

The Real Estatement

Vol. 28 No. 2

July 2008

Commission Comments



**By Steve Kohntopp
Commission Chair**

After 8 years representing the South Central District of Idaho, I will be stepping down from the Commission this month. It's been interesting and challenging, and I've seen quite a few changes at the Commission since I began my first Commission term.

At my first Commission meeting in 2000, there were just over 6,600 total licensees, and we had 16 full time IREC staff. Today, there are nearly 13,000 total licensees, and we still have 16 full time IREC staff.

When I started on the Commission, the sales associate prelicense courses were called "Essentials" and "Practices", and all licensees had to take the same Commission-developed CE curriculum every renewal period. Along the way, the sales prelicense courses were revised and renamed Module 1 and Module 2, and this summer, updated versions will be released which incorporate more relevant content and interactive learning. New versions of BCOO and Brokerage Management are also scheduled to be launched this summer. As for CE, licensees now have a long list of courses from which to choose, with a wide variety of approved topics, and CE elective courses are developed and offered by the private sector.

Licensees now can also get 4 CE hours for attending a Commission meeting, and IREC started holding two meetings per year in other locations around Idaho to make that opportunity available to licensees outside the Boise area.

The Brokerage Representation Act was passed in 2004, significantly changing Idaho's long-standing agency law to allow for assigned agency representation. That same year, legislation was passed earmarking civil penalty fines for the development and delivery of education to benefit Idaho licensees. The Commission was successful in getting legislative spending authority in 2006 for a portion of the fine money, and has worked to develop a system to award those funds for licensees' use.

The IREC website was brand new in 2000 and, while state of the art for its time, it offered only basic information, and there was no ability to renew a license online until 2002. Today, IREC website users can download information into Excel from the new public licensee search. Licensees can review their own CE and license histories and E&O insurance status online and make changes to personal information; designated brokers can add or remove associates and view the CE and E&O status of the licensees in their offices. Best of all, the new IREC online services are now managed in house by IREC, providing our users with prompt and personal technical assistance.

Speaking of technology, the Commission has gone "paperless" – scanning its files and maintaining them electronically. As of 2007, the Commission Core course has been available as a true online course from some of IREC's certified providers.

And the Commission has done away with the requirement that brokerages display paper license certificates – although licensees still have the option to print a license certificate online or obtain a certificate from the Commission.

With all that we accomplished over the last 8 years, some of my goals remain unfulfilled. Since 2004, the Commission has had a goal of purchasing a building, but has not been able to get approval to introduce that legislation. The Commission was also unsuccessful in its attempt to add a post-license education requirement for new agents.

As for my future life "post-Commission", I look forward to having more time to pursue my Idaho archaeology research and travel as extensively as possible. It has been an honor and privilege to serve on the Commission, and I am confident IREC will continue to work with industry to achieve bigger and better things in coming years.

Steve Kohntopp

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(Office Specialist II - new sales applications, fingerprints, exam waiver requests)
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Operator **dial "0" or stay on the line**

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ANDY ENRICO (*Commission Representative*)

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



EXECUTIVE DIRECTOR'S
REPORT
Jeanne Jackson-Heim

Online Services

We hope by now you have had a chance to check out IREC's new online services on www.irec.idaho.gov. Our licensee search, including the ability to download information into Excel, has been up and running for several months now. We were finally able to launch our new online renewal function and other services in April.

If you haven't registered a user name and password on our site since April 24th, we encourage you to do so at your earliest convenience. (User names registered prior to April 24, 2008 will no longer work.) Registration allows licensees to look up license history, education records, and E&O insurance status. Licensees can also renew a license, change address information, and print a license. In addition, designated brokers can look up CE and E&O information for all licensees in the office.

You must disable any pop-up blockers on your computer prior to using the online renewal or Excel download functions.

If you have a Google or Yahoo toolbar on your Internet browser, it is a good idea to disable those as well because they contain their own pop-up blockers. If you are using the Firefox browser, please make sure you are running the latest version of that software. For assistance with the online services, contact the IREC office at (208) 334-3285 or (866) 447-5411 (in Idaho) or e-mail info@irec.idaho.gov.

We'd love for everyone to sign up for our new e-mail newsletter. Go to www.irec.idaho.gov and click on the link to register. If you see a "security alert", do not be alarmed. The list serv is administered by the State of Idaho and is secure. We value your trust, and we promise your e-mail address will not be given away, sold, rented, or otherwise disclosed to anyone for any purpose.

Revised Agency Disclosure Brochure

The Commission has adopted a revised "blue brochure" for use effective July 1, 2008. The new agency disclosure brochure will be included with the IAR online forms, and you may order supplies of the printed brochures from IREC. The brochure was updated to include recent law changes. Please use only the July 1, 2008 version of the brochure; older editions are obsolete.

License Law Changes

There are very few changes to the license law this year. The biggest change reduces the time from 5 years to 3 years for accepting prelicense course work

(see Mandy Frary's article on page 6 for more information). The Commission also had one rule change this year -- notices of non-compliance with the E&O insurance requirement may now be sent by regular mail, instead of certified mail. The Commission will be able to send two copies of a non-compliance notice, one to the licensee's business address and one to the home address.

E&O Insurance

Speaking of E&O insurance, Idaho license law requires all licensees to maintain E&O insurance as a condition to holding an active license. If you are licensed with an office that provides E&O insurance, and you move to an office that doesn't offer insurance, you must sign up for the Commission's group E&O policy with Rice Insurance at the time you move in order to maintain continuous coverage.

Education Fund Awards (for Use of Civil Penalty Fine Money)

The Commission has made quite a few awards of civil penalty fine money for educational purposes over the last year. If you are interested in developing a course or obtaining funds to underwrite a course offering, please submit the EducationFundAwardsApplication found on the IREC website. Also, keep an eye on the Commission website for information on courses in your area offered for free or reduced cost through the use of civil penalty fine money. If you would like to know where the money has been spent, a report is available on www.irec.idaho.gov.



**All Payment Transactions
require exact change!**

EDUCATION UPDATE



*By Mandy Frary
Education Director*

Education Update

Continuing Education

As a reminder, licensees are required to have 16 hours of continuing education plus a Commission CORE course to renew their active license. This means courses must be completed before you actually renew. If you renew early, courses taken before your license period expires will not count towards your next licensing period. The licensing period does not start until the 1st day of the month following your birth month. When you renew, you have to certify you have completed the appropriate amount of CE at that time. If you have not completed the required CE when you certify that you have, you are falsifying a document to the Idaho Real Estate Commission and may be subject to a penalty.

Request for Continuing Education

If you take or have taken a course that is not approved by the IREC, you can complete the Licensee's Request for Continuing Education form, which is located on the next page and on our website at www.irec.idaho.gov. Complete the form and attach the appropriate documentation which includes the course completion certificate and provider's description. Fax or mail the form and attachments to our office.

Check your Education Online

You can check your education online by logging onto our website. Recent classes may not yet be posted. Please allow 15 business days from completion. If a class is not listed, please **DO NOT SEND IN YOUR CERTIFICATE**.

Please contact your provider first to ensure they have sent your information into the Commission. We will only accept Course Completion Certificates for certified courses if we specifically request them.

Audits

A few months after you renew your license, you may be audited for compliance with CE requirements. These are computer generated education audits and are sent out to everyone who doesn't have sufficient CE credits posted to his/her record. If you are audited, a letter will be sent to your home and office addresses with a separate letter to your broker. Please use this letter as your fax cover sheet and send in the course completion certificates verifying you have completed all your CE during your licensing period.

Approved Courses

There are currently approximately 450 courses APPROVED by the Idaho Real Estate Commission. This means we have carefully reviewed the content and found it worthy of Idaho credit based on our Approved Topics list found in Rule 402 of the Idaho Real Estate License Laws and Rules. You can visit our website www.irec.idaho.gov to view the schedules of all Idaho approved courses. Another benefit of Idaho approved courses is they will be automatically posted to your record. The provider is required to send the IREC a course completion list within 5 business days of completion. We can then import them directly into your record where you can view them online.

Designation Courses

There is a list of accepted designation courses also available for CE. Please see the complete list on page 11 of the Education and Certification Policy. If you take a course that goes towards earning any of these 22 Designations you can submit them and they will be ACCEPTED for CE. You will still need to fill out the Licensee's Request for Continuing Education Credit form and attach your Course Completion Certificate for us to enter it into your record.

