

# PLB NEWS

## In this issue:

- [Accountancy Examining Board \(pg. 1\)](#)
- [Architectural Examining Board \(pg. 4\)](#)
- [Engineering and Land Surveying Examining Board \(pg. 6\)](#)
- [Interior Design Examining Board \(pg. 6\)](#)
- [Landscape Architectural Examining Board \(pg. 7\)](#)
- [Real Estate Appraiser Examining Board \(pg. 7\)](#)
- [Real Estate Commission \(pg. 10\)](#)

Welcome to PLB News, the quarterly newsletter of the Iowa Professional Licensing Bureau.

To keep licensees and stakeholders informed, we are pleased to provide you with information about each of the Bureau's seven professional licensing boards. Click on the name of the board in the list to the left, and you will jump to that section of the newsletter.

We welcome your feedback. Feel free to call the office or e-mail your profession's board. Contact information can be found on the last page of the newsletter.

## Accountancy Board

### New Rules Adopted by the Accountancy Board

On August 26, the Iowa Accountancy Examining Board voted to adopt multiple amendments to IAC193A. Most of the changes were necessitated by Senate File 198, signed by the Governor on March 31, 2015. The bill amends Iowa Code chapter 542 which is the Accountancy Board's enabling Act. The primary change is the amendment to the definition of "report" and the associated changes to the breadth of services included in the definition of "attest."

Additional changes reflect updates to resource information provided to the public, the removal of outdated information, and clarification of flexible continuing education deadlines. For more information and to view the amendments, please visit [www.rules.iowa.gov](http://www.rules.iowa.gov).

### Lapsed Licenses

Accountancy lapsed licenses as of July 1, 2015:

ADAMS, BROWN, BERAN & BALL, CHTD 2014-182	BEELMAN, GREG THOMAS	9170
AMLING, GEORGE W 2183	BEHOUNEK, CHRISTOPHER GREG	12483
ANDERS, MINKLER, HUBER & HELM LLP 2014-166	BEHRENS, THOMAS R.	3829
ANDERSON, ELEANOR K 12599	BERNARDY, PATRICK KELLY	5603
ANGELICI, PATRICIA LYNNE 7363	BLADEL, MICKEY JEAN	6915
ARAGON MARTINEZ, MONICA 13331	BOB REHFUSS CPA PLC	2014-044
ARNOLD, GENE E. 4220	BOLANDER, CHELSEA MARIE	5570
ARNOLD, BEHRENS, NESBIT, GRAY, PC 2014-481	BOLLIN, AUDREY JOAN	8661
BABCOCK, MARK 3893	BOLSER, MARY J.	7362
BABINAT, MARY FRANCES 8337	BONSTROM, PETER EDWARD	11911
BACH, JEFFREY BRIAN 12788	BORCHERT, KEVIN JAMES	3808
BAKER & ASSOCIATES LLP 2014-137	BORESI, JANET CARLSON	2722
BAYERKOHLER, GLENN 6375	BOTT, KARLA LYNNNAE	9209
BEACH, DEBRA KAY 4049	BOWMAN, MICHAEL R.	8819

BOYKE, PATRICIA J RICHARDSON	2962	GURWELL TAX & CONSULTING, LLC	2014-318
BRIAN E. GEERTS CPA	2014-516	HALLBERG, CHRISTINA	12768
BROWN, KIMBERLY LYNN	9906	HANCOCK, JOHN W.	3337
BROWN, SCOTT	5322	HANKEMEIER, NORINE SELMA	7598
BUHR, DANIEL F.	807	HANSEN, GARY R.	2332
BUNNING BOWMAN RIDLEY SMITH, LLP	014-551	HANSEN, KYLE JAMES	13510
BURDORF, PARROTT AND ASSOCIATES, PC	2014-017	HARMAN, HEATHER ANN	10685
BURGMEIER, CHARLES R.	2414	HARTWELL, JEAN CATHERINE	2739
BURINGTON, TIMOTHY GENE	11348	HASKEN, KELLIE DANIELLE	12547
BURTON, RUSS	3530	HEIMSOTH, LESLIE N.	1481
CARLETON, RUSSELL DAVID	7955	HENNEN & ASSOCIATES PLC	2014-549
CARLSON, CHRISTINE L	9301	HENNING, MATTHEW LEIGH	13370
CARTER, KEITH E.	583	HILL LARSON WALTH BENDA PA	2014-512
CARTON, BENJAMIN	13428	HRASTICH, KYLE ANDREW	12649
CASPER, ANN MARIE	12164	HUANG, WEI	12046
CHEN, BAIZHOU	5623	HUCKFELDT SMITH, PLC	2014-522
CLARK, AMY LOUISE	10573	HUCKLEBERRY, ROBERT M.	1431
CLARK, GARY ALLEN	8224	HUGUNIN, NICHOLAS J.	4241
CLARKE, SCOTT ALAN	9728	HUMISTON, KATHLEEN M.	4767
COOPER, CHRISTOPHER	11482	HYON, WON SOP	8225
COVERT, REBECCA CHRISTINE	13230	IMERMAN, LAURA M.	5244
CRANE, CHRISTINE ANN	13113	INGERSOLL, ROBERT F.	486
CREVELING, DENNIS MARION	1557	INGLES, TADD MICHAEL	5267
CRIPPEN, REID BOWEN, LLC	2014-499	INTERNATIONAL MGMT. SOLUTIONS CPA LLC	2014-445
CRUICE, JR., STEVEN FRANCIS	5610	IRVINE, WILLIAM P.	2442
DAGGETT, SUSAN E.	5443	ISENEKER, BRUCE ALLEN	4128
DALIN, MICHAEL J.	2550	JANNSEN & COMPANY, SC	2014-410
DANIEL T. PENALUNA, PLLC	2014-487	JETTER, ANNE C.	5544
DAVENPORT, THOMAS C.	6837	JIM GAGE CO., CPA'S, LLP	2014-046
DAVIS, ERICA RAI TODD	11506	JOHN H. HINES CPA, PC	2014-437
DAVIS, MONICA ANN	11555	JOHN M. SHORT, CPA	2014-016
DEBOEUF, KATHLEEN S.	3572	JOHNSON, PATRICIA ANN	7172
DEGROOT, ELIZABETH ANNE	12919	JONES, JASON M.	5510
DENNIS, DANIEL F.	2776	JONTZ, TANNER JOSHUA	12460
DEVRIES, MARC	5638	JOSEPHSEN, DAN L.	2023
DICKERSON RIX & CO. LLP	2014-183	JOSTEN, ERIC MATTHEW	9513
DILLAVOU, TOM E	10428	JULIE C. LUFT, CPA	2014-415
DONNELLY, JAMES F.	3252	JUNGMANN, ROSEMARY	2837
DOUGLAS JORDAN, CPA	2014-139	KLINE, TRICIA L	12824
DUPIC, ABIGAIL EVE	5513	KLUESNER, KRISTIN LEA	10865
EGGERS, NANCY ANN	7960	KOESTER, JERRY D.	2055
ELLIOTT, RYAN FRANCIS	13272	KOOIKER, WAYNE A.	1113
ENGELKEN, WILLEEN FRANCES	8592	KROEGER, DELYNNE M	10204
FELDMANN, ROBERT A.	496	KRUSE, SCHUMACHER, SMEJKAL & BROCKHAUS	2014-573
FIEPKE, THOMAS L.	5281	KUHLMAN, JULIE LYNNE	10018
FISHER, ADAM ARTHUR	12753	LANDERS, SHEILA M	8652
FOX, DAVID LEE	7088	LAWRENCE, TEBLE RENAE	12408
FREDRICK J. HENSEL, PC	2014-475	LEE, HSIAO-LUN	11776
FROESCHLE, GARY A.	2204	LEMKE, LOUIS L	2662
FUHRMEISTER, ANDREW STEVEN	10551	LEWIS, GLORIA ANN	3576
GALLIGAN, CHRISTOPHER JAMES	9816	LI, YUELIN	13238
GLAHN, JACQUELINE NOLTE	4752	LINDBURG, ROY G.	8135
GOINS, RYAN JAMES	13172	LLOYD B. MC MANUS, CPA, PC	2014-469
GRANT SCHINDEL, CPA'S INC.	2014-334	LORTZ, BENJAMIN MICHAEL	13580
GRASSLAND ACCOUNTING SERVICES	2014-315	LOVERIDGE HUNT & CO, PLLC	2014-133
GREENE, CRAIG LEE	4955		

