

**REAL ESTATE APPRAISERS APPLICATION  
ADVISORY COMMITTEE  
MINUTES  
SEPTEMBER 4, 2008**

**PRESENT:** Donald Chudnow, Linda Verbecken, Ursula Volk, Lynn Gregorash, Thomas Kneesel, Greg Landretti, Frank D. Hopp, David Wagner, Larry Nicholson, and Lynette Ketcham (joined the meeting at 10:27 a.m.)

**EXCUSED:** Gary Gruenisen and Anthony Hearn

**STAFF PRESENT:** Yolanda McGowan, Bureau Director; Ruby Jefferson-Moore, Legal Counsel; Nicole Goodman, Bureau Assistant and Kelly Niesen, Credentialing

**GUESTS:** Edward Potter, self and WAAO; Daniel Posthuma, self

**CALL TO ORDER**

Linda Verbecken, Chair, called the meeting to order at 10:03 a.m. A quorum of 9 members was present.

**ADOPTION OF AGENDA**

Amendments to Agenda

- Open Session: Under Administrative Report add Approval of 2009 Meeting Dates.
- Open Session: Under Miscellaneous Information add Discussion of the Associated Press Article Regarding Appraiser Oversight
- Closed Session: Add Dennis Doucette – AQB Under Review and Consideration of Appraisal Experience and Appraisal Reports

**MOTION:** Greg Landretti moved, seconded by Lynn Gregorash, to approve the agenda as amended. Motion carried unanimously.

**APPROVAL OF JULY 17, 2008 MINUTES**

**MOTION:** Donald Chudnow moved, seconded by Frank Hopp, to approve the minutes of July 17, 2008 as written. Motion carried unanimously.

**ADMINISTRATIVE REPORT – YOLANDA MCGOWAN, BUREAU DIRECTOR**

**Approval of 2009 Meeting Dates**

The Committee was provided a copy of the 2009 meeting dates.

**MOTION:** Donald Chudnow moved, seconded by Larry Nicholson, to approve the proposed 2009 meeting dates. Motion carried unanimously.

## **LEGISLATIVE AND ADMINISTRATIVE RULES**

Ruby Jefferson-Moore provided the Committee with a copy of the revision to Chapter RL 86, Appendix I.

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

The Committee members reported that the checklist was working well.

## **CREDENTIALING**

### **Discussion of Assessor Application Forms**

Lynette Ketcham joined the meeting.

The Committee discussed the Assessor Application form and decided not to make any changes at this time but will be reviewing the application at another time.

## **MISCELLANEOUS INFORMATION/CORRESPONDENCE**

### **Discussion of the Associated Press Article Regarding Appraiser Oversight**

The Committee was provided an article relating to appraiser oversight as an informational item.

## **CLOSED SESSION**

**MOTION:** Greg Landretti moved, seconded by Ursula Volk, 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; Linda Verbecken-yes; Ursula Volk-yes; Lynn Gregorash-yes; Thomas Kneesel-yes; Greg Landretti-yes; Frank D. Hopp-yes; David Wagner-yes; Larry Nicholson-yes; and Lynette Ketcham-yes. Motion carried unanimously.

Open Session recessed at 11:07 a.m.

## **RECONVENE TO OPEN SESSION**

**MOTION:** Larry Nicholson moved, seconded by Frank Hopp, to reconvene into Open Session at 12:56 p.m. Motion carried unanimously.

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

## **APPRAISAL REPORTS REVIEWED ON SEPTEMBER 4, 2008**

**WESLEY BURNAM - LICENSED**

**MOTION:** Donald Chudnow moved, seconded by Ursula Volk, to recommend that the Department issue a notice of intent to deny Wesley Burnam's appraisal reports subject to receipt of the two requested work files that comply with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**ANTHONY DARGA - AQB**

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

**QUINN DEBRUIN - LICENSED**

**MOTION:** Lynn Gregorash moved, seconded by Donald Chudnow, to recommend that the Department issue a notice of intent to deny Quinn Debruin's appraisal reports subject to receipt of two additional reports that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**DENNIS DOUCETTE - AQB**

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

**GEOFF GOODLAD – CERT. RESIDENTIAL**

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

**JAMIE GREELEY – CERT. RESIDENTIAL**

**MOTION:** Lynette Ketcham moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Jamie Greeley's appraisal reports subject to receipt of one additional report and one work file that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**JOEL HEDEMAN – CERT. GENERAL**

**MOTION:** Greg Landretti moved, seconded by Donald Chudnow, to recommend that the Department to table Joel Hedeman's appraisal reports. Motion carried unanimously.

**BINH HUA – CERT. GENERAL**

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

**ELIZABETH KAUFFMAN – CERT. RESIDENTIAL**

**MOTION:** David Wagner moved, seconded by Donald Chudnow, to recommend that the Department approve Elizabeth Kauffman's appraisal reports as submitted with coaching comments. Motion carried unanimously.

**LINDA KNUTESON – CERT. RESIDENTIAL**

**MOTION:** Larry Nicholson moved, seconded by Ursula Volk, to recommend that the Department issue a notice of intent to deny Linda Knuteson's appraisal reports subject to receipt of two additional reports that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**JENNIFER KRITCH – CERT. GENERAL**

**MOTION:** David Wagner moved, seconded by Frank Hopp, to recommend that the Department deny Jennifer Kritch's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**EDWARD LANTVIT - AQB**

**MOTION:** Lynette Ketcham moved, seconded by Lynn Gregorash, to recommend that the Department issue a notice of intent to deny Edward Lantvit's appraisal reports subject to receipt of one additional report and the requested work file 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.

**DENNIS LURA - AQB**

**MOTION:** Frank Hopp moved, seconded by Greg Landretti, to recommend that the Department approve Dennis Lura's appraisal reports as submitted with coaching comments. Motion carried. Donald Chudnow – Abstained.

**AMY MAREN - AQB**

**MOTION:** Ursula Volk moved, seconded by Larry Nicholson, to recommend that the Department deny Amy Maren's appraisal reports as submitted because the reports do not comply with USPAP. Motion carried unanimously.

**CARIE NACHREINER - AQB**

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

**DANIEL PAASCH – CERT. RESIDENTIAL**

**MOTION:** Lynn Gregorash moved, seconded by Greg Landretti, to recommend that the Department issue a notice of intent to deny Daniel Paasch's appraisal reports subject to receipt of two additional reports that complies with USPAP and other requested information subject to approval by the reviewing appraiser. Motion carried unanimously.

**ROBERT PIPP – CERT. RESIDENTIAL**

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

**DANIEL POSTHUMA – CERT. RESIDENTIAL**

**MOTION:** Frank Hopp moved, seconded by Greg Landretti, to recommend that the Department approve Daniel Posthuma's appraisal reports as submitted. Motion carried unanimously.

**DUDLEY ROBERTSON - AQB**

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

**TROY SEABROOK - AQB**

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

**VISITORS COMMENTS**

None.

## **ADJOURNMENT**

**MOTION:** Lynn Gregorash moved, seconded by Donald Chudnow to adjourn the meeting at 1:03 p.m. Motion carried unanimously.