Education Fund Awards

Every year the legislature allows us to spend a designated amount of the Civil Penalty fine money. This fiscal year the amount is \$95,000. That money must be used solely for the DEVELOPMENT and DELIVERY of education to Idaho licensees. You can find an application on our website to apply for an award of these funds. Applications will be taken to the first available Education Council and Commission meetings for consideration.

New Law Change

Any prelicense classes completed on or after July 1, 2008 will only be valid for 3 years towards your sales or broker prelicense education requirements.

Provider Responsibilities

Our educational providers are responsible for submitting accurate class schedules to the IREC, choosing a qualified instructor, ensuring education materials, monitoring IREC attendance policy, and sending in a Course Completion List within 5 business days of the course completion. Those are then imported directly into the licensee's education record.

Course Updates

We are hoping to release a NEW Sales Association Module 1 & 2 complete with exams in July 2008. These courses have already been piloted and we are very excited for new licensees to get the most up to date and important information.

We have also been working with Boise State University and many Subject Matter Experts to completely overhaul Business Conduct and Office Operations (BCOO) as well as Brokerage Management. These still need to be piloted, but we are hoping to have them fully implemented throughout the state by the end of 2008.

Questions

If you have any education questions or concerns, we would love to hear from you. Please contact Mandy Frary, Jesama Rosensweig, or JoAnn Benavidez.



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Applications for course credit should be submitted to the Real Estate Commission office no later than sixty (60) days prior to the licensee's license renewal date.

Licensee Request for Continuing Education Credit

Idaho Code 54-2023 provides that licensees may receive continuing education credit for non-certified courses under certain conditions. Certified courses offered through certified Idaho course providers are automatically posted to your account. This form should be submitted only for courses not certified by the Commission.

*To have a non-certified course evaluated for CE credit, complete this form and submit it with **all** attachments listed below. A copy of this form will be returned to you showing credit granted. You may also log in to check your education record through the Commission's website at www.irec.idaho.gov.*

Personal Information

Your Name: _____ License #: _____
 Address: _____ City, State, Zip: _____
 Phone: _____ Email (Required): _____

List Non-Certified Courses for Which Credit is Requested:		
Title	Hours	Date of Course Completion

NOTE: Idaho law requires active licensees to complete a Commission CORE course plus 16 elective hours during each license renewal period. Licensees changing from inactive to active status must also complete this education requirement. Any course or program must be at least two (2) hours in duration. Excess hours may not be carried forward to future renewal periods.

Required Attachments

Checklist	Attachments	IREC Only
	Valid course completion certificate*, or a letter signed by the provider verifying your attendance, for <u>each</u> course to be considered	
	Copy of the provider's description of the course content (advertising brochure, course outline, etc.)	

*Certificates must be completed by the provider and must include your name, name of the course provider, number of hours earned, and signature of the provider's representative. **Please don't send original documents – we are unable to return them to you.**

DO NOT WRITE BELOW THIS LINE – FOR IREC USE ONLY

You were granted _____ CE elective hours toward your license renewal period ending _____, 2_____.

 Education Director Date

Keep this Individual Request with your license records for one (1) year after the date of your license renewal in case you are audited for Continuing Education compliance.

**Mandy Frary, Education Director, Jeanne Jackson-Heim, Director,
Jesama Rosensweig, Education Assistant**

**Mike Gamblin
2008 Excellence in Education Award Winner**

The Commission's 2008

Excellence in Education Award was presented to Mike Gamblin, a longtime broker and the owner of Idaho Real Estate School, in recognition of his dedication to real estate education and his significant involvement in the revamping of the sales associate prelicense courses.



**Instructor Development
Workshop – IDW 2008**

Was held on May 20-21 at the Doubletree Riverside in Boise. The 2008 Core course was previewed, and Pearson Vue presented on development of licensing exams and writing good test questions. There was also an informative “Train the Trainer” session on how people learn and ways to engage all types of students in the classroom, together with a section on how to create effective Power Point slides.

Mortgage Fraud DVD

Visit the Education page on the Commission's website (www.irec.idaho.gov) to view “Mortgage Fraud – Even in Idaho”, a 21-minute video about identifying and preventing mortgage fraud. The DVD was produced in collaboration with the Dept. of Finance, Idaho Association of REALTORS®, Idaho Mortgage Lenders Association, and the Idaho Association of Mortgage Brokers. Civil penalty fine money was used for a portion of the production costs,

with additional funding provided by the above entities and Rice Insurance Services Co., LLC.

**NEW – Agency Disclosure
Brochure – NEW**

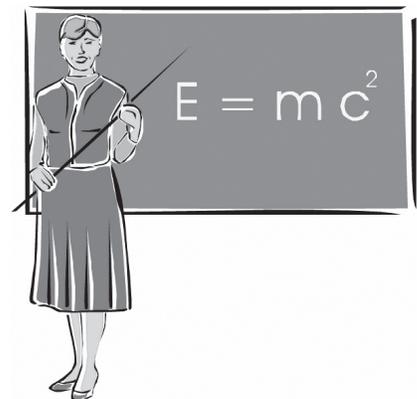
The Commission has adopted a revised blue Agency Disclosure Brochure. The new brochure is effective July 1, 2008, and supplies of the printed brochure may be ordered from the Commission office. The brochure is also included as part of the Idaho Association of REALTORS® online forms package. Please do not use previous versions of the blue brochure!



Jesama Rosensweig
Administrative Assistant

Congratulations!

Jesama was born in Wyoming and moved here in 1995. She has been with the Commission for a little over three years and was just recently promoted to the Education Assistant position. She enjoys reading and has a major shoe fetish.



DISCIPLINARY ACTIONS

Formal actions issued by the Real Estate Commission:

Corman, Barbara Mae, salesperson with Century 21 Greater Landco, in Idaho Falls, Idaho. Agreed to voluntarily surrender and permanently terminated her Idaho real estate license.

Dickerson, Jerald Wayne "Jerry", salesperson with Dickerson Land Group, LLC, in Nampa, Idaho. Stipulated to violation of Idaho Code sections 54-2045.(4) - failure to surrender consideration immediately to his broker; 54-2054.(2) - fee splitting with an unlicensed person; 54-2060.(3) - failure to account for money or property; 54-54-2060.(11) - dishonest or dishonorable dealing; 54-2060.(12) - gross negligence or reckless conduct. Final Given a Formal Reprimand; ordered to pay a \$5000 civil fine and \$300 in costs and attorney's fees; and his license is suspended beginning May 1, 2008 for 8 months, with 6 months withheld, provided he complies with the terms of the Final Order and commits no additional violations.

Kasten, William C. "Bill", designated broker of Idaho Real Estate Connection, in Meridian, Idaho. Stipulated to violation of Idaho Code section 54-2060.(12) - gross negligence or reckless conduct. Given a Formal Reprimand; ordered to pay a civil penalty of \$500.00; 300.00 in costs and attorney fees; and required to successfully complete a live Cracking the Code course.

Mian, Tariq I., previously with Re/Max Capital City, in Boise, Idaho. Stipulated to violation of Idaho Code section 54-2060.(11) - dishonest or dishonorable dealings. Given a formal reprimand; ordered to pay a \$1,000.00 civil fine due; costs and attorney fees of \$300.00; and required to successfully complete either a live Ethics course or a live Cracking the Code course.

Roberts, David L., salesperson, currently inactive. Stipulated to violation of Idaho Code section 54-2002 for the unlicensed brokerage of real estate. He was given a Formal Reprimand; a 12 month withheld suspension; ordered to pay a \$5,000.00 civil fine and \$300.00 costs and attorney's fees; he must successfully complete a live Cracking the Code course and a live Real Estate Law course.

Simmons, Jeffrey B., salesperson with Century 21 Advantage in Idaho Falls. Stipulated to violation of Idaho Code section 54-2060.(12) - gross negligence and reckless conduct. Mitigation hearing held 10/18/07; he received revocation of his license, but the revocation withheld provided that he pay a \$2,500.00 civil fine; pay actual costs and attorney's

fees; and he must successfully complete an anger management class of at least 20 hours, and a live ethics or professionalism class. His license is suspended from 11/19/07 until 11/17/08, followed by a probationary period extending through November 17, 2012, and cannot be reinstated from a suspended status until all fines and fees are paid, courses completed and provided he does not further violate real estate license law. Objection to Costs and Attorney's Fees filed November 1, 2007. Objection overruled 11/29/07. Ordered to pay \$5,865.96 legal fees.

Spath, Garry L., designated broker with Silverhawk Realty, in Caldwell, Idaho. Stipulated to violation of Idaho Code sections 54-2038.(1)(a) for failure to supervise his licensee, and 54-2060.(3) for failure to account. Given a formal reprimand; ordered to pay a civil fine of \$500 and \$300 for costs and legal fees; and must successfully complete a live Broker Management class.