LUNDERGARD, TODD STEVEN	4912	RIX, NANCY ANN	5566
LURIE, LLP	2014-316	RODENBECK, RICK D	4674
MADSEN, LORI JEAN	6713	ROTICH, DAVID KIBET	12517
MANGIN, PAUL G	2229	RUTH R. LONG, CPA	2014-509
MARKER, SHARON MARIE JERDEE	4844	SANDERS, MATTHEW AARON	12281
MASON, KENNETH A	1643	SARDESON, MARK WILLIAM	11904
MAYER, RICHARD D	1256	SCHEFFEL, WAYNE C	914
MAZZITELLI, JAMES R.	2136	SCHEIDECKER, ERICA KARENA	5342
MC CUNE, JOHN L.	2344	SCHEVE, RAYMOND JOSEPH	6071
MC GLYNN, CHRISTINE ELIZABETH	5884	SCHMIDT, GERALD C.	2170
MC MAHON, MICHAEL J.	1115	SCHULTE, JUSTINE RAE	5894
MC MANUS, JR., LLOYD B.	4766	SCHULTES, BENJAMIN CARL	10793
MCANDREW, CHRISTINE A	8954	SCHWIEBERT, JAMES A	1577
MCGOVERN GREENE LLP	2014-451	SCOTT, STEVEN G	2171
MELCHER, WILLIAM G	2277	SEVCIK, DOREEN MUSIN	1260
MELVIN, RONALD A.	4418	SEWRIGHT, JANICE KAY	3799
MEYERS, CHAD ANTHONY	11773	SHRIER, MICHAEL A.	2051
MICHAEL L. ANDERSON ASSOCIATES	2014-505	SIEH, GREGORY M	1175
MILLER, CURTIS	5582	SIEVERS, MARY C.	11992
MILLER, DEBBIE SUE	3850	SMITH, KIMBERLY ANNE	12330
MILLS, EDWARD C.	1092	SOUBA, LAURA MELISSA	5552
MINKEL, DAVID JAMES	3210	SPAULDING, THERESE MARIE RIVERS	9606
MINLOS, FEDERICO JAVIER	12951	SPICER JEFFRIES LLP	2014-197
MISCINSKI, PAUL M	4861	STANEK, THOMAS D.	3154
MONTGOMERY, ANN	5054	STANLEY E. SIEBKE, PC	2014-404
MOROZ, ASHLEY	13264	STANSBERY CPA A PROFESSIONAL CORPORATION	2014-034
MUKHOPADHYAYA, SRIDIP	12695	STARR, DENNY L.	4427
MULLINS, HERBERT J	503	STEINING, CORBY LYNN	11234
MYERS, CHRISTINE KAY	7975	STEPP, KATHRYN LANCE	9463
NADKARNI, SHRIKANT M	5350	STOEHR, CARRIE LYNN	5567
NADORFF, ROBERT P.	4206	STORCK, ROBERT J.	1217
NEELY, MANDY LYNN	11550	SWICK, DEBRA ANN	5474
NEES, RACHEL JEAN	12387	TANDON, NAVAL KUMAR	12071
NICHOLS, TIMOTHY D	12370	TAYLOR, VICKIE	5343
NICKELS, KIMBERLY M	4616	THEODORE J. MULLINS CPA	2014-269
OBERLANDER, THEA H.	2663	THERESA K. HURLEY, CPA	2014-390
ONG, KATIE LYNN	12327	THOMPSON, CHRISTOPHER SEAN	13305
PATRY, FISHER DUDLEY, PC	2014-112	TWAIT, RANDALL LYNN	8115
PEITZ, FRANKLIN	13311	VANCE, LINDA K	4179
PHILIP M. THOMPSON, P.C.	2014-515	VOLTIN, DARWIN M.	4022
PHILLIPS, JANA MARIE	4379	VOSBERG, MARY KAYE	5238
PILARCZYK, MICHAEL	9686	WAGNER, TRACY A	5787
PLATNER, ROBERT B	1361	WALKER, JAMES R.	1538
PRESCOTT, BRITTANY LEIGH	13049	WALKER, MELODEE ANN	7992
PROCTER, KENNETH G.	2619	WALTER, DONNA MARIE	5004
PROWELL, SHERYL ANN	3665	WEATHERS, AMANDA LYNN	4907
PULLEN, JACQUELINE LYNN	5467	WEBB, ROBERT L	1596
QUINN, JANET LEE	6443	WEBER, LEE NELSON	8777
RAIMER, WILLIAM FRANKLIN	5535	WEWORSKI & ASSOCIATES	2014-567
RAPLINGER, ERIC MICHAEL	13555	WHEELER, ARNOLD F	766
RATH, LELAND C	2199	WHITSELL, BRADLEY DEAN	6238
REN, WEN	5537	WILLIAMS, DUANE C	3593
RICHARDSON, RONALD R.	3682	WILSON, STACIE ANN	5126
RIDIHALGH, JAMES R.	1541	WISDOM, JACOB ANTHONY	13552
RING, ELIZABETH ROSE	5059	WISE, KENNETH L.	2629
RITTERBUSH, CHRIS EUGENE	2987		

WOODLEY, LONI LYLE  
YOUNG, CHRISTINE A

6178  
4792

YURGLICH, ROBERT M

4171

## Accountancy Board Discipline

All consent orders accepted by the Board may be found on the disciplinary index on the accountancy homepage.

### 13-14 Schuring-Uitermarkt

The Board entered into a Consent Order agreement with the Respondent, resulting from a self-disclosed settlement agreement between the Respondent and the Secretary of the United States Department of Labor. A \$2,000 civil penalty was imposed, along with a requirement for 16 hours of education for the firm's CPA owners, managers, and all CPA employees who engage in attest services, in the area of professional standards related to proper firm supervision, attest services, and independence, and at least 8 hours of ethics education

### 14-08 Rex Knapp and Kroese & Kroese

The Board charged the Respondent with failure to comply with applicable auditing standards when developing, issuing, and documenting governmental audits. In addition to being reprimanded, the Respondents are restricted from performing governmental audits for a period of at least two years. Remedial action included notification to the Board of any governmental audits performed between July 1, 2014 and June 29, 2015. Remedial action also included direction for future nongovernmental audits. Four hours education in ethics was also ordered.

