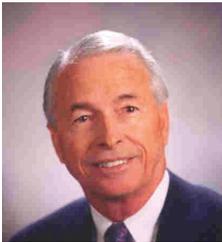


# The Real Estate

Vol. 29 No. 1

January 2009



**By Andy Enrico  
Commission Chair**

## “A year of change”

2008 was indeed a year of change in the real estate world, with more ahead in 2009.

I'd like to take this opportunity to highlight some of the positive changes the Real Estate Commission has been involved in over the past year, that continue to be a benefit to licensees and the public.

For new sales associates a “revised” pre-license course (Module 1 & Module 2). This course has been launched with updates to meet the relevancies of today's real estate market by combing more interactive learning.

A new Business Conduct & Office Operations (BCCO) course is scheduled for introduction in early 2009. The Broker Management course is also being “updated” and will be available in early 2009.

Another big change which will speed up the licensing process is the implementation of electronic fingerprinting beginning in March 2009.

## Commission Comments

I'm also proud to announce the election of our North Idaho Commissioner, Pam Trees, as Vice-President of ARELLO'S District 4 and the appointment of our Executive Director, Jeanne Jackson-Heim, as the Vice Chair of ARELLO'S “Education Issues Monitoring Committee. With the Real Estate Commission's dedication to education this committee appointment is a very important one.

Another positive change benefiting licensees looking for Continuing Education classes (CE accredited courses) is the Commission's new education web site. Now you can find a course, instructor, provider, date and location of the course with a click of a mouse. There are currently 467 active continuing education elective courses with more being added quarterly.

You can also find courses developed or delivered with civil penalty fine money. There are several of these courses available for free or at reduced costs around the state. In December, the Commission office began sending postcards to all licensees informing everyone where these classes are being held around the state.

The Commission's revamped web site is another positive change.

It makes reviewing your education, licensing history and your E & O Insurance status on-line much easier than in the past. Rest assured the continued improvement of our web site is based by a large part on your input and is an ongoing project.

A question often asked at this time of the year is about how many licensees we have. Not surprisingly based on the current market dynamics, the number of active licensees has dropped approximately 5% from a year ago. Currently, there are a total of 12,225 licensees.

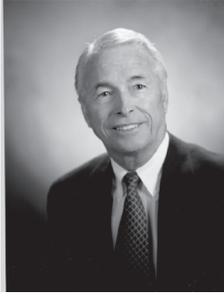
Of that number, 3,456 are inactive. (Last year at this same time there were a total of 12,866 licensees and 2,831 inactives). And in case you're wondering, we've been averaging between 40 – 60 new licensees per month for the past few months.

(Continued on page 12)

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**PAM TREES** (*Commission Representative*)

# EXECUTIVE DIRECTOR'S REPORT



Jeanne Jackson-Heim

We can probably all agree: The economy isn't what it was a year ago! Here at the Real Estate Commission, we are feeling the same pinch, and we understand that it costs a lot to keep a real estate license. We have been implementing new technologies to streamline operations at the Commission office, which will provide you faster service while keeping costs low.

You may have already used our new online services, launched last April, to renew your license or change your address. Online transactions are completed almost instantly, which provides

you with faster and better service. The Commission staff doesn't have to manually enter these transactions or file the paperwork, and there is no need to handle money or take deposits to the bank. All of these little bits add up to increase our efficiency, which ends up saving money for you, the licensee. If you haven't registered a user name or password for our online services, we encourage you to try it out! We are always available to offer technical support – so just give us a call if you need assistance.

Coming next March, IREC's exam provider, Pearson Vue, will begin offering electronic fingerprinting services. License applicants will be able to register for fingerprinting at the same time and in the same location as the license exam. We won't use the paper

fingerprint cards any longer. All fingerprints will be sent immediately to the Idaho State Police via electronic transmission – and we expect to receive the results within 24-48 hours.

Speaking of saving money, don't forget to take advantage of the **free** or **reduced cost** continuing education courses being offered in various locations throughout the state. These classes were underwritten by an award of civil penalty fine money, which by law can only be used for the development and delivery of education to benefit Idaho real estate licensees. Postcards containing a list of these courses were sent to all Idaho licensees in December 2008. Check the Education Search at [www.irec.idaho.gov](http://www.irec.idaho.gov) to look for the most up-to-date course offerings in your area.

---

## Ask Licensing:

### How Do I Put My License on Inactive Status?

If it is not time for you to renew your license, then your broker can inactivate your license online. If it is time for you to renew your license, you can renew on inactive status. Your license will be inactive the moment that you complete the renewal. There is no fee to inactivate (or re-activate) your license. Your license can be inactive indefinitely; however, you need to continue to renew your license every two years and pay the renewal fee (currently \$160.00).

While your license is on inactive status you do not have to meet the Continuing Education requirements or carry Errors & Omissions Insurance. When you want to activate your license again you must first meet the current CE requirements and have E&O in place.

If you do not renew your license, whether active or inactive, it will expire. You may still renew your license after it expires by paying the renewal fee along with a late fee of \$25.00.

Please note you will only be able to renew as inactive whether online or in our office on an expired license. One year after a license expires, it terminates and can not be renewed.

If your license has terminated and you would like to reinstate your license you will have to start over as a new applicant. You must resubmit your fingerprints for clearance, retake the licensing exams and submit a license application along with all licensing fees.

Also, depending on when your education was taken you may have to retake all or part of your prelicense classes. (Any prelicense education completed prior to 7/1/2008 is good for 5 years. Any prelicense education completed on or after 7/1/2008 is good for 3 years.)

If you have any questions, feel free to contact me at my direct line listed below.



Helena Guest  
Office Specialist II  
(208) 955-8472

# EDUCATION UPDATE



**Mandy Wood**  
Education Director

## New Online Service

If you have not checked out the Education Search online, please take a moment and see what we have set up for your benefit. At the top of the home page of our website you will see an option that states, "Education Search". By clicking on that option and going to the Education Search tab to the right, you will be able to enter in any search criteria to find courses you want.

Say you want only online courses, only free courses, or just want to know what is in your area; it is at your fingertips. You can also search by providers, instructors, and courses that work best for you. Please continue to check here for the most up to date information.

You can still log in under the "Online Services" at the top of our home page to view your own education, E & O and personal information, or if you are a broker you can view all your agents' information. Please allow up to 15 business days for courses to post to your account. If you recently took Idaho approved classes and they have not posted to your account you can still renew your license.

You must have completed the 16 hours of continuing education plus the CORE within the current licensing period BEFORE you renew your license. Please do not send in proof of Idaho education unless requested to do so through the audit process. If you have taken a course towards earning one of our accepted professional designations or out of state education, please fill out the "Licensee's Request for Continuing Education Credit" form and submit it for approval. Be sure to attach the provider's description of the course. This could be marketing materials, a print off from the website, or even the table of contents from the course materials. This will allow us to determine if the course fits in Idaho's Approved Topics (Rule 402).

## Audit Process

Two months after you renew your license we will audit your renewal for compliance with education requirements. If there is a discrepancy we will send 3 notification letters (1 to your home, 1 to your office and 1 to your broker) requesting only the missing information. Please submit your course completion certificates with a copy of the audit letter you received. We will process it and notify you via e-mail or mail of the results. Failure to comply with an audit or take your education in a timely manner may result in the inactivation of your license, disciplinary action, and/or civil penalty fines. Thank you in advance for your cooperation.

## Brokers License

When you switch from a sales license to a broker's license, **all continuing education is reset with your new license and no courses or credits will carry forward.**

To get your broker's license, the required Broker prelicense courses are:

- Real Estate Brokerage Management
- Real Estate Law
- Plus 2 elective courses selected from the following approved list:
- Idaho GRI 101/102 (counts for one elective)
- Idaho GRI 201/202 (counts for one elective)
- Real Estate Finance
- Valuation and Analysis
- CCIM Designation Courses

## Professional designation

courses are those required to earn professional designations from a national organization in specialized areas of licensed real estate practice. Idaho accepts courses taken to earn the following Designations for CE credit:

- Accredited Buyer Representative (ABR)
- Accredited Buyer Representative Manager (ABRM)
- Accredited Land Consultant (ALC)
- Certified Commercial Investment Member (CCIM)
- Certified International Property Specialist (CIPS)
- Certified Property Manager (CPM)
- Certified Real Estate Brokerage Management (CRB)
- Certified Residential Specialist (CRS)
- EcoBroker
- E-Pro (accepted for 15 hours of CE in Idaho)
- Graduate REALTOR® Institute (GRI) (any state)
- National Association of Home Builders MIRM, CMP, CSP, Master CSP, and CAASH designations
- Performance Management Network (PMN)
- Real Estate Professional Assistant (REPA)

- Resort & Second Home Markets Certification (RSPS)
- Senior Real Estate Specialist (SRES)
- Society of Industrial and Office REALTORS® (SIOR)

CE credit taken to earn other designations not listed here will be considered on a case-by-case basis. To submit other designation courses for credit, please complete the Licensee's Request for Continuing Education Credit form and attach your course completion certificate with the provider's course description.