Stevens, Leslie Anne, salesperson previously with Silverhawk Realty in Caldwell, Idaho. Voluntary surrender and permanent termination of her Idaho real estate license.

Tueller, Michael S., with Realty One Centre of Boise, Inc., in Boise, Idaho. Stipulated to violation of Idaho Code section 54-2086.(1)(d) - failure to disclose an adverse material fact. Given a Formal Reprimand; ordered to pay a civil fine of \$1,000.00; \$300 costs and attorney fees; and successful completion of a live 4 hour agency course.

Wixom, Donald D., designated broker with Re/Max Advantage, in Nampa, Idaho. Stipulated to violation of Idaho Code sections 54-2038.(1)(a) - failure to supervise a licensee; and 54-2038.(1)(b) - failure to review and approve transaction documents. Given a Formal Reprimand; ordered to pay a \$750.00 civil penalty fine and \$300 costs and attorney's fees; and must successfully complete a live Business Conduct and Office Operations course.

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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 ordered to pay \$125 in costs and attorney's fees. A “**” indicates it is a second time violation for that licensee.

Ainger, Judy Lynn – Coldwell Banker Aspen Realty, in Boise - \$500 *

Beaman, Jill Moerman – John L. Scott BOI, in Boise - \$250

Bob, Irina – Allpro Realty, in Boise - \$250

Burnett, Rhonda Kay – Sel-Equity Real Estate, in Nampa - \$500

Clawson, Connie – Re/Max Homestead Realty, in Idaho Falls - \$750

Courtade, Wilma L., – Windermere Real Estate/Richard B. Smith Inc., in Boise - \$500 *

Courter, Gary B. – Idaho Homes & Land, in Weiser - \$250

Edward, Robert W., – Idaho Falls Realty, in Idaho Falls - \$750

Emery, Jocelyn Amber – Real Estate of Jackson Home, in Jackson, Wyoming - \$750

Fox Jr., W. Neil - Windermere Real Estate/Sun Valley LLC, in Hailey - \$500*

Gilstrap, Tammy Lynn - Team One Services, LLC, in Nampa - \$500

Hilbig, Craig - Pro Realty Service, in Kuna - \$250

Iffla, Julie - Two 4 One Boise Realty, in Boise - \$250*

Inglis, Patrick - Preferred Real Estate Group, in Caldwell - \$500

Johnson, Bonnie G. – Allpro Realty Group, Inc, in Boise - \$250

Lamantia, Selena Mae - Lazaris Realty, in Boise - \$750

Ledgerwood, Debbie Sue - Assist 2 Sell Discovery Real Estate, in Lewiston - \$500

Linn, Ellen W. - Real Estate of Jackson Hole, in Driggs - \$500

Lukecart, Dennis - Harvest Realty, in Nampa - \$500*

MacNichol, Lori K. - Community Real Estate Company, in McCall - \$500

Mansfield, Marilyn K. – ERA The Brokerage, in Pocatello - \$250

Marmillion, David – Sel-equity Real Estate branch office, in McCall - \$500

McConnell, Ron C. – Silverhawk Realty LLC, in Caldwell - \$500

McDaniel, Roxy – Realteam Real Estate Center Inc. - Coeur d'Alene - \$1,000

Morgan, Mary Ann – Holland Realty, in Boise - \$500*

Pettigrew, Joshua J. – Mountain Valley Real Estate LLC, in Meridian - \$250

Rich, Deborah – Windermere/Coeur d'Alene Realty, in Post Falls - \$500

Robinson, Lisa – Allpro Realty Group, Inc. – Boise - \$750

Rowland, Theodore H. – Magic Valley Realty, in Twin Falls - \$500*

Schleibaum, Patrick – Holland Realty, in Boise - \$500*

Sharp, Ronald J. – Ronald Sharp Inc., in Bellevue - \$500

Smith, Shawen M. – Century 21 Beutler & Associates, in Coeur d'Alene - \$1,000**

New Online Services

Please register with IREC's New Online Services by going to www.irec.idaho.gov.

On IREC's home page you will see a line that states "New IREC Online Services have arrived! Register "HERE".

- ◆ Click on the word "HERE". (Clicking on the word "HERE" will take you to the registration page.)
- ◆ Fill in the form. Every field is required.
- ◆ Once the form is filled out, click on the button at the bottom left hand corner of the page "Create Account". (You will be directed to a Thank You page.)
- ◆ Within a half hour you should receive an e-mail with your password, at the e-mail address you provided to create the account. (If you don't, check your junk mail folder.)
- ◆ Once you have received your password, you can go to the Online Services page and log in.
- ◆ To log in, go to the Licensee Search and Online Services page by clicking the button on the top of the home page that says "Licensee Search and Online Services".
- ◆ On the Online Services page, you will see a place on the top right hand side to enter your username and password and a button to click to log in.

There you will be able to check your fingerprint status, education, errors and omission insurance records and license history. You will also be able to change your address, renew your license and print a license.

You must have pop-ups and cookies enabled, and you must have Adobe Flash installed on your computer.

If you have problems registering, go to IREC's home page at www.irec.idaho.gov. (There you will see a line that states, "Problems with signing up for our new services? Click Here." By clicking on the highlighted words "Click Here" you will be taken to a link that will help you further with signing up.) If you still need assistance, please call IREC at 208-334-3285.



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Sweeney, Tamra J. – Coldwell Banker Tomlinson Associates, in Lewiston - \$250
Williams, Clyde Eugene – AhomeCoach.com, in Nampa - \$500
Wilson, Reed K. – Champion Real Estate LLC, in Pocatello - \$500*
Winnicky, Douglas J. – Outback Realty LLC, in Island Park - \$1,000
Wise, Katherine – Idaho Properties GMAC, in Boise - \$250*

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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. The fine was doubled for second and third time violations.

1st Choice Properties, Inc. (Travis Acosta, designated broker) in Boise, Idaho. \$120
4-U Ranch Realty / United Country, (Curtis L. Ferney, designated broker) in Rexburg, Idaho. \$140
Acosta, Travis, designated broker in Boise, Idaho. \$100
Acuna, Angela, salesperson in Boise, Idaho. \$100
Adams, Jonna, salesperson in Meridian, Idaho. \$100
Adams, Krismas, associate broker in Idaho Falls, Idaho. \$100
Adams, Robert Michael, salesperson in Rigby, Idaho. \$100
Adamson, Sandy, salesperson in Boise, Idaho. \$100
Ageson, Martin, designated broker in Huntington Beach, California. \$100
Alcoser, Oscar J., salesperson in Boise, Idaho. \$100
All Idaho Realty Co., (Lauri Maher, designated broker) in Ketchum, Idaho. \$100
Allsop, Amy, salesperson in Meridian, Idaho. \$100
Amante, Pamela Kay, salesperson in McCall, Idaho. \$100
Andersen, Don L., designated broker in Orem, Utah. \$150
Anderson, Ellis H., associate broker in Boise, Idaho. \$100
Anderson, Joyce R., salesperson in Boise, Idaho. \$100
Anderson, Stanley I., associate broker in Boise, Idaho. \$100
Anderson, Timothy S., salesperson in Driggs, Idaho. \$100
Andrade, George, designated broker in Boise, Idaho. \$100
Angell, Robert, designated broker in Boise, Idaho. \$100
Arant, John Allen, designated broker in Boise, Idaho. \$100
Arevalo, Michelle, salesperson in Eagle,