### 15-13 Blair, Westfall & Co.

The Board entered into a Consent Order agreement with the Respondent resulting from charges of practicing public accountancy on a lapsed certificate. In addition to being reprimanded, a \$1,000 civil penalty was imposed, along with a requirement to notify all regulatory bodies and Iowa attest clients for whom it provided attest services while the permit to practice was lapsed.

## Architectural Examining Board

### 2015 NCARB Annual Business Meeting: The Transformative Power of Architecture

Four board members attended the 2015 National Council of Architectural Registration Boards (NCARB) at its 96th Annual Business Meeting held in New Orleans. They were Linda Alfson Schemmel, Tandi Dausener, Emily Forquer and Tyler Kamerman. Terry Allers, of Fort Dodge, was elected secretary of the NCARB Board of Directors.

Attendees received the 2015 edition of *NCARB by the Numbers*. For the third consecutive year the number of registered architects has increased. This trend will likely continue, as 37,000 aspiring architects were testing and/or reporting experience last year—the highest number to date. The full report is available for download at [http://www.ncarb.org/Home/About-NCARB/NCARB-by-the-Numbers.aspx?utm\\_source=web&utm\\_medium=rotating-banner&utm\\_campaign=NBTN15](http://www.ncarb.org/Home/About-NCARB/NCARB-by-the-Numbers.aspx?utm_source=web&utm_medium=rotating-banner&utm_campaign=NBTN15).

### Lapsed Licenses

The Architects below have allowed their registration to lapse effective July 1, 2015:

5979 SARA BUTLER  
6060 BLAS LAULOM

3479 LEON LAUVER  
3946 LAWRENCE LE PAGE

---

6755	SCOTT LEE	6614	PATRICK REHSE
6320	KATHERINE LEONIDAS	6816	DENNIS REX
5488	CHARLES LIDDY JR	6231	JAMES ROBINSON
5806	JOHN LILLYMAN	5646	BENTON RUDOLPH
3205	DAVID LINNER	3972	JOHN RUYS
6672	JAMES LUCKING	6612	MICHAEL RYAN
6859	KEVIN MAHER	2228	RONALD SAKAHARA
6062	KIMLY MANGUM	6104	THOMAS SCHIFER
3354	DWAYNE MANN	3645	CHRISTOPHER SCHILTZ
6288	HEIDI MANSEN	5184	JOHN SCHROCK
5939	JOHN MARRO III	3644	EDWARD SIIRA
2733	DANIEL MC CONAGHY	5769	WILLIAM SINDELAR
5062	ALVIN MC CREARY	6913	JAMES SINGELTARY
5556	MICHAEL MC KELVY	2502	DONALD SMITH
5280	MICHAEL MCGOWAN	6541	JAMES SMITH
6342	PATRICK MCGOWAN	6512	NEIL SOMMERS
2470	DAVID METZGER	3327	RONALD SORCE
5240	DALE MEYER	2837	JOHN STAUB
6565	ARNOLD MIKON	6620	JEANNE STERNER
3151	JOHN MIOLOGOS	5391	SCOTT STIRTON
5325	DAN MITCHELL	2757	KENNETH STOCK
6941	TIMOTHY MIZE	7003	BENJAMIN STONE
5902	WILLIAM NIKSCH	5279	JOHN STRACHOTA
3765	CLAY NIXON	2571	NEIL STRACK
7025	GREGORY NOETH	6538	ROGER SWANSON
6725	HAMIDREZA NOUGHANI-MOGHADDAM	6837	PETER SWINGLE
6485	WILLIAM O'LEARY	5617	FRANK TALBERT
6501	BRIAN OLIVER	6549	SCOTT THOMPSON
5763	ROBERT OWENS III	3061	RICHARD TOMLINSON II
3849	JOHN PASTORE	6449	THOMAS TRISTANO
6055	KAMAL PAUL	5857	TED TROUT
6686	HARM PERDOK	5580	DAVID TURNER
5749	JAMES PETERSON	6724	JACOB UNZICKER
6517	JOHN PHUNG	2774	STEVEN USHER
5131	ANDREW PIASKOWY	5703	STEPHEN VIGUERIE
6780	MICHAEL PLUTA	1764	JEFFREY VOORHEES
6665	BRADYN PODHASKY	5026	GREGORY WARD
5534	RONALD POPE	5369	STANLEY WEISBROD
5516	LLOYD POSITERRY, II	3919	JAMES WHITE
3214	PERRY POYNER	3153	TIMOTHY WHITTEN
5064	WILLIAM PRELOGAR, JR.	6150	WARREN WIDAWSKY
2067	THOMAS PRENDERGAST	6269	MICHAEL WILSON
5196	BRADFORD PRESCOTT	5786	CHARLES WOMACK
6197	JAMES PRITCHETT	3396	RICHARD WOODS
6567	SUSAN PRUCHNICKI	3428	DENNIS WOODY
6611	CHARLES QUAGLIANA	6646	GREGORY WRIGHT
6222	CRAIG RAFFERTY	1658	H MICHAEL YOUNGMAN
6415	WILLIAM RAMROTH JR.	6698	ZABIL ZAHRAH
6273	TED REDMOND	5996	MING ZHANG

# Engineering & Land Surveying Examining Board

## Declaratory Order Ruling

In February the Iowa Engineering and Land Surveying Examining Board received a Petition for Declaratory Order on the practice of land surveying. The petition was discussed at several board meetings. Input was solicited from the Iowa Society of Land Surveyors and through a poll of current and previous licensees who have served as peer reviewers. The Board has ruled on the Petition and the ruling may be viewed at <https://plb.iowa.gov/documents/engineeringsurveying-board-declaratory-order-july-2015>.

## Engineering/Surveying License Renewal is Approaching

Approximately half of Iowa's engineering/surveying licensees renew each year. Certificates that were initially issued in even-numbered years expire in odd-numbered years and certificates that were initially issued in odd-numbered years expire in even-numbered years.

Renewal reminder postcards will be mailed mid-November to all licensees with December 31, 2015 expiration dates. If your address has changed since your last renewal, go to our Website at [www.plb.iowa.gov](http://www.plb.iowa.gov), print a change of contact form, fill it out and send or fax it (515-725-9032) to Professional Licensing Bureau - Iowa Engineering and Land Surveying Examining Board, 200 E. Grand Ave., Suite 350, Des Moines, IA 50309.

The Bureau is more than happy to send the reminder postcards as a courtesy. Sometimes postcards are lost in the mail or contact information may not be current. Please remember that failure to receive a reminder postcard does not impact your responsibility to renew your license.

## Engineering & Land Surveying Board Discipline

All consent orders accepted by the Board may be found on the disciplinary index on the engineering & land surveying homepage.