**Spent CE Credit**

A licensee who renews a license late (i.e., renews a license that has expired) can only renew on inactive status.

Once renewed, the license may be reactivated by the employing broker.

- ☐ Education used to reactivate a license will be "spent" and cannot also be used to renew the license on a future renewal date.
- ☐ The license period of an expired license begins the date the license expired.
- ☐ An active licensee who goes inactive and reactivates during the same licensing period does not have to complete additional CE to reactivate.

Credits taken to reactivate a license must have been taken within the current license renewal period or the license period immediately preceding the current license period

**Duplicate Credit**

Idaho Code 54-2023:

(2) No duplicate credit. No licensee may obtain continuing education credit for completion:

- (a) Any core course curriculum for which he has previously received continuing education credit; or
- (b) Any course curriculum for which he has received continuing education credit in the same license period.



## THE IDAHO REAL ESTATE COMMISSION WELCOMES OUR NEWEST STAFF MEMBERS



I have been fortunate enough to have worked for the Commission for a year and a half as the Accounting Assistant under Charlie Hendrix. Charlie is already missed very much and her shoes will never be filled. We have a great team here and I am honored to have been given the Management Assistant position and I am excited about the challenge of the new job duties. I look forward to a long career with the Real Estate Commission.

**Tammy Collier**  
Management Assistant



Gayle has lived in the Treasure Valley all her life. She stayed home for several years to educate her 3 children. When her children were grown, she rejoined the work force. She held several support roles in the auto sales and service industry. Gayle is looking forward to learning about the real estate business. She enjoys hiking, photography and shopping.

**Gayle Nelson**  
Office Specialist II



**By Gail Heist,  
Chairman,  
Education Council,**

## Fruits of Our Labor

The Education Council had a very busy year and the fruits of our labor have paid big dividends. In October of 2008, the Association of Real Estate License Law Officials (ARELLO) awarded Idaho the '2008 Education Award' for the eight 4-hour interactive modules. The modules are called interactive because they all involve hands on application of the following topic areas; (1) Negotiations & Closing; (2) Professional Conduct and Ethics; (3) Risk Reduction; (4) Forms 1; (5) Forms 2; (6) Contract Principles; (7) Agency; (8) Residential Market Analysis

You can see these courses cover a large range of topics designed to educate all agents with current topics. As Pam Trees stated in 2002: "I've come to realize that continuing education is much more than a license requirement --- it is a necessity for business success".

These modules were developed through the efforts of Boise State University, IREC staff, and a number of Subject Matter Experts. The Education Council wants to thank the following subject matter experts for all their hard work and effort in the development of these courses: Agency – Terry Ruettgers, Julie DeLorenzo, Andy Enrico; Professional Conduct & Ethics – Donna Capurso, Maris Cukurs; Residential CMAs – Mike Gamblin, Beckie Kukal, Mike Loegering, Chuck Byers; Contract Principles – Jeremy Pisca, Justin May, Andy Enrico; Risk Reduction – Terry Ruettgers, Chuck Byers, Maris Cukurs; Forms 1 – Andy Enrico, Gail Heist, Doug Marfice; Forms 2 – Mike Gamblin, Andy Enrico, Gail Heist; Negotiations & Closing – Donna Capurso, Beckie Kukal.

Along with the development of the interactive courses, the Council took on the major revision of Module 1 and Module 2. Thanks to the efforts of the Subject Matter Experts and Mike Gamblin who piloted the courses, they are now being taught and tested by all the schools. The Subject matter experts were: Corinne Janstrom, Jill Randall, Gail Heist, Andy Enrico, Teena Turner, Beckie Kukal, & Mike Gamblin.

Two broker courses were also revised in late 2008 and will be fully launched by early 2009; Business Conduct and Office Operations (BCOO) and Brokerage Management. The Education Council wants to thank the following SME's for their effort:

BCOO – Teena Turner, Maris Cukurs, Jim Townsend, Don Morse and Brokerage Management – Patrick Mctigue, Gail Heist, Mike Gamblin, Jim Townsend, & Joan Brawley.

As a heads up, the Education Council has been seeing e-mail advertising for Designations by private companies that are not accepted for CE credit. There is a very long list of accepted designations on the Commission Website. Please do your research before you take a class if you need the CE hours.

The Idaho Real Estate Commission and the Education Council is providing the latest in education opportunities in an effort for Idaho to have the best educated licensees in the United States. We encourage all licensees to take CE courses to be well educated, up to date, and in compliance with the law. One way to do that is to take the Core class every year. The Core course is revised annually and released every July. This course will update you on trends and issues in the industry to help you have a successful real estate career.



**Sign up for E-Mail News.  
Subscribe at [www.irec.idaho.gov](http://www.irec.idaho.gov)**



**By Craig Boyack  
Chief Investigator**

The Commission has been receiving an increase in our advertising complaints for the last few months. These complaints seem to be originating from within the real estate industry, and mostly involve internet advertising.

Web sites like "Craig's List" or "ZIdaho.com" can be great advertising media for licensees. This article is to caution licensees that Idaho's advertising rules must be followed, regardless of the medium used for the advertising.

Most licensees understand the advertising rules, and follow these rules with traditional media like yard signs and newspapers. The rules must also be followed when advertising through the internet.

Our advertising rules are fairly simple in Idaho. This is a brief summary of the pertinent parts of Idaho Code Section 54-2053:

## Advertising Your Best Profile

- Only an active Idaho licensee can be named in a real estate advertisement, if anyone is named at all.
- All advertising of listed property must contain the name of the brokerage that has the listing.
- Misleading advertisements are illegal under the license law.

Using this information we can make an example of an E-Bay advertisement.

- 1.) If anyone is named in the advertisement, that person must have an active Idaho real estate license.
- 2.) The E-Bay advertisement must include the name of the brokerage holding the listing.
- 3.) The terms of the auction must be clear, accurate, and not misleading to a reader of the advertisement.

The most common advertising issue we see is the name of the brokerage being left out of the ad. If the Enforcement Department calls an advertisement from Craig's List that appears to be For Sale By Owner, and a brokerage or

licensee takes the call, the advertisement is illegal under the license law.

The person placing the advertisement could be subject to discipline by the Idaho Real Estate Commission.

Licensees should keep in mind that Idaho does not license teams. We see advertisements in all media that advertise real estate sales teams, but leave out the name of the brokerage they are affiliated with. This type of advertising could also subject the licensee to discipline.

Licensees should review a proof of their ads to ensure they comply with the license law prior to publication. Designated brokers should also take an interest in the advertisements that reflect upon their brokerages. Advertising compliance always makes a good topic for an office meeting, and should include State, Federal, and trade association rules where appropriate.

Please keep in mind that your real estate competitors are reading your advertisements. If those ads are not compliant with the license law, they could be forwarded to the Enforcement Department at the Idaho Real Estate Commission.

**Please refrain from using your cell phone in the  
Idaho Real Estate Commission building!**

## **Kudos**

Chief Investigator Craig Boyack has completed a two and one half year course of study on October 15, 2008 and was awarded his Certified Public Manager designation (CPM). The CPM is a national program, administered by the State of Idaho to train future managers, supervisors and directors.

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Pam Trees, North District Commission Member from Lewiston, Idaho, has been installed as District 4 Vice President (representing Alaska, Arizona, California, Guam, Hawaii, Idaho, Montana, Nevada, Oregon, Utah, Washington & Wyoming) for the Association of Real Estate License Law Officials (ARELLO).

ARELLO is an international association of real estate regulators from all 50 states, the Canadian provinces, and several foreign countries.

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Idaho Real Estate Commission received three awards at the 2008 Annual Conference of the Association of Real Estate License Law Officials (ARELLO) in Indianapolis. The Commission was presented with awards for recent projects: a Mortgage Fraud DVD prepared in collaboration with the Idaho Department of Finance; its new online services web applications; and 8 four-hour modules in continuing education developed in conjunction with Boise State University.