Idaho. \$100
Arledge, Cheryl Ann, salesperson in Murtaugh, Idaho. \$100
Atlas Realty Team, Inc., (Shawn Red Christian, designated broker), in Nampa, Idaho. \$240
Austin, Adrian, salesperson in Meridian, Idaho. \$100
Austin, Joshua, salesperson in Meridian, Idaho. \$100
Avalon Real Estate Group, LLC, (Kelly Woodhouse, designated broker) in Eagle, Idaho. \$130
Avellino IV, Joseph, salesperson in Boise, Idaho. \$100
Avery, Natalie, salesperson in Pocatello, Idaho. \$100
Backus, Brad, salesperson in Donnelly, Idaho. \$100
Balbas, David, salesperson in Meridian, Idaho. \$100
Baldwin, Cameron, salesperson in Boise, Idaho. \$100
Baldwin, Nathan, salesperson in Blackfoot, Idaho. \$100
Bangerter, Tina, salesperson in Blackfoot, Idaho. \$100
Barnard, Michael, salesperson in Jerome, Idaho. \$100
Barnes, Beryl A., salesperson in Ketchum, Idaho. \$100
Barnes, Jennifer, salesperson in Meridian, Idaho. \$100
Barnes, William R., salesperson in Boise, Idaho. \$100
Barrera, Martin, salesperson in Nampa, Idaho. \$100
Bartlett, Robert, designated broker in Jerome, Idaho. \$100
Barton, Susan M., salesperson in Middleton, Idaho. \$100
Bateman, Justin, associate broker in Boise, Idaho. \$100
Baxter, Edward D., salesperson in Boise, Idaho. \$100
Behrend, Cody, salesperson in Meridian, Idaho. \$100
Bell, Margaret, “Maggie”, salesperson in Eagle, Idaho. \$100
Berg, Dusty, salesperson in Nampa, Idaho. \$100
Bernal, Rosanne, “Rose”, salesperson in Meridian, Idaho. \$100
Berner, Scott, salesperson in Boise, Idaho. \$100
Berry, Debra B., salesperson in Clarkston, Washington. \$100
Betts III, John, salesperson in Boise, Idaho. \$100
Biamas, Nicholas, salesperson in Boise, Idaho. \$100
Bickelhaupt, Tanner B., salesperson in Coeur d’Alene, Idaho. \$100
Bills Jr., Henry Lee, broker in Coeur d’Alene, Idaho. \$100
Bingham, Toby, salesperson in Boise, Idaho. \$100
Blake, Gregory G., designated broker in Bellevue, Idaho. \$100
Bluck, Jeffrey, salesperson in Twin Falls, Idaho. \$100
Boeck, Beverly Ann “Bev”, salesperson

in Star, Idaho. \$100
Borgen, Janet, designated broker in Boise, Idaho. \$100
Boucher, Julie Ilene, salesperson in Newport, Washington. \$100
Bowen, Kurt, designated broker in Garden Valley, Idaho. \$100
Bradshaw, Amy B., salesperson in Nampa, Idaho. \$100
Bragg, Charlene, designated broker in Boise, Idaho. \$100
Brandon, Barbara, designated broker in Boise, Idaho. \$100
Brandvein, Allan G., salesperson in Coeur d’Alene, Idaho. \$200 for **second time violation**
Branson, James, designated broker in Moscow, Idaho. \$100
Branson, Kevin, salesperson in Moscow, Idaho. \$100
Braswell, Janeille, salesperson in Pocatello, Idaho. \$100
Briscoe, Brady, salesperson in Boise, Idaho. \$100
Browning, Whitney, salesperson in Boise, Idaho. \$100
Buker, Marshall, salesperson in Herriman, Utah. \$100
Burchtorf, Keren, salesperson in Boise, Idaho. \$100
Burd, Steven J., salesperson in Boise, Idaho. \$100
Burgess, James M., designated broker in Salt Lake City, Utah. \$100
Burke, Timothy, salesperson in Rathdrum, Idaho. \$100
Burnett, Christopher J., salesperson in Post Falls, Idaho. \$100
Burrier, Tamara, salesperson in Meridian, Idaho. \$100
Busalacchi, Steve, salesperson in Meridian, Idaho. \$100
Butikofer, JaRon, salesperson in Rigby, Idaho. \$200 for **second-time violation**
Cady, Dee D., broker in Rathdrum, Idaho. \$100
Campos, Deborah Jeanne, salesperson in Meridian, Idaho. \$200 for **second-time violation**
Canchola, Susannah, salesperson in Boise, Idaho. \$100
Caporale, Steven, broker in Meridian, Idaho. \$100
Carr, Richard N., designated broker in Donnelly, Idaho. \$100
Carr, Natalie R., salesperson in Donnelly, Idaho. \$100
Carr, Sandra K., salesperson in Donnelly, Idaho. \$100
Carroll, Amy Marie, salesperson in Rexburg, Idaho. \$100
Cartisser, James J., salesperson in Jerome, Idaho. \$100
Cash, Judy Lynn, designated broker in Bellevue, Idaho. \$100
Casino, Kimberly, salesperson in Post Falls, Idaho. \$100
Castaneda, Sylvestre, designated broker in Nampa, Idaho. \$200 for **second time violation**
Castro, Angelica, salesperson in Burley, Idaho. \$100



By Don Morse
Investigator

Play it Smart, Know Your Renewal Dates

Your driver's license will expire this month; does the driver's licensing office call to remind you to renew your driver's license?

It is tax time, AGAIN!!! Does Uncle Sam call to remind you to file your tax return by April 15?

A new year is fast approaching, does the Idaho Department of Fish & Game call to give you a heads up to purchase a new fishing or hunting license?

The answer is **NO!** As a real estate licensee, it is ultimately your responsibility to ensure that your real estate license and Errors & Omissions insurance are renewed on time. A licensee also needs to monitor his continuing education to ensure he has the required credits to renew his license. A licensee must have 16 hours of elective education and the Commission Core class before renewing a license. A licensee has a two year period to acquire the required continuing education.

Please, Please, Please, don't wait until the last minute to take all your continuing education. Don't be a gambler and take a chance of filing a false application if you have not completed your education requirements. This is a huge mistake in judgment which could lead to a violation and a substantial civil penalty fine plus costs and attorney's fees.

A licensee who does not pay attention to her renewal dates is not practicing good business. Licensees can take a big hit in their pocketbook if they don't take the required education or make the necessary renewals on time.

A licensee's late license renewal could cost from \$150 to \$750 in fines for those who worked on an inactive license. Renewing your license without the required CE credits has a base fine of \$500 and can be increased based on the licensee's situation. The minimum penalty for not maintaining Errors and Omissions insurance is \$100 and since October 2007, when the State policy renewed, there have been 678 licensees fined a total of \$73,600.

Do yourself a favor and be aware of your renewal dates and continuing education situation. Utilizing the Commission's online services can help a licensee renew her license, change her contact information, view her education record and license history, and view the status of her E&O insurance.

Play it smart and be accountable to yourself and your real estate career. Be a professional and take care of your business in a business like manner and keep your hard earned money in your own pocket. Take a few minutes to update your planner with all your renewal dates and remember to take your continuing education classes early.

PAY YOUR E&O INSURANCE PREMIUM ON TIME!

By Cindy Rice Grissom.

Idaho requires that all active real estate licensees carry and maintain errors and omissions insurance. If you do not pay your premium timely, the Commission may place your license on inactive status or impose a fine for failure to comply with the mandatory insurance requirement. Also, you may lose a valuable feature of the group program – your **retroactive date** and any **prior acts coverage** - if you do not renew your coverage promptly.

Your retroactive date is the date you first obtained real estate errors and omissions insurance coverage and since which time you have been continuously insured. It is very important that you maintain continuous

coverage in order to preserve your retroactive date.

The group policy provides limited protection for past professional acts. Prior acts coverage is determined by your retroactive date. A Claim involving your past acts may be considered for coverage so long as the error, omission or negligent act took place after the retroactive date of your coverage.

If you discover that you have missed timely renewal and do not have continuous coverage, call RISC immediately and see if you qualify for reinstatement of your coverage back to the inception of the policy period. This will avoid a break in coverage and loss of your retroactive date. However, this procedure does not impact the licensee's failure to comply with the mandatory insurance guidelines established by the Idaho Real Estate Commission and you may be subject to discipline for this failure.

Fines for failure to maintain errors and omissions insurance coverage range from \$100 to \$5,000.

Always pay your premium on time to avoid a break in coverage, protect yourself from uncovered Claims and avoid disciplinary action.

Licensees who do not renew their coverage timely may lose any previously established retroactive date. Those licensees will have as an effective date the actual date Rice Insurance Services Company, LLC ("RISC") receives and accepts the premium.

This information is for illustrative purposes only and is not a contract. It is intended to provide a general overview of the products and services offered. Only the policy can provide the actual terms, coverages, amounts, conditions and exclusions. This program is only available in Idaho.



By Clorissa Cintorino
Inspector

ESCHEAT

Have you ever been stuck holding earnest money that is apparently abandoned? You tried to get the parties to sign mutual release forms, but that failed. You felt uncomfortable deciding who should get the earnest money, and the parties never went to court. Now one or both of the parties are missing and you don't know what to do. The escheat process might be a viable option for you.

“Escheat” is an archaic-sounding word, the meaning of which eludes many people, even though they may have heard it used in connection with real estate.

Escheat is when the title to property is transferred to the state, making the state the legal owner. Escheat dates back to English common law and is still used today in Idaho law. Escheat can be used if property goes unclaimed and its owner cannot be found. That property could, for example, be an unclaimed paycheck. Should the owner resurface, the property would be his or hers by right.

