

**MINUTES
REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
INDIANA GOVERNMENT CENTER SOUTH
WEDNESDAY JULY 18, 2024**

Members Present:

Wayne Johnson
Mark Ratterman, Chair
Dennis "Matthew" Kruse II
Ron Kohart
Cyndi Gianneschi - ELECTRONICALLY

ALL VOTES ROLL CALL VOTES

Members Absent:

None

State Officials Present:

Amy Hall, Board Director
Chris Shea-Russell, Assistant Board Director
James Harry, Board Counsel

Court Reporter:

None

I. CALL TO ORDER & ESTABLISH QUORUM

Mark Ratterman called the meeting to order at 9:30 a.m. and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

II. ADOPTION OF THE AGENDA

Motion was made by Matt Kruse and seconded by Wayne Johnson to approve the agenda.

Kruse/Johnson

Motion Passes 5/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

III. ADOPTION OF THE MINUTES FROM THE JUNE 5, 2024, MEETING OF THE BOARD

Motion was made by Ron Kohart and seconded by Cyndi Gianneschi to approve the minutes of the June 5, 2024, meeting. The minutes are approved.

Kohart/Gianneschi

Motion Passes 4/0/1

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennie 'Matthew' Kruse	abstain	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

IV. REPORT FROM THE OFFICE OF THE ATTORNEY GENERAL

Kelsey McKnight provided a report from the Office of the Attorney General. There are 4 open litigation cases. There are 11 open complaints.

V. PERSONAL APPEARANCES

Zacharain Masden – Positive Response Renewal

Zaharain Masden appeared before the board to discuss the positive response on his renewal. September of 2023 he was arrested for driving under the influence, from bloodwork, for marijuana possession and usage. He was convicted of a misdemeanor for possession and placed on criminal probation for a year and to attend alcohol and drug classes.

Motion made by Wayne Johnson and seconded by Matthew Kruse to approve his renewal.

Johnson/Kruse

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

Eric Copsey – Positive Response Renewal

Eric Copsey appeared before the board to discuss the positive response on his renewal. In January of 2022 he was arrested for driving under the influence. He was convicted in criminal court in January 2024 of driving under the influence resulting in bodily injury. He is currently on active criminal probation, alcohol

monitoring five times a day and under home detention. He can, with permission from the court, work outside the home. His criminal probation subsides July 2026, providing he completes all requirements of his criminal probation.

Motion made by Matthew Kruse and seconded by Ron Kohart to approve his renewal.

Kruse/Kohart

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

VI. ADMINISTRATIVE HEARINGS

None

VII. DISCUSSION

New Rule Questions – Cyndi Gianneschi

Client list report – what should an applicant do, how should it be presented to the board – the board wants to review the actual report and isn't concerned with the name of the clients, just for the experience associated with the appraisals submitted. The hours are what matter for the experience.

The applications coming in now utilize the new rules implemented in October 2023, which in reality are an easier pathway and clarity in the required experience hours. The hours submitted must be appropriate.

Developing AQB Requirements.

There will be changes in the continuing education requirements, mandated by the Appraisal Foundation and in prelicensure requirements, to be added to the rules for fair housing and evaluation bias. This is a new AQB Requirement to begin January 2026. AQB has the requirements posted on their requirement page. All licensed appraisers will be required to take this class.

Freddie Mac and Fannie Mae, when they submit a complaint to a licensing board, it is a complaint that should be taken seriously. Freddie and Fannie complaints are reviewed in depth prior to submitting complaints to the board.

AARO has a meeting in October in Boston. Checking to see if there are any members who wish to attend. Matthew Kruse will attend if there is no one else who wishes to attend.

Motion made to send Matthew Kruse and Cyndi Gianneschi to represent Indiana at this meeting by Ron Kohart and seconded by Wayne Johnson.

Kohart/Johnson

Motion Passes 5/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

OTHER BUSINESS

VIII. ADJOURNMENT

Adjourn at 10:47



Mark Ratterman, Chair

Date