### **HONOR ROLL**

***Offices with NO Audit Violations  
(From 1 May, 2008 -- 31 October, 2008)***

***J. Francis Florence, Westerra Group Inc., dba Westerra Real Estate Group***

***Beth Brierley, Old Farm Realty LLC, dba Exit Realty Concepts***

***Roy Schons, The Real Estate Connection***

***John Beutler, John Beutler & Associates Inc., dba Century 21 Beutler &  
Associates***

***Michelle Lynne Basye, Riverside Realty Inc.***

***Mary Ann Jones, J&J General Contractors, Inc., dba John L. Scott POB.***

***Larry Cunningham, Cunningham Realty LLC***

***Greg Sittig, Canyon Real Estate Inc.***

***Rick Echevarria, Homedale Realty***

***Joanne Wetherell, RE Professionals LLC, dba RE / MAX of Sun Valley***

***John Heinrich, Sun Valley Brokers LLC***

***Suzanne Williams, Sun Valley Real Estate LLC***

***Via Surmelis, A. V. West***

## Broker's Price Opinions



By Kimberly Kelley  
Investigator

It seems with the recent increase in short sales, there are a lot of requests out there for broker price opinions or BPO's. Idaho Real Estate License Law includes an excerpt from the appraisal code to assist agents and brokers in determining whether or not they are in violation of the law as it relates to the unlicensed practice of appraisal.

It is legal for brokers, associate brokers and salespeople to give their opinion of the value of real property for the purpose of a prospective listing or sale, usually referred to as a competitive market analysis. It is not legal for salespeople to tender a broker's price opinion. In order to tender a broker's price opinion in Idaho, you must be licensed as a broker or an associate broker.

As an associate broker, if you receive a fee for a broker's price opinion, you must run that fee through your designated broker.

If you are a salesperson and are required to provide a broker's price opinion with a short-sale packet or the like, ask for your broker's assistance in preparing one.

Beyond this, there are requirements for the form of the opinion. The following are the required elements for a broker's price opinion per Idaho statute 54-4105:

(a) The broker's price opinion shall be in writing and contain the following:

(i) A statement of the intended purpose of the price opinion;

(ii) A brief description of the subject property and property interested to be priced;

(iii) The basis of reasoning used to reach the conclusion of the price, including the applicable market data and/or capitalization computation;

(iv) Any assumptions or limiting conditions;

(v) A disclosure of any existing or contemplated interest of the broker(s) issuing the opinion;

(vi) The name and signature of the broker(s) issuing the price opinion and the date of its issuance;

(vii) A disclaimer that, unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, the report is not

intended to meet the uniform standards of professional appraisal practice;

(viii) A disclaimer that the broker's price opinion is not intended to be an appraisal of the market value of the property, and that if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

The broker's price opinion permitted under this chapter may not be used as an appraisal, or in lieu of an appraisal, in a federally [Regulated] transaction.

Just as the Idaho Real Estate Commission pursues cases of unlicensed practice of real estate in Idaho, the Idaho Bureau of Occupational Licenses pursues cases against unlicensed practice of appraisal. If they were to take an action against a real estate licensee, it is possible the Idaho Real Estate Commission would pursue a follow-up action. Do not subject yourself to possible disciplinary action for practicing appraisal without a license by providing a broker's price opinion when you are not licensed to do so.

If you really want to do broker's price opinions, make an investment in yourself and your career and get your associate broker or broker license.



# All Payment Transactions require exact change!



Licensing Supervisor  
Neal Bernklau

## Information from the Licensing Department

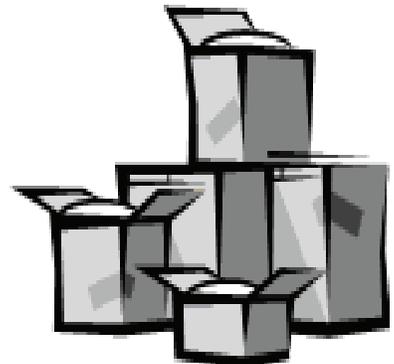
- As the Commission strives towards becoming paperless, everyone is encouraged to use IREC's On-line Services. You may renew your license, update your address, or as a designated broker add or remove licensees from your office. Not only does it save paper, it saves time and your changes happen almost instantly.
- What is an Inactive License???? An Inactive license is a license which is not expired and is not with a designated broker. All licenses (inactive or active) are required to be renewed (renewal fees included) with the Commission. If you have your broker put your license inactive on December 29<sup>th</sup> and your license expiration date is December 31<sup>st</sup> and you do not renew your license, your license status will change to expired on January 1<sup>st</sup>. So remember to renew your license.
- The current E&O contract will expire October 1, 2009 and the Commission will be creating a Request for Proposal (RFP) around the middle of March 2009. We are hoping to have a new contract in place by the end of May 2009 and renewal notices in the mail by August 7, 2009.

### LICENSE STATS As Of December 1, 2008

Active Brokers .....	2,252
Active Sales Associates .....	6,517
Inactive Brokers .....	439
Inactive Sales Associates .....	3,017
Active Companies .....	1,285

***Have you moved?  
You must notify the Idaho Real Estate  
Commission within 10 days (54-2018(9)).***

To change your address go to [www.irec.idaho.gov](http://www.irec.idaho.gov) and log in to IREC's online services. Once you have logged in click on the tab that says Address Information. There you will be able to update your address. Click "Submit" to save your changes.





ONLINE LOTTERY WINNERS!

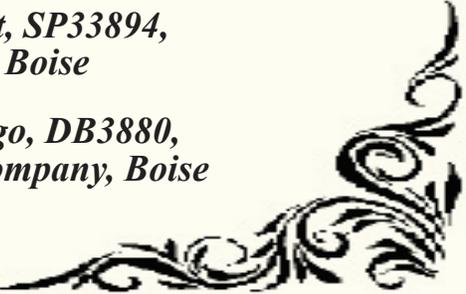
*Renew your license online at [www.irec.idaho.gov](http://www.irec.idaho.gov) and you will automatically be entered in a drawing for a refund of your license renewal fee. A new winner every month!*

*June 2008 - Dennis White, SP26281, a salesperson,  
Coldwell Banker Schneidmiller Realty,  
Coeur d'Alene*

*July 2008 - Creed Noah, DB17124, a designated broker,  
Creed Noah Real Estate Company, Cambridge*

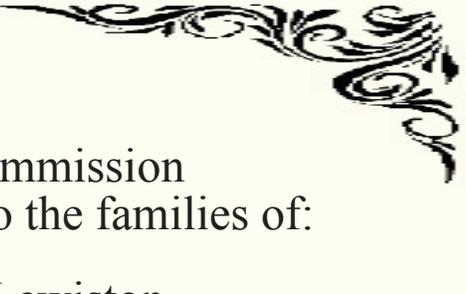
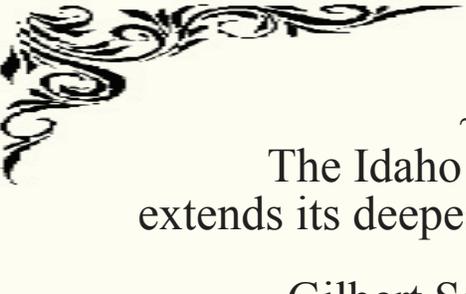
*August 2008 - Renee Page, SP31146, a salesperson,  
Re/Max Capital City, Boise*

*September 2008 - Sandra Clancy, AB21148,  
an associate broker, Silverhawk Realty LLC, Caldwell*



*October 2008 - Zackery Crist, SP33894,  
an inactive salesperson, Boise*

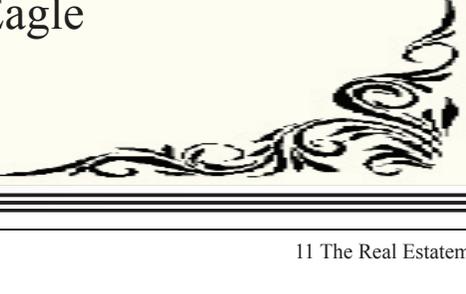
*November 2008 - J. Martin Igo, DB3880,  
a designated broker, The Igo company, Boise*



~ In Memory ~

The Idaho Real Estate Commission  
extends its deepest sympathies to the families of:

Gilbert Sanborn Chase, Lewiston  
Errold Sutter, Lynnwood, WA  
Wallace L. DeBoard, Carmen  
Kathleen Schrader, Twin Falls  
Kenneth Langdon, Eagle



# IREC Says Goodbye to Charlie Hendrix

## Management Assistant 1994-2008



**Son Jake, Charlie, Husband Terry**

*On October 31, 2008, Management Assistant Charlie Hendrix spent her last day at IREC with co-workers, family and friends. Charlie retired after 15 years of valuable service to the State of Idaho, 14 of which were served at the Idaho Real Estate Commission. IREC staff wishes her the best. Happy Trails, Charlie!*



Charlie got a real kick out of her new E-Plate. Now she can tell the driver behind to back-off.