As a broker you must make an effort to find the owner of the unclaimed money and show documentation of doing so. The broker holding the unclaimed earnest money is required to account for the money for 7 years. The money must be held in a real estate trust account

on a pending or open ledger. The broker must hold the file open until money is claimed or sent to the state and the ledger card must be noted with this information.

If the broker does not find the owner of unclaimed earnest money after 7 years of accounting for it, the earnest money can escheat to the State Tax Commission. They will hold on to it for 10 years and do their best in finding the owner of the unclaimed money. After that ten year period the state will keep the money.

In order to send the unclaimed earnest money to the State, a broker must set up an account at the Idaho Tax Commission on their website Tax.idaho.gov, or for more information call them at (208) 334-7623; (800) 972-7660 EXT 7623. You will need to fill out forms UP-1 and UP-2 and send them in with a check for the unclaimed earnest monies.

HONOR ROLL

Offices with NO Audit Violations

(From 1 May, 2007-- 11 October, 2007)

Jude Gary, Metropolitan Real Estate, Inc.

Beverly Ross, Bev Ross Realty

David Waldo, Waldo Insurance, Inc: Waldo Real Estate

Todd Wardle, BR Brokerage

Gary Bates, Michener Investments LLP

Nathan Brumley II, Heraland & Associates Inc.

Mary Hill, Hill Real Estate Agency

Jim Townsend, Mountain Valley Properties LLC

Jim Townsend, Mountain Valley Real Estate LLC

Blake Mayes, Capitol City Property Management Inc: Capitol City REALTORS(R)

James Swank, Jim Swank Real Estate

Carla Shockey, Advantage 1 Realty, LLC

Koelean Lytle, Century 21 Greater Valley Properties, Inc.

Tonya Backus, Magic Valley Realty, Inc.

Darsi Johnson, The Home Connection LLC: ERA The Brokerage

Kelly Fisher, The Network Real Estate Group LLC

Gail Byers, Gail Byers Real Estate

Heidi Baldwin, Clear Creek Real Estate LLC

Century Pacific, L. P., (Sean Campbell Mathewson, designated broker) in Seattle, Washington. \$110

Chalberg, Thomas W., designated broker in Boise, Idaho. \$100

Chambers, Gwen, salesperson in Spokane, Washington. \$100

Chavez, Agapita, salesperson in Ketchum, Idaho. \$100

Chopko, Nancy E., salesperson in Nampa, Idaho. \$100

Christensen, Natilie, salesperson in Saint Maries, Idaho. \$100

Christian, Shawn Red, designated broker in Nampa, Idaho. \$100

Christiansen, Tom, salesperson in Boise, Idaho. \$100

Clark, Doris A., associate broker in Lewiston, Idaho. \$100

Clark, Sean, salesperson in Wilson, Wyoming. \$100

Clark, Chad, salesperson in Meridian, Idaho. \$100

Clay, Brenda, salesperson in Meridian, Idaho. \$100

Cluff Real Estate Inc., (Todd Cluff, designated broker) in Donnelly, Idaho. \$150

Coffey, Terence, designated broker in Denver, Colorado. \$100

Columbia Village Realty, (Dewey Rowland, designated broker) in Boise, Idaho. \$160

Colvard, Charles, salesperson in Boise, Idaho. \$100

Colwell, Sara, designated broker in Hailey, Idaho. \$100

Concannon, Linda, salesperson in Meridian, Idaho. \$100

Copeland, Jeff Kirk, salesperson in Idaho Falls, Idaho. \$100

Corbett, Allan, designated broker in Shelley, Idaho. \$100

Crawford, Patrick L., designated broker in Boise, Idaho. \$100

Cronrath, Anthony, salesperson in Boise, Idaho. \$100

Crowley, Mike, salesperson in Meridian, Idaho. \$100

Crumley, DeAnne, salesperson in Eagle, Idaho. \$100

Cunningham, Jerry James, salesperson in Meridian, Idaho. \$100

Curtis, Maryann, salesperson in Nampa, Idaho. \$100

Curtis, Dennis R., salesperson in Burley, Idaho. \$100

Dale, Mark, salesperson in Boise, Idaho. \$200 for **second time violation**

Dale, James A., salesperson in Boise, Idaho. \$100

DeBoard, Bobbi, salesperson in Twin Falls, Idaho. \$100

Dewsnup, Melvin Leland, salesperson in Rigby, Idaho. \$100

Di Lucca, Steven B., salesperson in Twin Falls, Idaho. \$100

Dildine, Brent, designated broker in Boise, Idaho. \$100

Dion, Jonathan, salesperson in Moscow, Idaho. \$100

Dixon, Michael D., designated broker in Boise, Idaho. \$100

Dizdarevic, Rizah, salesperson in Boise, Idaho. \$100

Doherty, Sheila M., salesperson in Eagle, Idaho. \$100

Dohm, Jon Patrick, salesperson in Post Falls, Idaho. \$100

Donnelly Idaho Realty, (Richard N. Carr, designated broker) in Donnelly, Idaho. \$130

Donovan-Haggett, Sherrie, salesperson in Boise, Idaho. \$100

Doolittle, Ken, designated broker in Meridian, Idaho. \$100

Doughty, Paul, associate broker in Boise, Idaho. \$100

Doughty, Kelly M., salesperson in Boise, Idaho. \$100

Drinkall, Darren, salesperson in Boise, Idaho. \$100

Dublin, Timothy, salesperson in Eagle, Idaho. \$100

Duenas, Aurelia, salesperson in Middleton, Idaho. \$100

Dunford, Joseph W., designated broker in Pocatello, Idaho. \$100

Dupper, Edward, salesperson in Boise, Idaho. \$100

Duvall, Steve, salesperson in Spokane, Washington. \$100

Dzaferovic, Sedija, salesperson in Meridian, Idaho. \$100

Eagan Real Estate, (Timothy D. Eagan, designated broker) in Ketchum, Idaho. \$130

Eakes-Cook, Jennifer, salesperson in Boise, Idaho. \$100

East Idaho Realty, Inc., (Allan Corbett, designated broker) in Shelley, Idaho. \$100

Edward, Robert W., designated broker in Idaho Falls, Idaho. \$200 for **second time violation**

Edwards, Steve, salesperson in McCall, Idaho. \$100

Egbert, Max, salesperson in Rexburg, Idaho. \$100

Ellett, Crystal Leigh, salesperson in Jackson, Wyoming. \$100

Ellett, Andrew, salesperson in Jackson, Wyoming. \$100

Ellis, Curtis L., salesperson in Boise, Idaho. \$100

Emerich, Tammy, salesperson in Boise, Idaho. \$100

Epeldi, Heather L., salesperson in Nampa, Idaho. \$100

Erlebach, Shaun T., salesperson in Nampa, Idaho. \$100

Evans, Kim, salesperson in Meridian, Idaho. \$100

Evans, James, M., designated broker in Hailey, Idaho. \$100

Evans, L. Arlene, salesperson in Boise, Idaho. \$100

Everett, Hortense, salesperson in Boise, Idaho. \$100

Fadden, Julie Rae, salesperson in Meridian, Idaho. \$100

Falter, Brandon, salesperson in Blackfoot, Idaho. \$100

Fanchette, Rebecca M., salesperson in American Falls, Idaho. \$100

Faris, Scott, salesperson in Boise, Idaho. \$100

Farm & Home Real Estate & Insurance, (Russell "Rusty" Parker, designated broker) in Shoshone, Idaho. \$120

Farmer, Glen "Doug", salesperson in Jerome, Idaho. \$100

Farmer, Clint, salesperson in Island Park, Idaho. \$100

Farris, Ross, salesperson in Boise, Idaho. \$100

Featherstone, Anna, broker in Meridian, Idaho. \$200 for **second time violation**

Ferney, Curtis L., designated broker in Rexburg, Idaho. \$100

Figueroa, Ernesto, salesperson in Eagle, Idaho. \$100

Finch, Debra, salesperson in Ketchum, Idaho. \$100

Finn, Joan, salesperson in Council, Idaho. \$100

Floyd, Mary Gail, designated broker in Meridian, Idaho. \$100

Foreman, Maria, associate broker in Moscow, Idaho. \$100

Franden, John S., salesperson in Eagle, Idaho. \$100

Frazell, Ronald C., salesperson in Idaho Falls, Idaho. \$100

Freedom West Realty, (Scott A. Robertson, designated broker) in Eagle, Idaho. \$140

