP and USPAP education with the Committee. The Committee had no comments to provide.

CREDENTIALING

Discussion of Assessor Application Forms

The Committee reviewed and discussed the assessor application forms. The Committee was provided a copy of Chapter RL 83 for review.

MOTION: Donald Chudnow moved, seconded by Lynn Gregorash, to table this discussion until next meeting. Motion carried unanimously.

Discussion of the Difference Between a Notice of Intent to Deny and a Notice of Denial

Linda Verbecken explained the difference between notice of intent to deny and notice of denial to the Committee.

MISCELLANEOUS INFORMATION/CORRESPONDENCE

Letter From Donald Chudnow and Response From Real Estate Board Relating to Non-Disclosure of Financing Terms in Real Estate Transactions

The Committee discussed the response from the Real Estate Board relating to non-disclosure of financing terms in real estate transaction. Ruby Jefferson-Moore informed the Committee that the Real Estate Appraisers Board is requesting that the Real Estate Forms Committee and the Real Estate Board are informed that they are strongly in favor of including information on all Offer to Purchase forms that allows agents to disclose details about the transaction.

MOTION: Frank Hopp moved, seconded by Donald Chudnow, to table this discussion until the next meeting. Motion carried unanimously.

CLOSED SESSION

MOTION: Greg Landretti moved, seconded by Donald Chudnow, 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: Linda Verbecken-yes; Donald Chudnow-yes; Harv Simmons-yes; Larry Nicholson-yes; Frank D. Hopp-yes; Ursula Volk-yes; Greg Landretti-yes; Lynn Gregorash-yes; Gary Gruenisen-yes; Anthony Hearn-yes; Lynette Ketcham-yes. Motion carried unanimously.

Open Session recessed at 12:00 p.m.

RECONVENE TO OPEN SESSION

MOTION: Donald Chudnow moved, seconded by Lynn Gregorash, to reconvene into Open Session at 1:45 p.m. Motion carried unanimously.

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

APPRAISAL REPORTS REVIEWED ON MAY 22, 2008

BRAD ADAMOVICH – LICENSED

MOTION: Donald Chudnow moved, seconded by Larry Nicholson, to recommend that the Department approve Brad Adamovich's appraisal reports as submitted. Motion carried unanimously.

JULIA ALBRECHT – AQB

MOTION: Ursula Volk moved, seconded by Donald Chudnow, to recommend that the Department approve Julia Albrecht's appraisal reports as submitted with coaching comments. Motion carried unanimously. Frank Hopp-Abstained.

ALEXANDER AMADI-EMINA – AQB

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

DARRELL BACHOFEN – AQB

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

ALLEN BAEHR – AQB

MOTION: Ursula Volk moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Allen Baehr's appraisal reports subject to receipt of two additional reports with one report demonstrating the cost approach and that complies with USPAP and subject to approval by the reviewing appraiser. Motion carried unanimously.

PAUL BENGOA – CERT. RESIDENTIAL

MOTION: Harv Simmons moved, seconded by Greg Landretti, to recommend that the Department deny Paul Bengoa's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

PETER BENO – CERT. GENERAL

MOTION: Greg Landretti moved, seconded by Larry Nicholson, to recommend that the Department issue a notice of intent to deny Peter Beno appraisal

reports subject to receipt of one additional report that contains an apartment complex or similar to the report submitted that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

DAVID CHASE – AQB

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

KIMBERLY CHRISTOPHER – CERT. GENERAL

MOTION: Greg Landretti moved, seconded by Frank Hopp, to recommend that the Department deny Kimberly Christopher's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

SHANNON CLARKSEN – CERT. RESIDENTIAL

MOTION: Anthony Hearn moved, seconded by Gary Gruenisen, to recommend that the Department deny Shannon Clarksen's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

DENNIS DUCKETT – LICENSED

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

JAMES FELSKI – CERT. RESIDENTIAL

MOTION: Larry Nicholson moved, seconded by Donald Chudnow, to recommend that the Department approve Jams Felski's appraisal reports as submitted. Motion carried unanimously.