**Happy Retirement, Charlie!**



Charlie was recognized for her years of service to the State of Idaho

(Continued from page 1)

The one non-positive change is the number of complaints our investigative department has been receiving.

Averaging between 50-60 a month from both consumers and licensees, the cases being investigated involve more severe issues than in the past (double contracting, misrepresentation, adverse material facts, advertising, forgeries, continuing education and intellectual property issues).

Errors & Omission insurance violations have also increased. In addition to failing to renew on time, many issues involve licensees changing from offices that provided E&O coverage to offices that do not and the agents fail to purchase the state's group E&O insurance after their move.

An important change for both consumers and licensees is the posting of "formal disciplinary actions" on IREC's website. Posting of licensees began on October 1, 2008. These are licensees that have had major

enforcement actions taken against them (not late renewals or normal CE credit violations).

Another change that has received positive feedback is the new "Agency Disclosure Brochure" (aka: the "Blue Brochure") which licensees tell us is easier for the consumers to understand.

Yes, in this rapidly changing real estate world all four Commissioners and the entire Real Estate Commission staff are committed to improving the dissemination of information important to you in the future.

## DISCIPLINARY ACTIONS

Formal actions issued by the Real Estate Commission:

**Freeman, Joseph W. "Joe"**, salesperson with Greylock Realty, in Boise, Idaho. Stipulated to violation of Idaho Code sections 54-2045.(5) and 54-2060.(8) - use of a double contract; and 54-2060.(11) - dishonest and dishonorable dealings as defined by Section 54-2054.(5). Given a formal reprimand; ordered to pay a civil penalty fine of \$3,000.00; \$300.00 costs and attorney's fees; and must successfully complete a live Business Conduct and Office Operations course and a live Real Estate Finance course.

**Lignell, Anisa**, Stipulated to violation of Idaho Code section 54-2002 - unlicensed practice of real estate as defined by 54-2004.(32)(a), (c) and (d). Ordered to pay a \$3,000 civil fine and \$300 in costs and attorney's fees.

**Mudd, David J.**, Stipulated to violation of Idaho Code section 54-2002 - unlicensed practice of real estate as defined by 54-2004.(32)(a),(c) and (d). Given a formal reprimand; ordered to pay a \$5,000 civil fine and \$300 costs and attorney's fees.

**Powell, James W.**, salesperson with Re/Max Advantage, in Nampa, Idaho. Stipulated to violation of Idaho Code sections 54-2060.(12) - conduct which substantially fails to meet the generally accepted standard of care in the practice of real estate; and 54-2087.(2) - failure to exercise reasonable skill and care on behalf of a client. Given a Formal Reprimand; ordered to pay a civil penalty fine of \$3,500.00 with \$1,500.00 withheld providing he complies with the terms of the Final Order and violates no other license law; required to pay costs and attorney fees of \$300.00; and must successfully complete a live Real Estate Finance course.

**Robinson, Kevin**, unlicensed individual in Twin Falls, Idaho. Stipulated to a violation of Idaho Code section 54-2002 - unlicensed practice of real estate as defined by

54-2004.(32)(a) and (c). Ordered to pay a civil penalty fine of \$3,000.00 and costs and attorney fees of \$300.00.

**Ropicky, Sheldon**, salesperson with The Home Specialists, in Pocatello, Idaho. Stipulated to violation of Idaho Code sections 54-2045.(4) - failure to deliver consideration immediately to his broker; 54-2060.(3) - failure to account; 54-2060.(12) - gross negligence or reckless conduct; 54-2086.(1)(c) - failure to account for monies on behalf of a customer; and 54-2087.(5) - failure to account for monies on behalf of a client. Mitigation hearing held on 6/26/08. Given a Formal Reprimand; ordered to pay a civil penalty fine of \$3,500.00; actual costs and attorney's fees of \$2003.78; must successfully complete a live BCOO course and a live Agency Law course; and received a withheld suspension from 7/6/08 to 1/5/09

**Stanger, Lurae** Stipulated to violation of Idaho Code sections 54-2038.(1)(a) - failure to supervise her Utah licensee and 54-2038.(3) - allowing a person who is not licensed to represent the broker as a sales associate. Given a formal reprimand; ordered to pay a \$2,500 civil fine and \$300 costs and attorney's fees; and must complete a live Risk Reduction course.

**Wendt, Nathan**, unlicensed individual, stipulated to violation of Idaho Code section 54-2002 - unlicensed practice of real estate. Ordered to pay a civil penalty fine of \$3,500; and costs and attorneys fees of \$1,000

## CE VIOLATIONS

The following licensees stipulated to violation of Idaho Code sections 54-2023.(1)(a) and 54-2060(10) – failure to obtain Continuing Education in a timely manner, and/or 54-2060(7) – misstatement in the application for renewal of a real estate license, and paid the indicated fine amount. A “\*” indicates the licensee was also given a formal reprimand and ordered to pay \$125 in costs and attorney's fees. A “\*\*” indicates it is a second time violation for

that licensee. Unless otherwise indicated, all are located in Idaho.