Freeman, Joseph, salesperson in Boise, Idaho. \$200 for **second time violation**

Freeman, John, salesperson in McCall, Idaho. \$100

Frei, Alfred Merlin, salesperson in Idaho Falls, Idaho. \$100

Frei, Melody, salesperson in Boise, Idaho. \$200 for **second-time violation**

Frickey, Robin, salesperson in Boise, Idaho. \$100

Fritts, Lucas Adam, salesperson in Payette, Idaho. \$100

Froerer, Gage, designated broker in Ogden, Utah. \$100

Frost, Lauri A., salesperson in Hailey, Idaho. \$100

Fuentes, Humberto, salesperson in Boise, Idaho. \$100

Fulbright, Dwayne, salesperson in Meridian, Idaho. \$100

Funke, Daryl Kurtis, salesperson in Boise, Idaho. \$100

Gailey, Janette S., associate broker in Garden City, Utah. \$100

Gairdner, Robert T., broker in Hailey, Idaho. \$100

Gamblin, Mike, designated broker in Boise, Idaho. \$100

Garay, Michael, salesperson in Nampa, Idaho. \$100

Garrett, Michael B., salesperson in Boise, Idaho. \$100

Garvey, Shaylen Sumner Marcus,

salesperson in Spokane, Washington. \$100

Garvey, Gerald Patrick, salesperson in Spokane, Washington. \$100

Gary IV, Jude Perrin, salesperson in Boise, Idaho. \$100

Gaylord, Hannah Grace, salesperson in Pocatello, Idaho. \$100

Gentillon, Tracy, salesperson in McCall, Idaho. \$100

Gier, Debora, designated broker in Boise, Idaho. \$100

Giles, Chip, salesperson in Caldwell, Idaho. \$100

Gilliland, Vlada, salesperson in Boise, Idaho. \$100

Gilstrap, Tammy Lynn, salesperson in Nampa, Idaho. \$100

Given, Chris L., salesperson in Nampa, Idaho. \$150

Global Referral Alliance, (Phyllis Rodriguez, designated broker) in Boise, Idaho. \$120

Goins, David, salesperson in Boise, Idaho. \$100

Goodman, Sherri K., salesperson in Salmon, Idaho. \$100

Goodwin, Tammy, salesperson in Mountain Home, Idaho. \$100.

Gradney, Jacqueline, salesperson in Meridian, Idaho. \$100

Graver, Timothy, designated broker in Garden City, Idaho. \$100

Gray, Paul F. salesperson in Ross, California. \$150

Gray, Steven, designated broker in Spirit Lake, Idaho. \$100

Green, Richard "Rick", designated broker in Hailey, Idaho. \$100

Greenawalt, Steven S., salesperson in Hailey, Idaho. \$100

Greenfield, Stephanie, salesperson in Donnelly, Idaho. \$100

Green-Kent, Patricia Sue, broker in Palouse, Washington. \$100

Griffith, Julie, associate broker in Blackfoot, Idaho. \$100

Griffith, Bill J., designated broker in Moab, Utah. \$100

Groom, Preston, salesperson in Rexburg, Idaho. \$100

Grossman, Caryn, salesperson in Twin Falls, Idaho. \$100

Guest, Kyra, salesperson in Las Vegas, Nevada. \$100

Guglielmo, Ginger R., designated broker in Soquel, California. \$100

Gundersen, Pamela H., associate broker in Price, Utah. \$100

Hadden, Craig, designated broker in Shoshone, Idaho. \$100

Hall, Eric E., salesperson in Hailey, Idaho. \$100

Hall, William Larkin, salesperson in Boise, Idaho. \$100

Halley, Mark D., salesperson in Boise, Idaho. \$100

Halstead Properties, Inc., (Rudy Lindbloom, designated broker) in Meridian, Idaho. \$110

Halter, Elizabeth, limited broker in Irwin, Idaho. \$100

Hancock, Robert Mark, salesperson in Rexburg, Idaho. \$100

Hansel, Larry, salesperson in Caldwell, Idaho. \$100

Hansen, Andrea, salesperson in Eagle, Idaho. \$100

Hanson, Nataly N., salesperson in Maricopa, Arizona. \$100

Hardy, Stacey, salesperson in Meridian, Idaho. \$100

Harker, Joseph B., salesperson in Rexburg, Idaho. \$100

Harris, Nancy L., salesperson in Boise, Idaho. \$100

Hart, Randy A., salesperson in Meridian, Idaho. \$100

Hartung, Sara, salesperson in Donnelly, Idaho. \$100

Hauck, Brenda Lee, salesperson in Coeur d'Alene, Idaho. \$100

Hayes, John Ralph, salesperson in Malad City, Idaho. \$100

HDR Engineering, Inc., (James Prossick, designated broker) in Bellevue, Idaho. \$120

Heinzen, Robert, salesperson in Boise, Idaho. \$100

Hemphill III, Charles T., salesperson in Boise, Idaho. \$100

Hendrix, Marlin, designated broker in Rancho Mirage, California. \$100

Herbert, Kelli, salesperson in Eagle, Idaho. \$100

Hernandez, Dan, salesperson in Boise, Idaho. \$200 for **second time violation**

Herrick, Steven, salesperson in Boise, Idaho. \$100

Hetrick, Budd, salesperson in Lewiston, Idaho. \$100

Hibbs, Kristin, designated broker in Wilder, Idaho. \$100

Hibbs & Company Realty, (Kristin Hibbs, designated broker) in Wilder, Idaho. \$110

Hoyt, Ralph, designated broker in Hailey, Idaho. \$100

Hickman, Marshall D. salesperson in Nampa, Idaho. \$100

Hicks, Tom, salesperson in Boise, Idaho. \$100

Hicks, Paul, salesperson in Boise, Idaho. \$100

Hobson, Jeff, salesperson in Boise, Idaho. \$100

Holdeman, Lyndon, salesperson in Meridian, Idaho. \$100

Holladay, E. Wayne, designated broker in Rexburg, Idaho. \$200 for **second time violation**

Hollett, Graham, salesperson in Boise, Idaho. \$100

Hon, Michael, designated broker in Eagle, Idaho. \$100

Hopkins Financial Services, (Randy H. Hopkins, designated broker) in Meridian, Idaho. \$100

Hoving, Donna, salesperson in Hailey, Idaho. \$100

Howard, Gregory Scott, designated broker in Boise, Idaho. \$100

Howell, Dallin Eugene, salesperson in Rexburg, Idaho. \$100

Hoyd, Allison Dawn, associate broker in Meridian, Idaho. \$100

Hoyd, Brad, salesperson in Meridian, Idaho. \$100

Huber, Ashlee Erin, salesperson in Boise, Idaho. \$200 for **second-time violation**

Hudson, Holli, salesperson in Meridian, Idaho. \$100

Hunt, Nancy, salesperson in Boise, Idaho. \$100

Hunt, Ashley, salesperson in Pocatello, Idaho. \$100

Hunter, Laraine D., designated broker in Spokane, Washington. \$100

Hurn, Angela J., salesperson in Nampa, Idaho. \$100

Hutchins, Samuel David, designated broker in Twin Falls, Idaho. \$100

Hutton, Nathan, salesperson in Boise, Idaho. \$100

Idaho Home Network, (Philip Horton, designated broker) in Nampa, Idaho. \$110

Idaho Properties Commercial Real Estate LLC, (Clarence Gaylord, designated broker) in Boise, Idaho. \$110.

Intermountain West Realty & Development Inc., (Daniel Riess, designated broker) in Nampa, Idaho. \$120

J P Real Estate PC, (John Phillip Morley, designated broker) in Logan, Utah. \$110

Jackson, David, salesperson in McCall, Idaho. \$200 for **second-time violation**

Jacobsen, Matthew T., salesperson in Boise, Idaho. \$100

Jacobsen, Donna L., associate broker in Boise, Idaho. \$100

Jago, Leslee, salesperson in Jerome, Idaho. \$100

James, Matt, salesperson in Harrisville, Utah. \$100

James, Douglas F., salesperson in Eagle, Idaho. \$100

Jappe, William B. "Bill", designated broker in Dillon, Montana. \$100

Jennings, Aliyah, salesperson in Boise, Idaho. \$100

Jensen, David L., associate broker in Boise, Idaho. \$100

Jensen, Jacqueline, salesperson in Island Park, Idaho. \$100

Jensen, Nick, salesperson in Pocatello, Idaho. \$100

Johnson, Kathleen U., salesperson in Garden City, Utah. \$100

Johnson, Ronald F., salesperson in Idaho Falls, Idaho. \$100

Johnson, Daniel J., salesperson in Boise, Idaho. \$100

Johnson, Kelley, salesperson in Boise, Idaho. \$100

Johnston, Samuel, salesperson in Boise, Idaho. \$100

Jones, Jeannie K., salesperson in Boise, Idaho. \$100

Jones, Judith, salesperson in Boise, Idaho. \$100

Jones, Christopher S., salesperson in

THE IDAHO REAL ESTATE COMMISSION WELCOMES OUR NEWEST STAFF MEMBERS



Mandy Frary
Education Director

Mandy is the new Education Director for IREC. she came to us from Moscow, Idaho where she worked as a licensed REALTOR, focusing in commercial real estate. She has a B.S. degree in Education from the University of Idaho and has owned and /or managed multiple businesses since then. She is excited to work with the instructors, providers and licensees to ensure everyone gets the best real estate education possible!