### 15-09 Kirk Eschliman, PLS, 09961

The Board charged the Respondent with failure to comply with an order imposing discipline in violation of Iowa Code section 272C3.(2)(a). The Decision and Order suspended Eschliman's license indefinitely until he has fully complied with the Remedial Action provisions of the Consent Order which include submitting correct plats for approval by the peer reviewer. Eschliman was also ordered to pay \$75 hearing fees.

# Interior Design Examining Board

## Lapsed Licenses

The Interior Designers below have allowed their registration to lapse effective July 1, 2015:

00013 NELSON , KIMBERLY LYNN	00059 QUEBE , JULIE ANN
00031 WILES , LORI DICKSON	00062 OLSON , HEATHER AMBER
00045 SALSBURY , BOBBI JEAN	00076 SMITH, MEGAN ANN
00049 LEYENDECKER , KATIE JEAN	

# Landscape Architectural Examining Board

## Board Briefs

A new public board member was appointed to the board - Samuel Jones from Cedar Rapids. His term is May 1, 2015 through April 30, 2017. Welcome Samuel!

Currently there are 226 active Landscape Architects licensed in Iowa.

## Lapsed Licenses

The Landscape Architects below have allowed their registration to lapse effective July 1, 2015:

BRILES, RANDY	JOHNSON, JOSHUA	RYAN, TERRY
CAMPBELL, CAROLYN	KRAMER, SUSAN	SAIKI, DAVID
COYIER, ANGIE	MASTEY, STEPHEN	SHUCK, TIMOTHY
FROELICH, KEVIN	MEYERMAN, PAUL	SMOAK, RUSSELL
GALLEGO, EMILY	REECE, SETH	WANLESS, TROY
HOCKSTEIN, BRIAN	RIPPLINGER, MARK	

# Real Estate Appraiser Examining Board

## Are you an Associate looking to add or change supervisors?

There is still confusion and misinformation on who must take the Associate/Supervisor Course. A **current** associate or supervisor relationship **DOES NOT REQUIRE** the course. If an associate adds a supervisor or changes supervisors then the course **IS REQUIRED** for both the associate and the new supervisor prior to submitting the request to the Board. No experience or specific assistance can be performed without first completing the course and registering with the Board.

## Welcome to our newest Board member

The Board welcomes Robert Felderman to the Appraiser Board. Felderman fills the vacancy from the recent resignation of Greg Harms. His term will expire in 2016. Felderman has been an appraiser for over 30 years, primarily in commercial, industrial, eminent domain and litigation. He was one of the first Certified General appraisers in Dubuque. Felderman is a retired Army Brigadier General, having served over 35 years in the Army and Air National Guard, and finished his career in the U.S. Army. He is a published professional photographer and writer. Felderman is also active philanthropically.

Other board members include: Gene Nelsen, Certified General, Chair; Amanda Luscombe, Certified Residential, Vice-Chair; Fred Greder, Certified General Appraiser; Caryl Swaim, Certified Residential; and Joan Scotter, Public Member.

The Board has a vacancy for an additional public member. If you know someone who may be interested, please have them apply at

<https://openup.iowa.gov/board/115/Real+Estate+Appraiser+Examining+Board/>.

## Overview of the Appraisal Subcommittee Compliance Review Process

As required by Title XI, the ASC monitors each State appraiser regulatory program. The ASC's Compliance Review of the State Programs focuses on three key components of Title XI: (1) complying with Title XI mandates and requirements of ASC Policy Statements; (2) maintaining a strong regulatory program; and (3) limiting overall risk of Program failure. The Appraisal Subcommittee (ASC) performs on-site compliance reviews of all appraiser regulatory programs on a two-year review cycle. Iowa's most recent review was July, 2015. For you to understand the Board's compliance review process, these are excerpts from the ASC website.

Two months before the scheduled review the State will receive a request to submit specific material. The State will also complete a questionnaire regarding the Program. All of these materials are submitted and reviewed by the Policy Managers assigned to the review and ASC legal staff for consistency with Title XI and ASC Policy Statements. The lead Policy Manager then contacts the State regarding specific files that must be made available at the on-site review.

The on-site review begins with an opening conference with State personnel, providing the State personnel an opportunity to ask any questions. Policy Managers then review the previously requested files, as well as randomly selected files. They evaluate these for consistency with requirements of Title XI and ASC Policy Statements. The Policy Managers also ask follow-up questions of State staff to ensure accurate facts and to clarify any inconsistencies. At the conclusion of the review, an exit conference is held to provide the preliminary results of the Review.

Policy Managers also attend open session board meetings as part of the on-site review. This provides the opportunity for Policy Managers to observe State boards and to evaluate their effectiveness in carrying out Title XI-related duties. Policy Managers may also inform board members about the ASC, the relationship with States, and address any areas of potential concern identified during the review.

After the review, the State will receive a Preliminary Findings Report and has the opportunity to respond. A draft ASC Compliance Review Report along with the State's response, if any, is presented to the ASC for discussion. The ASC will take action to approve the Report during its next regularly scheduled open session. The approved report containing the ASC's findings, recommendations, and any required remedial action will be sent to the State. The Report and transmittal letter for each State are available on the ASC's website.

## Results of Iowa's July 2015 ASC Compliance Review

The Appraisal Subcommittee policy managers were on site in July to conduct their compliance review of the Appraiser Board Program. The independent peer reviewers, Board members, Assistant Attorney General Pamela Griebel, and Board staff do a superb job in maintaining high marks. The ASC's findings for the Iowa Real Estate Appraiser Board were recently released. The State of Iowa received another "Excellent" rating. You may see the full report at: <https://www.asc.gov/documents/statefieldreviewcorrespondence/2015.08.10%20ia%20compliance%20review.pdf>.



## Lapsed Licenses

The Certified Appraisers below have allowed their registration to lapse effective July 1, 2015:

CG01871	CAY LACEY,	CR02113	JACK K RASH,
CG01082	RITCH L LEGRAND,	CR03240	MATTHEW LEE RAYBURN,
CR01225	MARTHA K LEOPARD,	CR01109	SUSAN M RAYE,
CR01442	DONOVAN M LERDAL,	CG01087	RALPH L RIEDESEL,
CG02121	DOUGLAS F MAIN,	CG02309	STEVEN L RITTER,
CR03232	WAYNE MARQUARDT,	CG01048	BILL D ROYER,
CG02203	GERALD M MARSO,	CG03233	SANDRA J. SCHNEIDER,
CG02136	RANDAL L MEINERS,	CR03130	CYNTHIA M. SCHWARZ,
CG01756	BOB L MENDENHALL,	CR02387	DAVID W SHAW,
CR02866	DENA MILHOUS,	CR02600	ADAM G SLOAH,
CR02358	WES MOELLER,	CR02489	DIANE L SMITH,
CG01504	JOHN R MORTIMER,	CR02064	PATRICIA A SMITH,
CG03324	STUART J. MORTRUDE,	CG03075	RICHARD SOBCZAK,
CR02911	EDWARD D. NAMEY,	CR03111	CHARLES W. TEEL,
CR02338	GARY E NELSON,	CG02950	SCOTT M. TERPENING,
CG02904	RICHARD LANE NORDQUIST,	CG01891	JAMES W TIBBLES,
CG03361	VYTAUTAS NORUSIS,	CG03314	GORDON TUCHENHAGEN,
CR03129	TIMOTHY JOHN O BRIEN,	CR02831	CHAD C. VANDERPOL,
CG03406	JOHN D. OUTLAW,	CR02170	JOSEPH A VIGNAROLI,
CR03262	EDWARD M. PALMER,	CG02222	RONALD T VIKRE,
CR02555	GLEN T PETERS,	CG02609	GARY E WAY,
CG03380	DAVID W PHILLIPS,	CR01340	SUSAN K WEBB,
CG01476	RANDY J PITMAN,	CR01303	ROBERT C WHEELER,
CR02768	MICHAEL S. POWERS,	CR01998	JANICE L WHEELLOCK,
CR01829	JULI M RADCLIFF,	CR02255	BESSIE S WHITEHEAD,
CR01838	KATHRYN J RAMAEKERS,	CR01521	JOHN J WRIGHT,
CG01716	MAXWELL O RAMSLAND JR,	CR02014	JENNIFER S YOUNK,