**Anderson, Diana**, salesperson with Sel-equity Real Estate, in Boise. \$500

**Anderson, Julie**, salesperson with Windermere/Coeur d'Alene Realty Inc., in Post Falls. \$250

**Avery, Christopher**, salesperson with Coldwell Banker Schneidmiller Realty, in Boise. \$500

**Bacca, Curtis P.**, salesperson with Sun Valley Brokers Alliance – Bald Mountain Realty, in Ketchum. \$2,000\*\*

**Barnes, Jennifer**, salesperson with Expert Realty, LLC, in Meridian. \$750

**Barrett, Richard M.**, salesperson with Lakeshore Realty, in Coeur d'Alene. \$250

**Barrick, James**, salesperson with DK Commercial, LLC, in Meridian. \$500

**Brawner, Michael**, designated broker with Michael Brawner, Broker, in Rancho Sante Fe, California. \$1,000

**Brown, Will G.**, designated broker with American Dream Realty, in Rupert. \$250

**Cannon, Daniel**, salesperson with Expert Realty LLC, in Meridian. \$500

**Carpenter, Jay B.**, salesperson with Century 21 Beutler & Associates, in Coeur d'Alene. \$250

**Chase, Terrance**, salesperson with Renice Sandler Real Estate, in Coeur d'Alene. \$1,000

**Clor, Danarae**, salesperson with Stevens Realty, LLC, in Boise. \$250

**Cooper, Brant G.**, salesperson with Sun Land Investments, Inc., in Bellevue. \$500

**Dane, Russell**, salesperson with Keller Williams – Boise, in Boise. \$500

**Ferney, Curtis L.**, designated broker with 4-U Ranch Realty/United Country, in Rexburg. \$500

**Fox, Susan C.**, salesperson with GMAC Real Estate Northwest, in Coeur d'Alene. \$750

**Gates, Timothy**, salesperson with Gozzer Ranch Properties, LLC, in Coeur d'Alene. \$500

**Graham, Robert W.**, associate broker with Real Estate of Jackson Hole, in Jackson, Wyoming. \$750

**Green, Jeannie R.**, salesperson with ERA West Wind, in Boise. \$250

- Griffith, John D.**, salesperson with MLC-Sotheby's International Realty, in McCall. \$250 .
- Hansen, Dorene M.**, salesperson with Brandt Agency, in Nampa. \$750
- Healy, Donna**, salesperson with ERA West Wind, in Boise. \$250
- Heilig, Kerry Anthony**, salesperson with Home Pointe Real Estate LLC, in Idaho Falls. \$750
- Herron, John**, associate broker with Tomlinson Sandpoint Sotheby's International Realty, in Sandpoint. \$500
- Hitt, Peter G.**, salesperson with Mountain Lakes Realty Inc., in McCall. \$500
- Houston, Tammie L.**, salesperson with Tamarack Realty Northwest, Inc., in Post Falls. \$500
- Hunemiller, Kelly**, salesperson previously with The Real Estate Group, in Meridian. \$1,000
- Jesseph, Rose C. "Rosie"**, salesperson (license currently in "surrendered" status) in Hayden. \$500\*
- Johnson, Andres**, salesperson with Coldwell Banker The Real Estate Company, in Driggs. \$250
- Johnson, Michelle L.**, salesperson with Group One, Inc., in Eagle. \$250
- Jones, Ross L.**, salesperson with Weber Investments, Inc., in Boise. \$1,000
- Knoll, Jeremy**, salesperson with Tomlinson North Idaho Sotheby's International Realty, in Coeur d'Alene. \$750
- Lombardo, Carey L.**, salesperson with Woodhouse Group, in Eagle. \$500
- Luck, Matthew C.**, salesperson with Windermere Real Estate/Sun Valley LLC, in Hailey. \$750
- Mann, Deborah A. "Debi"**, salesperson with Realty One Centre of Boise, Inc., in Boise. \$1,000
- Maricich, A. Nicholas**, salesperson with Ketchum Realty, in Ketchum. \$250
- McDonald, David M.**, salesperson with Keller Williams Realty West, in Nampa. \$500
- Menegas, Michael**, salesperson with Coldwell Banker Tomlinson Associates, in Lewiston. \$500
- Monti, Jena J.**, salesperson with the branch office of Windermere/Coeur d'Alene Realty, Inc., in Post Falls. \$500
- Nicholson, John S.**, salesperson with Michener Investments, LLP, in Boise. \$250
- Osler, Ian J.**, salesperson with Sotheby's International Realty, Inc., in Driggs. \$750
- Ralston, Alicia Christine Anna**, associate broker with Windermere Real Estate/Capital Group Inc., in Boise. \$500.00\*
- Ruby, Kari-Lyn**, salesperson with Mountain Realty, LLC, in Eagle. \$250
- Schafer, Dana**, salesperson with John L Scott BOI, in Boise. \$500
- Shephard, Stacy Ann**, salesperson with Windermere Real Estate/All Star Realty, in Lewiston. \$750
- Silvaz, Juan**, salesperson with Blossom Heights Realty, in Boise. \$500
- Skinner, Eric**, salesperson with Riverstone Real Estate, in Sandpoint. \$250
- Smith, Garrett W. "Gary"**, salesperson with Red Cliff Properties, LLC, in Hailey. \$750
- Villelli, Michael J.**, salesperson with Tomlinson Sandpoint Sotheby's International Realty, in Sandpoint. \$500
- Wilson, Larry**, salesperson with Champion Real Estate, in Pocatello. \$500
- York, Allison**, salesperson with Keller Williams Realty – Boise, in Boise. \$250
- Young, Linda M.**, salesperson with Idaho One Realty, in Eagle. \$500
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- LATE E&O Violations**
- Sales associates, associate brokers, designated brokers and firms who stipulated to violation of Commission Administrative Rule 121.03- failure of a licensee to maintain Errors and Omissions insurance or failure of a licensee to submit or cause to be submitted a certificate of coverage as required by section 54-2013, Idaho Code. All were issued a civil fine of the indicated amount. A "\*" indicates a second or third time violation, and therefore the fine was doubled. Unless otherwise indicated, all are located in Idaho.
- 1st Choice Properties, Inc.** (Travis Acosta, designated broker) in Boise. \$200\*
- Acosta, Travis**, designated broker in Boise. \$200\*
- Adams, Rowdy**, salesperson in Meridian. \$100
- All Idaho Real Estate & Properties, Inc.** (Troy Hawker, designated broker) in Nampa. \$100
- Allen, Shannon**, salesperson in Boise. \$100
- Allgood, Jill L.**, salesperson in Twin Falls. \$100
- Allphin, Robert**, designated broker in Sandy, Utah. \$150
- Alverson, Dale**, salesperson in Boise. \$100
- Alves, Herkie**, salesperson in Twin Falls. \$100
- Amar, Stephen**, salesperson in Meridian. \$100
- Anderson, Kristina**, salesperson in Nampa. \$100
- Andrade, George**, designated broker in Boise. \$200\*
- Austin, Christopher**, salesperson in Caldwell. \$200\*
- Baird, Carolyn**, salesperson in Nampa. \$100
- Baldwin, Nathan**, salesperson in Blackfoot. \$200\*
- Barr, Kathy René**, salesperson in Boise. \$100
- Bateman, Stephen**, salesperson in Boise. \$100
- Beams, Robert**, salesperson in Burley. \$100
- Bean, Ronald**, associate broker in Twin Falls. \$100
- Blossom Heights Realty** (Maurice Clifton, designated broker) in Boise. \$100
- Blue, Marlana**, salesperson in Boise. \$100
- Bondy, Terri**, salesperson in Meridian. \$100
- Bosh, Jerod**, salesperson in Twin Falls. \$200\*
- Bovis, John**, salesperson in Boise. \$100
- Bragg, Lois**, salesperson in Twin Falls. \$100
- Braithwait, Kevin**, salesperson in Nampa. \$100
- Branch, Amber**, salesperson in Eagle. \$100
- Bratcher, Tracy Scott**, salesperson in Payette. \$100
- Bratcher, Tracy**, salesperson in Payette. \$200\*
- Braun, Derek J.**, salesperson in Meridian. \$100