JoAnn Benavidez
Office Specialist II

JoAnn is the newest member of the Education Department. She was born and raised in Rupert, Idaho. She brings with her a multi-faceted experience in the Business Administration field from such areas as the INEL, Contracting, the Court system, and the Idaho Education system as well as the Blood Banking business. Her number one love is the computer field.



Clorissa Cintonino
Inspector

Clorissa is a native of Idaho. She enjoys camping, fishing, hiking, spending time with friends and with her two beloved cats. Her love for real estate brought her to the Commission and says she has learned a lot about real estate law since joining the IREC team. She previously worked as a licensed real estate salesperson for five years. She looks forward to traveling the state meeting the brokers and salepeople during her audit reviews.



Kelly England
Office Specialist II

Kelly was born in Nevada and has a passion for photography, fishing and animals. She also enjoys spending time with her Fiancee. She graduated High School in 1999 and moved to Boise to attend BSU where she graduated in May of 2007 with 2 business degrees. GO BRONCOS!!!

Agency Disclosure Brochure ***(Blue Brochure)***



Is available for purchase!

<http://www.irec.idaho.gov/forms/ree094.pdf>

Twin Falls, Idaho. \$100
Jones, Ross, salesperson in Boise, Idaho. \$100
Julian – Ralls, Dorothy, associate broker in Montpelier, Idaho. \$100
Kaestner, Denise M., salesperson in Sandpoint, Idaho. \$100
Kalleen, Kelly, salesperson in Meridian, Idaho. \$100
Kauf, Patti L., designated broker in Driggs, Idaho. \$200 for **second time violation**
Kearns, Fran, salesperson in Boise, Idaho. \$100
Keck, Jacob M., salesperson in Potlatch, Idaho. \$100
Kelley, Dennis L., designated broker in Boise, Idaho. \$100
Kelley, Marla, salesperson in Middleton, Idaho. \$100
Kerfoot, Amy, salesperson in Boise, Idaho. \$100
Kibler, Sheila, salesperson in McCall, Idaho. \$100
Kiel, Jeannie, salesperson in Ketchum, Idaho. \$100
Kindall, Jill, salesperson in Nampa, Idaho. \$100
Kin-Kelson, Thor, salesperson in Boise, Idaho. \$100
Kinsey, J. Robin, salesperson in Mackay, Idaho. \$100
Kissee, Charles N., salesperson in Boise, Idaho. \$100
Knickerbocker, Ginger, salesperson in Boise, Idaho. \$100
Knight, Aaron, salesperson in Coeur d'Alene, Idaho. \$100
Knipe, Brian D., salesperson in Boise, Idaho. \$100
Knipe Land North, LLC, (John Knipe, designated broker) in Boise, Idaho. \$110
Knoch, John, salesperson in Star, Idaho. \$100
Koller, Marie L., associate broker in Donnelly, Idaho. \$100
Korstad, Bruce, designated broker in Boise, Idaho. \$200 for **second time violation**
Krausch, Kayla C. Obray, salesperson in Kuna, Idaho. \$100
Kroetch, Joseph, salesperson in Coeur d'Alene, Idaho. \$100
Kuehn, James M., salesperson in Hailey, Idaho. \$100
Kunz, Debra H., designated broker in Saint Anthony, Idaho. \$100
Kunz, Shane, salesperson in Saint Anthony, Idaho. \$100
Kunz, Dominick "Nick", salesperson in Saint Anthony, Idaho. \$100
Kunz, Jube, salesperson in Saint Anthony, Idaho. \$100
Kunz, Kyle, salesperson in Rexburg, Idaho. \$100

Kvarfordt, Mitchell D., salesperson in Idaho Falls, Idaho. \$100
L P Link Assoc. Inc., (Joyce E. Link, designated broker) in Hayden, Idaho. \$370

La Peter II, Alfred, designated broker in Boise, Idaho. \$100
LaCedra, Calvin, salesperson in Boise, Idaho. \$100
Lackey, Quentin, designated broker in Pocatello, Idaho. \$100
Lager, Courtnie, salesperson in Boise, Idaho. \$150
Lair, Mary Helen, designated broker in Big Timber, Montana. \$100
Lamb, Shannon, salesperson in Salmon, Idaho. \$100
Lamm, Tama Selekof, associate broker in Cambridge, Idaho. \$100
Lancaster, Gretchen, broker in Eureka, Montana. \$100
Lane, Sandra Lynne, salesperson in Sandpoint, Idaho. \$100
Larison, Jan, salesperson in Caldwell, Idaho. \$100
Latta, Steve, salesperson in Burley, Idaho. \$100
Lau, Michael, designated broker in Draper, Utah. \$100
Laursen, Dana Marie, associate broker in Boise, Idaho. \$100
Leavell, Rick, salesperson in Boise, Idaho. \$100
Leavell, Alonzo B., associate broker in Bellevue, Idaho. \$100
Lemas, Nancy K., designated broker in Boise, Idaho. \$100
Lentz, Mike, salesperson in Sandpoint, Idaho. \$100
Lete, Inaki, salesperson in Nampa, Idaho. \$100
Lewis, Angela "Angie" salesperson in Caldwell, Idaho. \$100
Lindbloom, Rudy, designated broker in Meridian, Idaho. \$100
Lloyd, Jason, salesperson in Meridian, Idaho. \$100
Logue, Jacob Denver, salesperson in Boise, Idaho. \$100
Lombardo, Carey, salesperson in Eagle, Idaho. \$100
Longnecker, Sarah Ann, salesperson in Boise, Idaho. \$100
Lopez, Silvia J., salesperson in Meridian, Idaho. \$100
Loverde, Guillermo L. "Bill", salesperson in Meridian, Idaho. \$100
Lowe, Mari M., salesperson in Boise, Idaho. \$100
Lukomsky, Vladimir, sales person in Boise, Idaho. \$250
Lundblad, Kurt, salesperson in Coeur d'Alene, Idaho. \$100
Macauley, Sean, salesperson in Victor, Idaho. \$100
Maclay, Michael Scott, salesperson in Post Falls, Idaho. \$100
Mahaffey, C. Lloyd, salesperson in Meridian, Idaho. \$100

Maher, Lauri, designated broker in Ketchum, Idaho. \$200 for **second time violation**
Maier, Cindy, salesperson in Boise, Idaho. \$100

Maile IV, Thomas G., designated broker in Eagle, Idaho. \$100
Majors, Sandra, salesperson in Boise, Idaho. \$100
Mann, Deborah, "Debi", salesperson in Boise, Idaho. \$100
Marang, Gloria, salesperson in Nampa, Idaho. \$150
Mared Properties, LLC, (Mary Gail Floyd, designated broker) in Meridian, Idaho. \$110
Martin, Leslee, salesperson in Idaho Falls, Idaho. \$100
Martinez, Joseph, salesperson in Meridian, Idaho. \$100
Mathewson, Sean Campbell, designated broker in Seattle, Washington. \$100
Matson, Kevin L., designated broker in Huntington Beach, California. \$100
Mayer, Mac R., designated broker in Boise, Idaho. \$100
McAffee, Jenny, salesperson in Boise, Idaho. \$100
McAmis, Melissa Ann "Missy", designated broker in Cora, Wyoming. \$100
McCabe, William H. "Bill", designated broker in Eagle, Idaho. \$100
McCarron, Weston, salesperson in Jerome, Idaho. \$100
McCarthy, John R., salesperson in Boise, Idaho. \$100
McCloud, Chad, salesperson in Boise, Idaho. \$100
McCombs, Jennifer, salesperson in Twin Falls, Idaho. \$100
McConnell, Suzanne, salesperson in Shoshone, Idaho. \$100
McCready, George D., salesperson in Council, Idaho. \$100
McCurdy, Jason, salesperson in Twin Falls, Idaho. \$100
McDaniel, Roxy, salesperson in Coeur d'Alene, Idaho. \$100
McDonald, Diane Lucille, salesperson in Boise, Idaho. \$100
McDougal, Bradley, salesperson in Logan, Utah. \$100
McDougal, Robert, salesperson in Boise, Idaho. \$100
McFarland Donald, designated broker in Boise, Idaho. \$100
McKinlay, Kelly, salesperson in Blackfoot, Idaho. \$100
McKinley, Dennis E., associate broker in Boise, Idaho. \$150
McLauchlin, Rosemarie, salesperson in Boise, Idaho. \$100
McNee, Ann Goodwin, salesperson in Ketchum, Idaho. \$200 for **second-time violation**
McNett, Michael Max, broker in Liberty Lake, Washington. \$100
Meacham, Georgia, salesperson in Idaho Falls, Idaho. \$100
Meacham, Kimberly, salesperson in Meridian, Idaho. \$100
Meads, Jacquelyn, salesperson in Garden City, Utah. \$100
Meisenheimer, Cory, salesperson in