The Associate Certified Appraisers below have allowed their registration to lapse effective July 1, 2015:

AG03385	HEATHER LORENZ,	AG03246	NATASHA L. TROENDLE,
AR02978	KATHLEEN A. MECHAM,	AR03388	SHANNON NICHOLE TUHN,
AR02829	LORI REICKS,	AR03272	JOHN WAGEMAN,
AR03213	STACIA REYNOLDS,	AG03278	RYAN WALL,
AG03223	MATTHEW ROBERTS,	AR03243	TIM WELLS
AG02893	MIKKI ROBERTS,		

## Real Estate Appraiser Examining Board Discipline

The cases listed below have been summarized. You may read the entire order on the board's website at [www.plb.iowa.gov/real-estate-appraisers/disciplinary-index](http://www.plb.iowa.gov/real-estate-appraisers/disciplinary-index).

### Release from a Consent Order

#### 15-02 Lowe, William R. (CR01365) Burlington, Iowa

At the July 23, 2015, Board meeting the Iowa Real Estate Appraiser Examining Board voted unanimously to reinstate Respondent's certificate, release him from the consent order, and close the file. Respondent was reminded that he must still apply to activate his inactive certificate before he will be restored to full active status in the Board's records and on the National Registry. Respondent has since re-activated his certified residential credential.

# Real Estate Commission

## Commission Update

### Licensing Totals – 10, 845 Individuals Licensed

	<u>Brokers</u>			<u>Salespeople</u>	
	<u>Firms</u>	Active	Inactive	Active	Inactive
As of July 31, 2015	1,240	3,414	429	5,718	1,284

### Future Commission Meeting Dates *(Tentatively)*:

- October 1
- November 5
- December 3
- February 4
- March 3

### Fee Changes:

Effective July 1, 2015 the fee for the Criminal History Background Check is \$51.00. The previous fee was \$52.00

Effective July 1, 2015 the fee for all real estate examinations is \$101.00. The previous examination fee was \$100.00. Psychological Services, Inc. (PSI) will continue to be the exam administrator for the Iowa Real Estate Commission.

## Important Renewal Information for 2015

Electronic renewals for those licensees whose licenses expire on December 31, 2015 will be available the middle of November. Expect a renewal reminder postcard in the mail at that time with the website address of the on-line renewal. Please be on the lookout for this and do not disregard it as junk mail. Remember, even if you don't receive a renewal postcard you are still responsible for renewing your license. You are responsible for notifying the Commission in writing of any change of address. If you have moved and not notified the Commission in writing you must do so immediately by e-mailing [realestatecommission@iowa.gov](mailto:realestatecommission@iowa.gov) or by FAX (515-725-9032) to help insure you receive the renewal postcard.

To prepare for your on-line renewal, have the following information available:

- License number
- For salesperson or broker license: last 4 digits of social security number
- If reporting continuing education, have your continuing education certificates.  
Licensees will need to know how many hours of Law Update, how many hours of Ethics and how many hours of electives were successfully completed. The breakdown of these hours between classroom and correspondence (online, home study, etc.) will also need to be reported.
- If reporting an exam in lieu of continuing education, have the pass notices received from PSI.
- Credit/Debit card information (Visa, MasterCard or Discover)

Trade-name, branch and additional broker officer licenses all have the same expiration date as the main license. Make sure all licenses are renewed, if applicable.

Inactive licenses need to be renewed or they will expire. To renew inactive there are no requirements for continuing education or errors and omissions insurance. However, if continuing education is completed the inactive licensee should report that on his/her renewal. If you currently are an active licensee and intend to renew to inactive status, notify your employing broker in writing.

Renewal fees are as follows:

- Salespersons (active or inactive) \$125.00
- Brokers (active or inactive) \$170.00
- Firms (can only be active) \$170.00
- Trade-names (can only be active) \$50.00
- Branch (can only be active) \$50.00
- Additional broker officer (can only be active) \$50.00

### **Education Requirements for December 31, 2015 Renewal**

A minimum of 36 hours of qualifying continuing education **MUST** be completed between January 1, 2013 and December 31, 2015 and prior to the completion of your renewal. Licensees **DO NOT** have a 30-day grace period to complete education. If you do not have your continuing education completed by December 31, 2015, you must renew to inactive status.

The education requirements are:

- 8 hours Law Update (mandatory)
- 4 hours Ethics (mandatory)
- 24 hours electives

A maximum of 24 hours may be taken by correspondence/home study during each three year renewal period.

During each three year renewal period a course may be taken for credit only once. A course may be repeated for credit **ONLY** if the course numbers and instructors are different.

Licensees residing and licensed in the following states will sign an affidavit to verify continuing education requirements:

Alabama, Arkansas, Colorado, Georgia, Louisiana, Minnesota, Mississippi, Nebraska, North Dakota, Oklahoma, South Dakota, and Tennessee.

Licensees residing in all other states must comply with Iowa's 36 hour continuing education requirement.

In addition to courses approved directly by the Commission and the IREC Education Director, the Commission accepts the following courses to meet the 24 hour elective requirement:

- Credits earned in a state which has a continuing education requirement for renewal of a license if the course is approved by the real estate licensing board of that state for credit for renewal. However, state-specific courses are not acceptable.
- Courses sponsored by the National Association of Realtors (NAR) or its affiliates.

All brokers and salespersons can, at any time between July 1, 2015 and December 31, 2015, take and

pass the appropriate licensing exam in lieu of completing the required continuing education for December 31, 2015 license renewal. Contact the Commission to obtain an authorization letter for admittance to take the exam. Please send your written request to take the exam in lieu of continuing education to [realestatecommisison@iowa.gov](mailto:realestatecommisison@iowa.gov). When you pass the test you will automatically be given an application – do NOT use this to renew!

It is the responsibility of licensees to maintain records that support the continuing education claimed to renew and the validity of the credits. Documentation must be retained by licensees for a period of three years after the effective date of the license renewal. The Iowa Real Estate Commission does not maintain licensee's continuing education certificates.

### **Errors & Omissions Insurance Requirements**

You must have current E & O insurance to renew to active status (salespersons, brokers, and firms) and attest that you will maintain uninterrupted coverage as long as your license is on active status as reflected on the Commission licensing database.