MARK FREY – CERT. GENERAL

MOTION: Harv Simmons moved, seconded by Ursula Volk, to recommend that the Department issue a notice of intent to deny Mark Frey's appraisal reports subject to receipt of additional information subject to approval by the reviewing appraiser. Motion carried unanimously.

DAVID GILBERT – CERT. RESIDENTIAL

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

JAMES HARRIS – AQB

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

WILLIAM HUGHES – AQB

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

BRIAN JACOBSON – CERT. GENERAL

MOTION: Gary Gruenisen moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Brian Jacobson's appraisal reports subject to receipt of one additional report of recent purchase transaction where the offer to purchase was analyzed and that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

RICHARD JENKS – AQB

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

EDWARD LANTVIT – AQB

MOTION: Harv Simmons moved, seconded by Greg Landretti, to recommend that the Department deny Edward Lantvit's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

TODD LARSON – LICENSED

MOTION: Anthony Hearn moved, seconded by Lynn Gregorash, to recommend that the Department approve Todd Larson's appraisal reports as submitted. Motion carried unanimously.

CHARLES LEE – CERT. RESIDENTIAL

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

MARK LINDE – CERT. RESIDENTIAL

MOTION: Gary Gruenisen moved, seconded by Greg Landretti, to recommend that the Department deny Mark Linde's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

STEVEN LOEHRKE – AQB

MOTION: Frank Hopp moved, seconded by Gary Gruenisen, to recommend that the Department approve Steven Loehrke's appraisal reports as submitted with coaching comments. Motion carried unanimously.

NOELLE MCDONALD – CERT. GENERAL

MOTION: Greg Landretti moved, seconded by Harv Simmons, to recommend that the Department approve Noelle McDonald's appraisal reports as submitted. Motion carried unanimously.

JEFFERY MEWHORTER – AQB

MOTION: Donald Chudnow moved, seconded by Gary Gruenisen, to recommend that the Department approve Jeffery Mewhorter's appraisal reports as submitted. Motion carried unanimously.

LYNN MILLER – CERT. RESIDENTIAL

MOTION: Anthony Hearn moved, seconded by Lynn Gregorash, to recommend that the Department approve Lynn Miller's appraisal reports as submitted. Motion carried unanimously.

DARRELL NACHREINER – LICENSED

MOTION: Ursula Volk moved, seconded by Donald Chudnow, to recommend that the Department deny Darrell Nachreiner's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

DANIEL PAASCH – CERT. RESIDENTIAL

MOTION: Anthony Hearn moved, seconded by Greg Landretti, to recommend that the Department deny Daniel Paasch's appraisal reports as submitted

because the reports do not comply with USPAP and refer both the applicant and the supervisor to DOE. Motion carried unanimously.

DAIVD PEETZ – CERT. RESIDENTIAL

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

CONNIE PIEPER-SCHROEDER – CERT. RESIDENTIAL

MOTION: Lynn Gregorash moved, seconded by Donald Chudnow, to recommend that the Department approve Connie Pieper-Schroeder's appraisal reports as submitted with coaching comments. Motion carried unanimously.

TOD PIPER – AQB

MOTION: Ursula Volk moved, seconded by Gary Gruenisen, to recommend that the Department approve Tod Piper's appraisal reports as submitted with coaching comments. Motion carried unanimously.

JACQUELINE POSTHUMA – AQB

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

GREG REICH – CERT. GENERAL

MOTION: Gary Gruenisen moved, seconded by Harv Simmons, to recommend that the Department approve Greg Reich's appraisal reports as submitted. Motion carried unanimously. Anthony Hearn - Abstained

STEVE REICH – CERT. GENERAL

MOTION: Larry Nicholson moved, seconded by Frank Hopp, to recommend that the Department approve Steve Reich's appraisal reports as submitted. Motion carried unanimously. Anthony Abstains

MICHAEL SCHWARTZ – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Greg Landretti, to recommend that the Department approve Michael Schwartz's appraisal reports as submitted. Motion carried unanimously.