**Bridges-Allton, Rene M.**, salesperson in Meridian. \$100

**Brown, Alan**, designated broker in Moscow. \$100

**Buhler, Daniel**, salesperson in Eagle. \$100

**Buker, Marshall**, salesperson in Herriman, Utah. \$200\*

**Burts, Michael**, salesperson in Donnelly. \$100

**Butler, Shay**, salesperson in Pocatello. \$100

**Buzzini, Anne B.**, salesperson in Boise. \$100

**Calvert, Linda**, salesperson in Boise. \$100

**Catovic, Adin**, salesperson in Meridian. \$100

**Century 21 North West** (Justin Weil, designated broker) in Meridian. \$100

**Chamorro, Gustavo**, broker in San Bernardino, California. \$150

**Champion, Becki**, salesperson in Boise. \$100

**Chase Jr., Paul E.**, salesperson in Boise. \$100

**Chavez, Lorenzita Angelene**, salesperson in Caldwell. \$100

**Chidester, Linnea**, salesperson in Blackfoot. \$100

**Chiesa, Jeanette**, salesperson in Eagle. \$100

**Child, Bruce E.**, salesperson in Caldwell. \$100

**Civic, Rusmir**, salesperson in Boise. \$100

**Clark, Julie P.**, salesperson in Coeur d'Alene. \$100

**Cluff Real Estate** (Todd D. Cluff, designated broker) in Donnelly. \$200\*

**Cluff, Todd D.**, designated broker in Donnelly. \$100

**Cole, Lance**, salesperson in Eagle. \$100

**Condon, Laurel**, salesperson in Twin Falls. \$200\*

**Cook, Mary**, salesperson in Driggs. \$100

**Cooper, Erin**, salesperson in Sandpoint. \$100

**Corona, N. Donelle**, designated broker, in Meridian. \$100

**Crawford, Patrick**, designated broker in Seattle, Washington. \$200\*

**Croghan, Chris**, salesperson in Coeur d'Alene. \$200\*

**Crowell, Barbara**, salesperson in Eagle. \$100

**Cryer, Matthew**, salesperson in Boise. \$100

**Dalton, Barry R.**, salesperson in Shoshone. \$100

**Davis, Connie**, salesperson in Eagle. \$100

**Dawson, Benjamin**, salesperson in Meridian. 200\*

**Dean, Paul**, salesperson in Twin Falls. \$100

**De Martini, Dale**, salesperson in Boise. \$100

**Dillon, Jennifer**, salesperson in Eagle. \$100

**Dolby, Katie**, salesperson in Eagle. \$100

**Drost, Deanna L.**, salesperson in Meridian. \$100

**Drougas, Ari**, associate broker in Ketchum. \$200\*

**Drougas, Cheri S.**, salesperson in Ketchum. \$100

**Drougas, Thomas, C.**, associate broker in Ketchum. \$100

**Drumheller, Allison**, salesperson in Driggs. \$100

**Dundon, Edward**, designated broker in Portland, Oregon. \$100

**Dunham, Daniel L.**, salesperson in Boise. \$100

**Dunn, Heidi**, salesperson in Nampa. \$100

**Eagan, Timothy**, designated broker in Ketchum. \$100

**Ellis, Tina M.**, designated broker in Boise. \$100

**Fackrell, Charlene**, designated broker in Boise. \$100

**Fischer, Rocky**, salesperson in Twin Falls. \$100

**Forrester, Bryant**, salesperson in Boise. \$100

**Forrester, Cristina**, salesperson in Logan, Utah. \$100

**Foust, Greg L.**, salesperson in Nampa. \$100

**Frechette, Ray**, salesperson in Boise. \$100

**Frei, Melody**, salesperson in Boise. \$200\*

**Galanis, Robert**, designated broker in Island Park. \$100

**Garrison, Michael**, salesperson in Coeur d'Alene. \$200\*

**General, Vincent**, salesperson in Nampa. \$100

**George, Andrew**, salesperson in Boise. \$100

**Gerosin, Dennis**, salesperson in Nampa. \$100

**Gibbs, Christopher**, associate broker in Coeur d'Alene. \$200\*

**Gingerich, Jacqueline**, salesperson in Boise. \$100

**Gordon, Todd B.**, salesperson in Boise. \$100

**Grand Teton Realty** (Diane Palmer, designated broker) in Alpine, Wyoming. \$100

**Green & Jin Real Estate LLC** (Robert L. Green, designated broker) in Oceanside, California. \$100

**Green, Lois J.**, salesperson in Boise. \$100

**Grubiak, Joseph**, salesperson in Boise. \$100

**Gutierrez, Norena**, salesperson in Boise. \$100

**Hall, Layne C.**, salesperson in Eagle. \$100

**Haney, Tamie "Tamara" L.**, salesperson in Nampa. \$100

**Hansen, Dorene**, salesperson in Nampa. \$100

**Hansen, Robert**, salesperson in Rexburg. \$100

**Hartin, Christina**, salesperson in Coeur d'Alene. \$100

**Hawk, Justin**, salesperson in Eagle. \$100

**Hawker, Troy**, designated broker in Nampa. \$100

**Hayes IV, Frank**, salesperson in Boise. \$100

**Hellhake, Dianna**, salesperson in Boise. \$100

**Henderson, Jolynn**, salesperson in Hailey. \$100

**Henson, Chelsea**, salesperson in Boise. \$100

**Hessing, Zachary**, salesperson in Boise. \$100

**Hill, Gregory T.**, salesperson in Boise. \$100

**Holmgren, Jason**, salesperson in Ogden, Utah. \$100

**Homes of Idaho Inc.** (Douglas J. Lampman, designated broker) in Caldwell. \$210

**Hood, Mary Joanne "Joie"**, salesperson in Nampa. \$100

**Hora, Derek**, salesperson in Victor. \$100

**Horton, Jack E.**, designated broker in Eagle. \$100

**Houston, Gretchen**, salesperson in Boise. \$100

**Hovde, Darrin L.**, salesperson in Meridian. \$100

**Howard, Matthew**, salesperson in Meridian. \$100

**Huck, Michelle**, salesperson in Meridian. \$100

**Humphreys, Tawny**, salesperson in Twin Falls. \$100

**Jackson, David M.**, salesperson in McCall. \$200\*

**Jarvis, Jennifer “Jeni”**, salesperson in Salmon. \$100

**Jensen, Bambi**, salesperson in Boise. \$100

**Johnson, Laura**, salesperson in Boise. \$100

**Johnston, James H.**, salesperson in Boise. \$100

**Jones, Loretta**, salesperson in Nampa. \$100

**Jordan, Damion**, salesperson in Boise. \$100

**Jordan, Patricia**, salesperson in Nampa. \$100

**Kane, Thomas J.**, salesperson in Coeur d’Alene. \$100

**Kauf, Patti L.**, designated broker in Driggs. \$200\*

**Kelley, Alison**, salesperson in Nampa. \$100

**Kelley, Marla J.**, salesperson in Boise. \$200\*

**Kepler, Kerry V.**, salesperson in Idaho Falls. \$100

**Killgore, Harold**, salesperson in Boise. \$100

**Killien, Richard A.**, salesperson in Caldwell. \$100

**Kilminster, Kathy**, salesperson in Boise. \$100

**King, Gavin**, designated broker in Meridian. \$100

**Klein, Karyl**, salesperson in Eagle. \$100

**Koenig, Amy L.**, salesperson in McCall. \$100

**Krehbiel, Michael**, salesperson in Blackfoot. \$100

**LaMay, Nettie M.**, salesperson in Boise. \$100

**Lampman, Colby**, salesperson in Caldwell. \$100

**Lamson, Sara**, salesperson in Coeur d’Alene. \$100

**Lane, Kristine**, salesperson in Nampa. \$100

**Lasher, Deborah**, salesperson in Post Falls. \$100

**Lee, Linda**, salesperson in Coeur d’Alene. \$100

**Leslie, Jamilla “Jaymi”**, salesperson in Boise. \$100

**Lewis, Michael A.**, salesperson in Nampa. \$100

**Lewis, Shantay**, salesperson in Meridian. \$100

**Linzbach, Heidi**, salesperson in Eagle. \$100

**Locatelli, Cathy**, designated broker in Hamilton, Montana. \$100

**Long, Randy**, salesperson in Bellevue. \$200\*

**Lowe, Christopher**, salesperson in Idaho Falls. \$100

**Lowe, Virginia**, salesperson in Grangeville. \$100

**Lukoic, Adam**, salesperson in Boise. \$100

**Mack, Terrene**, designated broker in Coolin. \$100

**Maison, David**, salesperson in Nampa. \$100

**Marmillion, David**, salesperson in Boise. \$100

**Martin, Kari**, salesperson in Blackfoot. \$100

**Martin, Samuel E.**, salesperson in Meridian. \$200\*

**Martinez, Marta**, salesperson in Twin Falls. \$200\*

**Marusich, Allison**, salesperson in Boise. \$100

**Maulorico, Jeffrey**, salesperson in Coeur d’Alene. \$100

**Mazzare, Andrew**, salesperson in Nampa. \$100

**McCahill, Margaret “Anne”**, salesperson in Caldwell. \$100

**McCune, Jeffrey**, designated broker in Donnelly. \$100

**McKenna, Janette**, salesperson in Coeur d’Alene. \$100

**McKibben, Tyrell**, salesperson in Boise. \$100

**McKnight, Rebecca**, salesperson in Meridian. \$100

**McKuin, Cynthia**, salesperson in Boise. \$100

**McLaughlin, Ronda**, salesperson in Payette. \$100

**McNamara, Shannon**, salesperson in Meridian. \$100

**McNamara, Shannon**, salesperson in Bellevue, Washington. \$200\*

**Meikle, Sandra A.**, limited broker in Boise. \$100

**Merritt, Kathi**, associate broker in Boise. \$200\*

**Middleton Realty, Inc.** (William C. Blackburn, designated broker) in Middleton. \$100

**Miller, Marci**, salesperson in Boise. \$100

**Molnar, Spencer**, salesperson in Meridian. \$100

**Monday, Barbara**, salesperson in Boise. \$200\*

**Moon, Laroy** salesperson in Meridian. \$100

**Moon, Robert**, salesperson in Rigby. \$100

**Morgan, Patricia A.