If you intend to maintain an active real estate license (salesperson, broker, firm) in the state of Iowa in 2016, you are required to have uninterrupted errors and omissions insurance coverage.

For those E & O insurance policies that expire at year end, errors and omissions insurance must be procured BEFORE January 1, 2016.

If you are a designated broker, please verify that all of your licensees assigned to you have E & O insurance for 2016. For those licensees that are not going to have their real estate license active as of January 1, 2016, please follow the instructions on the IREC "Change of Status from Active to Inactive" form, fill it out, and also include the license to be mailed into the Commission. This documentation will have to be received by the offices of the Commission BEFORE December 31, 2015. To ensure that the Commission's office has received and processed the change of status request, please verify the licensee's status by checking [licensediniowa.gov](http://licensediniowa.gov) or by contacting Commission staff at [realestatecommission@iowa.gov](mailto:realestatecommission@iowa.gov).

Please contact [realestatecommission@iowa.gov](mailto:realestatecommission@iowa.gov) or (515) 725-9022 with any questions.

### **From the Trust Account Auditor**

The trust account auditor is coming to your area to conduct an audit on your trust account. Are you ready?

Per rule 193E—13.5(543B) File record keeping. Every broker shall retain for a period of at least five years true copies of all business books; accounts, including voided checks; records; contracts; closing statements; disclosures; signed documents; the listing; any offers to purchase; and all correspondence relating to each real estate transaction that the broker has handled and each property managed. **The records shall be made available for reproduction and inspection by the commission, staff, and commission-authorized representatives at all times during usual business hours at the broker's regular place of business.** If the brokerage closes, the records shall be made available for reproduction and inspection by the commission, staff, and commission-authorized representatives upon request.

The trust account auditor has the task of traveling all 99 counties throughout the state to verify through examination that all brokers are complying with all trust account requirements. Please be as accommodating as possible to the auditor's schedule and the same courtesy will be reciprocated.

Here is a brief list of documents needed for the audit:

### Documents Needed for Examining the Trust Account

- The last reconciliation completed.
- The bank statement that was used to reconcile.
- All “new” activity since the last reconciliation was completed - the general ledger showing all checks (in order) and deposits (in date order).
- All “open” individual ledgers (all earnest money deposits, broker’s equity, and interest).
- Monthly reconciliations with “three-way tie documentation.”
- Proof of interest being remitted to the State of Iowa on a monthly or quarterly basis.
- Any other pertinent records to the transaction.

### Documents from Open/Closed Files (5-10 files will be randomly selected for examination)

- HUD/Closing Disclosure and all pertinent closing documents.
- Property Disclosure.
- Lead Paint Disclosure (if applicable).
- Listing Agreement or Buyers Agency Agreement (also include extensions).
- Purchase Agreement.
- Proof of earnest money being deposited in trust account within 5 banking days (deposit slip or bank statement).
- Any other documents pertinent to the transaction.

Finally, if there is ever a problem in your trust account (shortage of funds, unidentified funds, not being able to obtain the three-way tie, etc.) please contact the trust account auditor immediately at [Colleen.A.Goddard@iowa.gov](mailto:Colleen.A.Goddard@iowa.gov) .

## Real Estate Commission Discipline

Signed settlement agreements may be viewed on Commission’s [website](#).

### Formal Hearing

#### **14-236 Jack K. Rash (B15347000), Waterloo, IA**

On March 30, 2015 the Iowa Real Estate Commission filed a Notice of Hearing and Statement of Charges against Rash, charging him with (1) being unworthy or incompetent to act as a real estate broker in such manner as to safeguard the interests of the public and/or having a professional license revoked in violation of Iowa Code sections 543B.29(1)(c), (1)(d), (1)(l), 543B.34(1)(h), and 193E IAC 18.14(5)(s); and (2) failing to fully cooperate with a licensee disciplinary investigation and/or failing to timely provide information requested by the Commission relative to a complaint investigation in violation of Iowa Code section 543B.34(1)(j) and 193E IAC 18.2(7) and 18.14(5)(i). The hearing before the Commission was held on May 7, 2015 at the offices of the Iowa Real Estate Commission in Des Moines, Iowa.

The Commission ordered that Jack Rash’s Broker License No. B15347000 is REVOKED and a hearing fee in the amount of seventy-five dollars (\$75.00) within thirty (30) days of the issuance of the Decision and Order shall be paid by the Respondent. Any application to reinstate Rash’s license will be subject to the provisions of 193E IAC chapter 18. Initial application for reinstatement may not be made until at least two years have elapsed from the date of the Decision and Order (June 4, 2015). The burden of proof will be on Rash to establish that the reason for the revocation of his license no longer exists and that it is in the public interest for his license to be reinstated.

Conviction of a Felony or Offense Involving Forgery, Embezzlement, Obtaining Money Under False Pretenses, Theft, Arson, Extortion, Conspiracy to Defraud, Moral Turpitude, or Criminal Breach of Fiduciary Duty

See Iowa Code §§ 272C.10(5), 543B.15(3) 543B.29(1)(f) and 193E Iowa Administrative Code §§ 18.2(1), 18.2(4).

**15-052 Richard D. Makohoniuk (S32411000), Waukee, IA – Voluntary Surrender**

Makohoniuk voluntarily agrees to surrender his Iowa real estate license to the Commission in lieu of a formal hearing as required by Iowa Code § 543B.29(1)(f)(1). The duration of Makohoniuk's license surrender shall be for an indefinite period of time and the Commission shall not grant an application for reinstatement until all terms of the sentencing has been fully satisfied. Makohoniuk further acknowledges that Iowa Code § 543B.15(3) prohibits him from applying for an Iowa Real Estate license until five (5) years after he has successfully satisfied any applicable period of incarceration, payment of all fines, and/or fulfillment of any other type of sentence pursuant to *United States of America v. Rick Makohoniuk*, Criminal No. 4:14-cr-00089, and that he must qualify as a salesperson starting over as if never licensed and that reapplication may or may not be granted by the Commission.

Engaging in Practices Harmful or Detrimental to the Public and Failing to Diligently Exercise Reasonable Skill and Care in Providing Brokerage Services

See Iowa Code §§ 543B.29(1)(c), 543B.29(1)(d), 543B.34(1), 543B.56(1)(b)

**14-060 Robert L. Cerveny (S36115000), Omaha, NE – Informal Settlement**

Cerveny agreed to resolve the charge with a Settlement Agreement. He was ordered to pay a civil penalty in the amount of one thousand dollars (\$1,000) within sixty (60) days of acceptance of the Agreement by the Commission. He was also ordered to attend the Commission approved eight (8) hour course "Contract Law and Contract Writing" within twelve (12) months of acceptance of the Agreement by the Commission. He also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

**15-077 Ambassador Real Estate (F02651000), Omaha, NE – Informal Settlement**

Ambassador Real Estate agreed to resolve the charge with a Settlement Agreement. The Respondent was ordered to pay a civil penalty in the amount of five hundred dollars (\$500) within thirty (30) days of acceptance of the Agreement by the Commission. The Respondent also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

Conducting Real Estate Business Independently Outside of the Licensed Broker or Firm

See Iowa Code §§ 543B.29(1)(d), 543B.34(1), 543B.34(1)(f), 543B.62(3)(b) and 193E Iowa Administrative Code §§ 7.1(9), 7.11(1), 18.14(5)(n), 18.14(5)(s).