CHRISTOPHER SEELIGER – CERT. RESIDENTIAL

MOTION: Anthony Hearn moved, seconded by Gary Gruenisen, to recommend that the Department approve Christopher Seeliger's appraisal reports as submitted with coaching comments. Motion carried unanimously.

JULIE SIMCOCK – LICENSED

MOTION: Gary Gruenisen moved, seconded by Donald Chudnow, to recommend that the Department approve Julie Simcock's appraisal reports as submitted. Motion carried unanimously.

JOHN SOSNIECKI – AQB

MOTION: Donald Chudnow moved, seconded by Greg Landretti, to recommend that the Department approve John Sosniecki's appraisal reports as submitted with coaching comments. Motion carried unanimously.

JUDITH STAUDUHAR – CERT. RESIDENTIAL

MOTION: Frank Hopp moved, seconded by Donald Chudnow, to recommend that the Department deny Judith Stauduhar's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

SUSAN SWEENEY – AQB

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

JULIETTE TAYLOR – AQB

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

QUINLAN THOMAS – CERT. GENERAL

MOTION: Greg Landretti moved, seconded by Harv Simmons, to recommend that the Department deny Quinlan Thomas' appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

DUANE TOLLEFSON – CERT. RESIDENTIAL

MOTION: Donald Chudnow moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Duane Tollefson's

appraisal reports subject to receipt of requested information and subject to the approval of the reviewing appraiser. Motion carried unanimously.

KEVIN TURKIEWICZ – CERT. RESIDENTIAL

MOTION: Lynn Gregorash moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Kevin Turkiewicz'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.

VICKI UHLIR – CERT. RESIDENTIAL

MOTION: Anthony Hearn moved, seconded by Frank Hopp, to recommend that the Department issue a notice of intent to deny Vicki Uhlir's appraisal reports subject to receipt of one additional report that documents the market analysis and that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

TERRY URBAN – CERT. RESIDENTIAL

MOTION: Frank Hopp moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Terry Urban'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 WALSH – CERT. GENERAL

MOTION: Greg Landretti moved, seconded by Harv Simmons, to recommend that the Department deny Michael Walsh's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

ROXANE WAPPLER – AQB

MOTION: Larry Nicholson moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Roxane Wappler's appraisal reports subject to receipt of requested information and subject to the approval of the reviewing appraiser. Motion carried unanimously.

STACEY WERGIN – LICENSED

MOTION: Harv Simmons moved, seconded by Gary Gruenisen, to recommend that the Department deny Stacey Wergin's appraisal reports as submitted

because the reports do not comply with USPAP and refer the supervisor to DOE. Motion carried unanimously.

ERIC WIDMANN – AQB

MOTION: Lynn Gregorash moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Eric Widmann's appraisal reports subject to receipt of one additional report that demonstrates the cost approach and development of sight value and that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

DANIEL WILKINS – CERT. GENERAL

MOTION: Frank Hopp moved, seconded by Larry Nicholson, to recommend that the Department approve Daniel Wilkin's appraisal reports as submitted. Motion carried unanimously. Donald Chudnow -Abstains

KEMA WILLIAMS – CERT. RESIDENTIAL

MOTION: Anthony Hearn moved, seconded by Donald Chudnow, to recommend that the Department deny Kema William's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

TIMOTHY WIZA – CERT. RESIDENTIAL

MOTION: Anthony Hearn moved, seconded by Ursula Volk, to recommend that the Department approve Timothy Wiza's appraisal reports as submitted. Motion carried unanimously.

TAMARA KNUTSON - AQB

MOTION: Frank Hopp moved, seconded by Donald Chudnow, to recommend that the Department deny Tamara Knutson's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

VISITORS COMMENTS

None.

ADJOURNMENT

MOTION: Harv Simmons moved, seconded by Donald Chudnow, to adjourn the meeting at 2:07 p.m. Motion carried unanimously.