**, designated broker in Garden City. \$100

**Morrison, Julia**, salesperson in Nampa. \$100

**Moses Bryan**, salesperson in Horseshoe Bend. \$100

**Moulton, Donna**, salesperson in Salmon. \$200\*

**Moulton, Owen**, salesperson in Driggs. \$100

**Muir, Rena**, salesperson in Boise. \$100

**Murdoch, Thyne**, salesperson in Boise. \$100

**Murphy, Dennis**, salesperson in Boise. \$100

**Nguyen, An Van**, salesperson in Meridian. \$200\*

**Nimea, Becky**, salesperson in Nampa. \$100

**Nye, Leslie**, salesperson in Eagle. \$100

**Odmark, Jean**, salesperson in McCall. \$100

**Oliver, Terry L.**, salesperson in Saint Maries. \$100

**Overall, Anita**, salesperson in Boise. \$100

**Palumbo, Jacqueline**, salesperson in Rathdrum. \$200\*

**Patterson, Jacobi**, salesperson in Meridian. \$100

**Pavlinik, Caroline**, associate broker in Meridian. \$100

**Perez, Shelly**, salesperson in New Meadows. \$100

**Peterson, Konnel**, salesperson in Henderson, Nevada. \$100

**Piva, Robert**, salesperson in Bellevue. \$200\*

**Plaisted, Shawna**, salesperson in Nampa. \$100

**Polley, Curtis**, salesperson in Coeur d’Alene. \$100

**Premier Group Realty West**, (Lisa Kerby, designated broker), in Fruitland. \$100

**Price, Jonathan D.**, salesperson in Burley. \$100

**Prigge, Heidi**, salesperson in Boise. \$100

**Putnam, David**, designated broker in Murphy. \$100

**Rainey, Dale**, broker in Fresno, California. \$100

**Re/Max Results** (Robert Allphin, designated broker) in Sandy, Utah. \$150

**Realty in Idaho Inc.** (Gavin King, designated broker) in Meridian. \$180

**Realty World Resort Properties, LLC** (Jeffrey McCune, designated broker) in Donnelly. \$100

**Riele, Joyce**, salesperson in Nampa. \$100

**River Bridge Realty, Inc.** (Kelly Runyon, designated broker) in Burley. \$100

**Rivers, Benjamin L.**, designated broker in The Dalles, Oregon. \$100

**Riviella, Michael**, designated broker in Ketchum. \$200\*

**Rod, Sarah**, salesperson in Moscow. \$100

**Roper, Annette**, salesperson in Burley. \$100

**Saakyan, Arsen**, salesperson in Boise. \$100

**Sabala, Lael "Katy"**, salesperson in McCall. \$100

**Sawyer, Kathleen**, salesperson in Meridian. \$100

**Schilling, Ronda**, salesperson in Orofino. \$100

**Schlesinger, David**, salesperson in Twin Falls. \$100

**Schlesinger, Melissa**, salesperson in Twin Falls. \$100

**Schow, Tallan**, salesperson in Nampa. \$100

**Schrack, Brooke**, salesperson in Eagle. \$100

**Seal, Michael**, salesperson in Salmon. \$200\*

**Sears, Carolyn**, associate broker in Boise. \$100

**Select Properties Company** (William R. Robinette, designated broker) in Hayden. \$100

**Sendig, Siegfried**, salesperson in Eagle. \$150

**Sevy Jr., Roger E. "Butch"**, salesperson in Marsing. \$100

**Shank, Anna L.**, salesperson in Boise. \$100

**Shields, Ginger**, salesperson in Boise. \$100

**Sloan, Ruston K.**, salesperson in Boise. \$200\*

**Sorrells, Ken**, salesperson in Boise. \$100

**SPC Commercial Real Estate** (William R. Robinette, designated broker) in Hayden. \$100

**Spirit Lake Realty, LLC** (Terrene Mack, designated broker) in Coolin. \$120

**Spradley, Charolette**, salesperson in Payette. \$100

**Stanley Jr., Russell L.**, designated broker in Eagle. \$100

**Stein, Melissa**, salesperson in Twin Falls. \$100

**Stewart, Scott**, designated broker in Eagle. \$100

**Story, Amy**, salesperson in Boise. \$100

**Strasser, Morgan**, salesperson in Boise. \$100

**Stricharskiy, Alex**, salesperson in Boise. \$100

**Swigert, James S.**, salesperson in Challis. \$100

**Tassell, Frine**, salesperson in Nampa. \$200\*

**Tenne, Mary**, salesperson in Boise. \$100

**Tenne, Roland**, designated broker in Boise. \$100

**The Realty Dot, Inc.** (Jennifer D. Robertson, designated broker) in Atlanta, Georgia. \$100

**Trafford, Alice G.**, salesperson in Boise. \$100

**Trappett, Karen L.**, salesperson in American Falls. \$100

**Traudt, Molly**, salesperson in Boise. \$200\*

**Tully (Bullock) Kathleen M.**, associate broker in Coeur d'Alene. \$100

**Turner, Keith**, salesperson in Nampa. \$100

**Uriarte, Teresa M.**, designated broker in Baker City, Oregon. \$100

**Urwin, Shaun L.**, salesperson in Boise. \$100

**Villeneuve, Rachel A**, salesperson in Boise. \$100

**Von Wandruszka, Brenda**, salesperson in Moscow. \$100

**Wagner, Robin Lynn**, salesperson in Boise. \$100

**Walcroft, Catherine**, salesperson in Boise. \$100

**Walker, Justin D.**, salesperson in Nampa. \$100

**Walsh, Robert**, salesperson in Boise. \$200\*

**Walters, Dan**, salesperson in Boise. \$100

**Warner, Jack**, designated broker in Star. \$100

**Way, Susan**, salesperson in Coeur d'Alene. \$100

**Webster, Jessica**, salesperson in Boise. \$100

**Weil, Justin**, designated broker in Meridian. \$100

**Weingartner, Shawn**, salesperson in Bellevue, Washington. \$100

**Welker, Vicki**, associate broker in Meridian. \$100

**Wells, Stacy**, salesperson in Nampa. \$100

**Whittemore, Jennifer L.**, salesperson in Twin Falls. \$100

**Williams, Scottie Jo "Scott"**, salesperson in Sandpoint. \$100

**Willms, Alicia**, salesperson in Coeur d'Alene. \$100

**Wittenbrock, Vivian Dianne**, designated broker in Solvang, California. \$100

**Witzke, Tom**, salesperson in Eagle. \$100

**Wokersien, Gregory**, associate broker in Twin Falls. \$100

**Wolfe, Alan**, designated broker in Boise. \$100

**Wolters, Carrie**, salesperson in Nampa. \$100

**Wood, Susan**, salesperson in Boise. \$100

**Yochum, Wendy L.**, salesperson in Lewiston. \$100

**Zavala, Javier**, salesperson in Boise. \$100

**Zebell, Ronald G. "Zeb"**, salesperson in Burley. \$100

**Zeisel, Judith**, salesperson in Lewiston. \$200\*

**Zierler, Scott**, salesperson in Boise. \$100

**Zuber, Craig**, salesperson in Nampa. \$100

**Zuber, Nicole**, salesperson in Nampa. \$100

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**LATE LICENSE RENEWALS**

Sales associates, associate brokers and designated brokers who stipulated to violation of Idaho Code sections 54-2002, 54-2018(2) and 54-2060(10) – failure to renew or activate license in a timely manner, and continuing to practice as a licensee after their license had expired or

(Continued on page 19)

# *Contact the Commission Staff*

**208-334-3285 or toll free in Idaho 866-447-5411**

**Administration** .....dial “4”

JEANNE JACKSON-HEIM - [jeanne.jackson-heim@irec.idaho.gov](mailto:jeanne.jackson-heim@irec.idaho.gov) .....ext. 118  
 (Executive Director)

TAMMY ANDERSON - [tammy.anderson@irec.idaho.gov](mailto:tammy.anderson@irec.idaho.gov) .....ext. 101  
 (Assistant to Executive Director and Administrative Counsel, Public Records Requests, Commission meetings)

WILLIAM ROBINSON - [william.robinson@irec.idaho.gov](mailto:william.robinson@irec.idaho.gov) .....ext. 107  
 (Webmaster - Information Technology)

TAMMY COLLIER - [tammy.collier@irec.idaho.gov](mailto:tammy.collier@irec.idaho.gov) .....ext. 103  
 (Management Assistant- Budgeting, Human Resources, Accounts Payable)

GAYLE NELSON - [gayle.nelson@irec.idaho.gov](mailto:gayle.nelson@irec.idaho.gov) .....ext. 105  
 (Office Specialist II - deposits, accounts payable, misc. accounting duties) .....ext. 117

**Commission Counsel**

KIM COSTER - [kim.coster@irec.idaho.gov](mailto:kim.coster@irec.idaho.gov) .....ext. 115

**Education Department** .....dial “2”

MANDY WOOD - [mandy.wood@irec.idaho.gov](mailto:mandy.wood@irec.idaho.gov) .....ext. 105  
 (Education Director - education development, license exam development, continuing education audits, Education Council Executive)

JESAMA ROSENSWEIG - [jesama.rosensweig@irec.idaho.gov](mailto:jesama.rosensweig@irec.idaho.gov) .....ext. 106  
 (Education Assistant - prelicense and continuing education info, instructor/course/provider certification, Education Council meetings, continuing education audits, education histories)

JOANN BENAVIDEZ- [joann.benavidez@irec.idaho.gov](mailto:joann.benavidez@irec.idaho.gov) .....ext. 102  
 (Office Specialist II - course completion lists, education materials, evaluations)

**Enforcement Department** .....dial “3”

CRAIG BOYACK - [craig.boyack@irec.idaho.gov](mailto:craig.boyack@irec.idaho.gov) .....ext. 114  
 (Chief Investigator - complaints)