**14-125 Richard S. Bassford (S42142000), Moline, IL – Informal Settlement**

Bassford agreed to resolve the charge with a Settlement Agreement. He was ordered to pay a civil penalty in the amount of five hundred dollars (\$500) within thirty (30) calendar days after acceptance of the Agreement by the Commission. He also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

**14-126 Billie J. Pence (B43092000), Moline, IL – Informal Settlement**

Pence agreed to resolve the charge with a Settlement Agreement. She was ordered to pay a civil penalty in the amount of five hundred dollars (\$500) within one hundred eighty (180) calendar days after acceptance of the Agreement by the Commission. She also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

Failing to Obtain a License for a Corporation Before its Acting as a Real Estate Brokerage

See Iowa Code §§ 543B.1, 543B.2, 543B.5(6), 543B.29(1)(d), 543B.34(1), 543B.34(1)(f), 543B.62(3)(b) and 193E Iowa Administrative Code §§ 7.2(1), 18.14(5)(a).

**14-126 Billie J. Pence (B43092000), Moline, IL – Informal Settlement**

Pence agreed to resolve the charge with a Settlement Agreement. She was ordered to pay a civil penalty in the amount of five hundred dollars (\$500) within one hundred eighty (180) calendar days after acceptance of the Agreement by the Commission. She also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

Practicing Real Estate While Salesperson License is Lapsed, Inactive, or Expired

See Iowa Code §§ 543B.1, 543B.29(1) and 193E Iowa Administrative Code §§ 4.5, 4.6, 18.2(5), 18.14(5)(a).

**15-038 Jesse D. Burns (S45131000), Coralville, IA – Informal Settlement**

Burns agreed to resolve the charge with a Settlement Agreement. He was ordered to pay a civil penalty in the amount of five hundred dollars (\$500) within thirty (30) calendar days after acceptance of the Agreement by the Commission. He also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

Failing to Exercise Reasonable Skill and Care in Supervising a Licensee, by Allowing the Unlicensed Practice of Real Estate

See Iowa Code §§ 543B.1, 543B.29(1), 543B.62(3)(b) and 193E Iowa Administrative Code §§ 7.11, 18.2(6), 18.14(5)(m).

**15-039 Gerald D. Ambrose (B09447000), Coralville, IA – Informal Settlement**

Ambrose agreed to resolve the charge with a Settlement Agreement. He was ordered to pay a civil penalty in the amount of five hundred dollars (\$500) within thirty (30) calendar days after acceptance of the Agreement by the Commission. He also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

Trust Account Violations

See Iowa Code §§ 543B.29(1)(k), 543B.34, 193E Iowa Administrative Code chapter 13, and 193E Iowa Administrative Code §§ 18.14(1)(j), 18.14(5)(e).

**15-114 David E. Pitts (B35207000), Cedar Rapids, IA – Informal Settlement**

Pitts agreed to resolve the charge with a Settlement Agreement. He was ordered to pay a civil penalty in the amount of five thousand dollars (\$5,000) within three hundred sixty (360) days of acceptance of the Agreement by the Commission. He was also ordered to attend the Commission approved eight (8) hour course "Trust Accounts" within six (6) months of acceptance of the Agreement by the Commission. Pitts is also subject to an audit, conducted by the Commission auditor, within twelve (12) months after the acceptance of the Order by the Commission. He also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

**15-115 Nancy Hagen (B42577000), Nevada, IA – Informal Settlement**

Hagen agreed to resolve the charge with a Settlement Agreement. She was ordered to pay a civil penalty in the amount of one thousand, five hundred dollars (\$1,500) within one hundred eighty (180) days of acceptance of the Agreement by the Commission. She was also ordered to attend the Commission approved eight (8) hour course "Trust Accounts" within six (6) months of acceptance of the Agreement by the Commission. Hagen is also subject to an audit, conducted by the Commission auditor, within twelve (12) months after the acceptance of the Order by the Commission. She also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

**15-123 QCA Progressive Partners, LLC (F05441000), Davenport, IA – Informal Settlement**

QCA Progressive Partners, LLC agreed to resolve the charge with a Settlement Agreement. The Respondent was ordered to pay a civil penalty in the amount of two thousand, five hundred dollars (\$2,500) within one hundred eighty (180) days of acceptance of the Agreement by the Commission. The Respondent was ordered to hire an Iowa licensed Certified Public Accountant (CPA) at the Respondent's expense to audit and to establish trust

account records following Generally Accepted Accounting Principles. The CPA's audit report demonstrating Respondent's current compliance with applicable standards, Iowa law and Commission trust account rules must be submitted on or before August 31, 2015. The Respondent also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

Failing to Comply with the Mandatory Errors and Omissions Insurance Requirement

All licensees disciplined for E & O insurance violations were active at the time of the infraction. See Iowa Code 543B.29(1)(c), 543B.47(1), 543B.47(6) and 193E Iowa Administrative Code sections 18.2(5), 18.14(5)(s), 19.6(5), 19.6(6).

**11-104 Jalisco Real Estate, Inc. (F04873000), Sioux City, IA** - \$1,000 Civil Penalty to be paid prior to reactivation or reinstatement of Iowa broker license number B41855000 for Benito R. Molina

**14-151 Kay E. Vilmont (B02885000), Clinton, IA** - \$1,000 Civil Penalty

**14-153 Alan J. Johnson (B04887000), Elkader, IA** - \$1,000 Civil Penalty to be paid prior to reactivation or reinstatement of license

**15-005 Scott Barcz (S58188000), Robins, IA** - \$1,000 Civil Penalty to be paid prior to reactivation or reinstatement of license

**15-013 Moulton Real Estate, Inc. (F04801000), Ankeny, IA** - \$1,000 Civil Penalty

**15-014 First Step Properties, LLC (F05726000), Ankeny, IA** - \$1,000 Civil Penalty

**15-027 Quazar Capital Corporation (F03975000), Plymouth, MN** - \$1,000 Civil Penalty

**15-029 Dorrance L. Brezina (B09260000), Urbandale, IA** - \$1,000 Civil Penalty

**15-036 Achterhof Real Estate Inc (F00009000), Sioux Center, IA** - \$1,000 Civil Penalty

**15-042 Raley Investments, Inc. (F04933000), North Liberty, IA** - \$1,000 Civil Penalty

**15-056 Jeff Binder (B60365000), St. Louis, MO** - \$1,000 Civil Penalty

**15-057 Paul Mulligan (S57649000), Omaha, NE** - \$1,000 Civil Penalty

**15-058 Leisure Real Estate Advisors (F04733000), Prairie Village, KS** - \$1,000 Civil Penalty

**15-060 Harold A. Carver (B10340000), Ames, IA** - \$1,000 Civil Penalty

**15-061 Turn-Key Real Estate LLC (F05465000), Waterloo, IA** - \$1,000 Civil Penalty

**15-062 Kellie A. Digmann (S45076000), Cedar Rapids, IA** - \$1,000 Civil Penalty

**15-065 DVG Realty, LLC (F05561000), Omaha, NE** - \$1,000 Civil Penalty

**15-067 Coluzzi Real Estate, Inc. (F05733000), Des Moines, IA** - \$1,000 Civil Penalty

**15-072 Ole's 5 Star Realty, LLC (F05668000), Guttenberg, IA** - \$1,000 Civil Penalty

**15-074 Eagle Partners, LLC (F05258000), La Vista, NE** - \$1,000 Civil Penalty

**15-083 Diamond Property Management, LLC (F05397000), Cedar Rapids, IA** - \$1,000 Civil Penalty

**15-084 Todd Herrig (S61270000), Storm Lake, IA** - \$1,000 Civil Penalty

**15-086 Gary L. Wilkison (B16685000), Hawarden, IA** - \$1,000 Civil Penalty

**15-094 Iotis Realty, LLC (F05252000), Clive, IA** - \$1,000 Civil Penalty

**15-105 Farmland Real Estate and Management (F03622000), Ames, IA** - \$1,000 Civil Penalty

**15-111 Douglas A. Nelson (B39928000), Sioux Falls, SD** - \$1,000 Civil Penalty to be paid prior to reactivation or reinstatement of license



**15-126 New Eagle Realty LLC (F05422000), Dubuque, IA - \$1,000 Civil Penalty**

**15-127 Christopher S. McCulloh (S60887000), Marion, IA - \$1,000 Civil Penalty**

**15-147 Carmen M. Nenow (S40359000), Waterloo, IA - \$1,000 Civil Penalty**

Failing to Comply with the Mandatory Errors and Omissions Insurance Requirement (2<sup>nd</sup> Offense)

See Iowa Code sections 543B.29(1)(j), 543B.47(1), 543B.47(6) and 193E Iowa Administrative Code sections 18.2(5), 18.14(5)(s), 19.6(5), 19.6(6).

**15-028 Developers Realty Group LLC (F05289000), Urbandale, IA - \$2,000 Civil Penalty**

Failing to Comply with Continuing Education Requirements and Causing to be Submitted, Whether Intentional or Otherwise, Incorrect Information on a Renewal Application

See Iowa Code sections 272C.10(1), 543B.15(5), 543B.29(1), 543B.34(1) and 193E Iowa Administrative Code chapter 16 and 193E Iowa Administrative Code §§ 18.2(5), 18.14(5)(s).

**15-035 Lisa A. Nady (B40921000), Ames, IA - \$500 Civil Penalty**

**15-103 Gary Grave (B04435000), Spencer, IA - \$500 Civil Penalty**

Causing to be Submitted, Whether Intentional or Otherwise, Incorrect Information on a Renewal Application

See Iowa Code §§ 272C.10(1), 543B.15(5), 53B.29(1), 543B.34(1), 543B.34(1)(k), 193E Iowa Administrative Code chapter 16, and 193E Iowa Administrative Code § 18.14(5)(s).

**15-047 Rebecca J. Furman (S59988000), Ankeny, IA - \$250 Civil Penalty**

Failing to Comply with all Procedures to Effectuate a Change of Employment

See Iowa Code § 543B.33 and 193E Iowa Administrative Code §§ 6.1(1), 6.1(2), 18.14(5)(c)(2).

**15-016 Farmers National Company (F00421000), Omaha, NE - \$250 Civil Penalty**

Issuing an Insufficient Funds Check to the Commission

See Iowa Code §§ 543B.29(1)(a), 543B.29(1)(c), 543B.34(1)(k) and 193E Iowa Administrative Code §§ 9.2(4), 18.14(5)(o).

**14-149 David M. Redmond (B60670000), Davenport, IA - \$250 Civil Penalty**

Failing to Fully Disclose Criminal History on an Application and Previous Discipline Imposed by another Professional Licensing Board

See Iowa Code §§ 17A.10, 272C.3(4), 543B.15(3), 543B.15(4), 543B.15(5), 543B.19.

**15-081 Robert Osborn (S63847000), Rock Island, IL**

Osborn agreed to enter into a Consent Agreement with the Commission. In recognition of the fact that Osborn has had a professional license suspended and to ensure that he is subject to mandatory supervision by an employing broker, he voluntarily agreed to accept an Iowa real estate salesperson license in lieu of the broker license for which he originally applied. Osborn shall be eligible to apply for an Iowa real estate broker license two (2) years after acceptance of the Agreement by the Commission and that broker application will be reviewed by the Commission on the merits at that time. In recognition of the material false statements submitted to the Commission, Osborn voluntarily agreed that as a condition for receiving a new Iowa real estate salesperson license, he would pay to the Commission a civil monetary penalty in the amount of five hundred dollars (\$500.00) within thirty (30) days of the Commission's approval of the Agreement. Osborn will be granted a salesperson license subject to probation. Osborn will be placed on probation indefinitely and shall be discharged from probation immediately upon his presentation to the Commission of a certified copy of the order discharging his conditional discharge /probation in the matter of *Illinois v. Osborn*, Mercer County No. 2014CF17.

Osborn also agreed to fully comply with all pertinent orders of the Commission and the statutes and rules regulating the practice of real estate.

Failing to Fully Disclose Criminal History on an Application

See Iowa Code §§ 17A.10, 272C.3(4), 543B.15(5), 543B.19.

**15-063 Kohen J. Burke (S63643000), Sioux City, IA - \$500 Civil Penalty**

**15-075 Joe Druppel (S63616000), Urbandale, IA - \$500 Civil Penalty**

**15-080 Michael Martin (B63628000), Moline, IL - \$500 Civil Penalty**

**15-088 Daniel Arredondo (S63612000), West Des Moines, IA - \$500 Civil Penalty**

**15-118 Tisha M. Bousset (S39348000), West Des Moines, IA - \$500 Civil Penalty**

**Iowa Professional Licensing Bureau**

**200 E. Grand Avenue, Ste. 350**

**Des Moines, Iowa 50309**

**Main: (515) 725-9022**

**Fax: (515) 725-9032**

**[www.plb.iowa.gov](http://www.plb.iowa.gov)**

[AccountancyBoard@iowa.gov](mailto:AccountancyBoard@iowa.gov)

[ArchitectureBoard@iowa.gov](mailto:ArchitectureBoard@iowa.gov)

[EngineeringandLandSurveyBoard@iowa.gov](mailto:EngineeringandLandSurveyBoard@iowa.gov)

[InteriorDesignBoard@iowa.gov](mailto:InteriorDesignBoard@iowa.gov)

[LandscapeArchitectureBoard@iowa.gov](mailto:LandscapeArchitectureBoard@iowa.gov)

[RealEstateCommission@iowa.gov](mailto:RealEstateCommission@iowa.gov)

[RealEstateAppraiserBoard@iowa.gov](mailto:RealEstateAppraiserBoard@iowa.gov)

Toni Bright, Executive Officer

Jeff Evans, Executive Officer

Colleen Goddard, Real Estate Trust Account Auditor

Robert Lampe, Executive Officer

Tracy Lindgren, Licensing Specialist

Sandy Malek, PLB Investigator

Renee Paulsen, Background Coordinator

Lori SchraderBachar, Site Manager

Jill Simbro, Real Estate Education Director

Mary Kay Zaver, Accountant