KIMBERLY KELLEY - [kimberly.kelley@irec.idaho.gov](mailto:kimberly.kelley@irec.idaho.gov) .....ext. 113  
 (Investigator - complaints)

DONALD MORSE - [don.morse@irec.idaho.gov](mailto:don.morse@irec.idaho.gov) .....ext. 111  
 (Investigator - complaints)

CLORISSA CINTORINO [clorissa.cintorino@irec.idaho.gov](mailto:clorissa.cintorino@irec.idaho.gov) .....ext. 112  
 (Inspector - office audits)

STEPHANIE McLARIN - [stephanie.mclarin@irec.idaho.gov](mailto:stephanie.mclarin@irec.idaho.gov) .....ext. 108  
 (Enforcement Administrative Assistant)

**Licensing Department** .....dial “1”

NEAL BERNKLAU - [neal.bernklau@irec.idaho.gov](mailto:neal.bernklau@irec.idaho.gov) .....ext. 116  
 (Licensing Supervisor- new broker applications, designated broker/firm changes, branch office licenses/changes, corporation licenses/changes)

KELLY ENGLAND - [kelly.england@irec.idaho.gov](mailto:kelly.england@irec.idaho.gov) .....ext. 110  
 (Office Specialist II - new sales applications, fingerprints, license history requests, E&O questions)

HELENA GUEST - [helena.guest@irec.idaho.gov](mailto:helena.guest@irec.idaho.gov) .....ext. 109  
 (Office Specialist II - active/inactive salesperson renewals, active/inactive broker renewals, transfer of licenses, individual license changes, exam waiver requests, E&O questions)

**Operator**.....dial “0” or stay on the line

(Continued from page 17)

been inactivated. All were issued a civil fine of the indicated amount.

The licensee's designated broker (shown in parentheses) stipulated to violation of Idaho Code sections 54-2038(3) and 54-2060(10) – failure to adequately supervise by allowing an unlicensed person to represent the broker, and was issued a civil fine of the same amount as shown for the licensee.

**Birch, Kevin B.** – (Steven G. Butler)  
- Home Pointe Real Estate, LLC  
- Idaho Falls - \$150

**Boesiger, Max A.** – (Lawrence C. Laraway) - Coldwell Banker Aspen Realty – Boise - \$150

**Brown, Kenneth R.** – (Craig H. Hamilton) - H & H Properties, LLC – Boise - \$150 .

**Butikofer, Brent Alma** - (Guy Arnell) - NAI Commerce One - Idaho Falls - \$150

**Carlson, Kathy** – (Ellis, Steven W.)  
- Expert Realty, LLC – Meridian - \$150

**Cox, Polly** – (Erica Lynne Hill) - Keller Williams Realty – Boise – Boise - \$150

**Crofts, Ericka** – (Steven L. Taggart)  
- Century 21 Advantage - Idaho Falls - \$300

**Draper, Karla B.** – (Ryan Block) - Re/Max Premier - Jackson, Wyoming - \$150

**Eakes-Cook, Jennifer** – (Daniel A. McGregor) - Synergy Realty LLC – Boise - \$150

**Ewing, Jeremy Earl “JR”** (Joseph Newby) - Century 21 Home 2 Home – Meridian - \$500

**Gillham III, John C.** – (Jeffrey S. Bond)  
- Tomlinson Sandpoint Sotheby's International Realty – Sandpoint - \$500

**Gingerich, Jacqueline** – (Joseph P. “Rusty” Lucas) - Homeland Realty – Boise - \$150

**Hoskinson, Robert** – (David A. Teague)  
- Keller Williams Realty – Coeur d’Alene - Coeur d’Alene - \$300

**Howell, Kelly “Jayce”** – (Douglas S. Page) - High Desert REALTORS®, Inc., in Idaho Falls - \$150

**Huffaker, Steven** – (Donald R. Smock) - Windermere/Coeur d’Alene Realty Inc. - Coeur d’Alene - \$150

**Johnson, Paula J.** – (Laraine D. Hunter)  
- John L. Scott Real Estate -  
Spokane, Washington - \$300

**Jones, Ross Lawrence** – (Donald D. Weber) - Weber Investments Inc.  
- Boise, - \$300

**Koyle, Sheryl** - Rocky Mountain Real Estate Brokerage – Rupert - \$230

**MacGillivray, Bree** – (Darren Smith)  
- MLC-Sotheby's International Realty – Eagle - \$150

**Mammone, Gian Paolo** – (Lawrence C. Laraway) - Coldwell Banker Tomlinson Group – Boise - \$150

**Milnamow, Philip** – (Karen Sutton)  
- Keller Williams Realty West – Nampa - \$150

**Montgomery, Mark** – (Gary T. Schneidmiller) - Coldwell Banker Schneidmiller Realty - Coeur d’Alene - \$150

**New, Daryl Christopher** – (James “Jim” Rice) - Allpro Realty Group, Inc. – Boise - \$150

**Orr, Larry E.** – (Ezre J. Nixon Jr.) - N & N Realtors - Logan, Utah - \$300

**Porter, Russell** - (Daniel Gorham)  
- Windermere Real Estate/Sun Valley LLC, in Hailey - \$150

**Pyne, Tara D.** – (Jennifer Garrison-Avery) - Bricks & Sticks Real Estate Company, LLC – Pocatello - \$150

**Rhodes, Bradley** – (Jeff L. Lerwill)  
- Countrywide Properties, Inc. – Rexburg - \$300

**Smeltzer, Richard** – (Pichotta, Karen J.)  
- Prestige Realty of North Idaho - Coeur d’Alene - \$150

**Sydnor, Lila M.**, - (Sherly Koyle)  
- Rocky Mountain Real Estate Brokerage – Rupert - \$150

**Taylor, Carol Gaye** - Dream Home Realty - Idaho Falls - \$500 .

**Telleria, Shelley L.** – (Sheryl Koyle)  
- Rocky Mountain Real Estate Brokerage – Rupert - \$150

**Tibbitts, Evan C.** – (Douglas S. Page)  
High Desert REALTORS®, Inc. - Idaho Falls - \$150

**Urrutia, Johnny** – (Robert E. Veeh)  
- Canyonside Irwin Realty - Twin Falls, Idaho - \$150

**White, Dennis G.** – (Gary T. Schneidmiller) - Coldwell Banker Schneidmiller Realty - Coeur d’Alene - \$150

**Williams, Nicholas “Britt”** – (Karen R. Sutton) - Keller Williams Realty West – Nampa - \$150

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## AUDIT CITATIONS

The following designated brokers were issued citations for violations found during their office audits:

**Barnes, Larry P.**, with L P Barnes Real Estate, in Arco

**Bartlett, Larry**, with Continental Real Estate Inc., in Idaho Falls

**Bledsoe, Neva Annette**, with Cook Real Estate, in Salmon

**Brown, Theresa M.**, with Eagle Point Realty LLC, in Rexburg

**England, Michelle Terri**, with Mountain West Real Estate, in Salmon

**Gorham, Daniel J.**, with Windermere Real Estate, Sun Valley, LLC, in Hailey

**Hill, Sandra Kaye**, with Way Out West Realty, in Challis

**Holladay, E. Wayne**, with Holladay Real Estate, in Rexburg

**Horton, Philip**, with Horton Homes, LLC, in Nampa

**Howard, Ruth Elaine**, with River Mountain Realty, LLC, in Priest River

**Jardine, James M.**, with Peregrine Properties, in Horseshoe Bend

**Learned, John “Jack” C.**, with Eagle Rock Properties, in Eagle

**Lee, Barbara V.**, with Century 21 New Image Realty, in Ontario, Oregon.

**Mueller, Tim A.**, with Tomlinson North Idaho Sotheby's International, in Coeur d’Alene

**Noble, Richard F.**, with Coldwell Banker North Country Realty, in Newport, Washington.

**Payne, Marla Jean**, with Outback Realty, LLC, in Island Park

**Pearson, Gary L.**, with Harvest Realty, LLC, in Nampa

**Piazzola, Angela J.**, with Inland Northwest Realty, in Sandpoint

**Rasmussen, Lynn C.**, with Rasmussen Real Estate Co., in Twin Falls

**Sitton, Noel P.**, with Sawtooth Mountain Realty, in Stanley

**Streeter, O. Jack**, with Streeter Real Estate, in Mountain Home

**Taggart, Steven L.**, with Century 21 Advantage, in Idaho Falls

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**The Real Estatement**  
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