Licensing Supervisor
Neal Bernklau

Information from the Licensing Department

Any broker opening his/her own office, including out-of-state applicants or a company changing brokers, will have to certify that the new Designated Broker has taken the Business Conduct and Office Operations (BCOO) course within 3 years of the application date.

New branch managers must be associate brokers and must certify they have taken the BCOO course within 3 years of application as a branch manager.

Errors & Omissions Insurance

HOT..... HOT..... HOT.....

A reminder to those licensees having Group E&O Insurance with Rice Insurance Services Company (RISC) -- your policy is due for renewal by October 1, 2008. Renewal notices will be mailed out to all individuals to their licensed business address around mid August 2008. The annual premium will be **\$165**. You will be able to renew your E&O insurance either by mail or on the Internet at <http://www.risceo.com> between August 15 and October 1, 2008. Starting October 2, 2008, licensees who have not purchased E&O will have to complete the Late E&O renewal agreement. Licensees who fail to purchase insurance prior to October 1, 2008 will be subject to fines and penalties even if RISC backdates the policy.

Bottom Line is:

**No insurance on October 2, 2008 =
Fines...**

ONLINE LOTTERY WINNERS!

Renew your license online at 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!

December 2007 - Dan K. Mader, SP34143, a salesperson, Coldwell Banker Tomlinson Associates, Lewiston

January 2008 - Michael James Brawner, DB34121, a designated broker, Santa Fe, CA

February 2008 - Cathy Locatelli, SP11597, a salesperson, Idaho Land Company, Montana

March 2008 - Naoma Adaline Bondurant, AB28343, a associate broker, Lake Country Real Estate, Sandpoint

April 2008 - Jill C. Smith, SP29699, a salesperson, Hayden

May 2008 - Scott Stewart, DB17323, a designated broker, Cornerstone Brokers, Eagle

Boise, Idaho. \$100
Melin, Whitney, salesperson in Ketchum, Idaho. \$100
Mendoza, Patricio, E., salesperson in Boise, Idaho. \$100
Mercer, James Arthur "Jim", designated broker in Billings, Montana. \$100
Merrill, Andrea salesperson in McCall, Idaho. \$100
Merritt, Kathi, associate broker in Boise, Idaho. \$200 for **second time violation**
Metcalf, Karen A., designated broker in Sandpoint, Idaho. \$100
Middleton, William, designated broker in Boise, Idaho. \$200 for **third time violation**
Mike Gamblin Real Estate, (Mike Gamblin, designated broker) in Boise, Idaho. \$170
Mikelson, Regina "Gina", salesperson in Eagle, Idaho. \$100
Miller, Brent, designated broker in Middleton, Idaho. \$100
Mills, Brittany S., salesperson in Boise, Idaho. \$100
Minert, David "Ryan", salesperson in Meridian, Idaho. \$100
Mitchell, Patricia Ann, associate broker in Boise, Idaho. \$100
Mitchell, Jacob D., salesperson in Boise, Idaho. \$100
Molenaar, Adrienne, salesperson in Boise, Idaho. \$100
Momchilovich, Jan Elise, salesperson in Jackson, Wyoming. \$100
Moncur, Gregory N., salesperson in Boise, Idaho. \$100
Montalbo, Angel, salesperson in Boise, Idaho. \$100
Montgomery, Scott, salesperson in Wilson, Wyoming. \$100
Moore, Dwayne C., designated broker in Jackson, Wyoming. \$100
Morgan, Mary Ann, salesperson in Boise, Idaho. \$100
Mori, Ulysses, salesperson in Eagle, Idaho. \$100
Morrow, Ed, salesperson in Spokane, Washington. \$200 for **second-time violation**
Mountain Real Estate, (Gregory G. Blake, designated broker) in Bellevue, Idaho. \$140
Mower, Douglas John, salesperson in Idaho Falls, Idaho. \$100
Munson, Vickie, associate broker in Ogden, Utah. \$100
Munson, Ron, salesperson in Ogden, Utah. \$100
Murphy, Lois K., salesperson in Horseshoe Bend, Idaho. \$150
Murray III, William Dukes, designated broker in Wilson, Wyoming. \$200 for **second time violation**
Musick, Nita D., salesperson in Eagle, Idaho. \$200 for **second-time violation**
Mutz, Marc, salesperson in Ketchum, Idaho. \$100
Nagel, Diane Louise, designated broker in Price, Utah. \$100
Nagle, Sandra K., designated broker in Saint Maries, Idaho. \$200 for **second time violation**
Nagle, Ashlie, salesperson in Saint Maries, Idaho. \$100
Needham, James, salesperson in Boise, Idaho. \$100
Nelson, Steven L., salesperson in Twin Falls, Idaho. \$100
Neubauer, Cheri, salesperson in Mountain Home, Idaho. \$100
New, Daryl C., salesperson in Boise, Idaho. \$100
Nguyen, Can, salesperson in Boise, Idaho. \$100
Nguyen, Jim, salesperson in Boise, Idaho. \$100
Niblett, Brian, salesperson in Caldwell, Idaho. \$100
Nichols, Jerry, salesperson in Boise, Idaho. \$100
Nichols, Lisa, salesperson in Nampa, Idaho. \$100
Nicholson, John S., salesperson in Boise, Idaho. \$100
Nick, Nancy E., salesperson in Coeur d'Alene, Idaho. \$100
Nielsen, William H., salesperson in Caldwell, Idaho. \$100
O'Dell, Gary W., salesperson in Kuna, Idaho. \$100
O'Dowd, Megan, salesperson in Moscow, Idaho. \$100
O'Morrow, Brian A., salesperson in McCall, Idaho. \$100
Odiaga Jr., John, salesperson in Jerome, Idaho. \$200 for **second-time violation**
Olsen, Sara, salesperson in Orem, Utah. \$100
Ornelas-Hammond, Maria Dolores, salesperson in Boise, Idaho. \$100
Orr, Gary, salesperson in Bellevue, Idaho. \$100
Osloond, Joseph P., salesperson in Meridian, Idaho. \$100
Packer, David A., salesperson in Salt Lake City, Utah. \$100
Palmer, Carla, salesperson in Boise, Idaho. \$100
Paragon Properties, LLC, (James M. Evans, designated broker) in Hailey, Idaho. \$130
Park, April, salesperson in Meridian, Idaho. \$100
Parker, Russell, "Rusty", designated broker in Shoshone, Idaho. \$200 for **second time violation**
Parsons, Daren C., salesperson in Sandpoint, Idaho. \$100
Parsons, Robert D., designated broker in Meridian, Idaho. \$200 for **second time violation**
Patrek, Annette, designated broker in Coeur d'Alene, Idaho. \$100
Patterson, Kimberlee, salesperson in Island Park, Idaho. \$100
Peery, Sheri, salesperson in Rigby, Idaho. \$100
Pelagio, Rebecca, salesperson in Middleton, Idaho. \$100
Pennington, Teri, salesperson in Boise, Idaho. \$100
Pereira, Mary F., salesperson in Shoshone, Idaho. \$100
Perraud, Lynn, salesperson in Boise, Idaho. \$100
Perry, Greg M., salesperson in Logan, Utah. \$100
Peterdy, Noland, limited broker in Veradale, Washington. \$100
Peters, Robert, salesperson in Boise, Idaho. \$100
Peterson, Nicole, salesperson in Rigby, Idaho. \$100
Peterson, Michael L., designated broker in Bonners Ferry, Idaho. \$100
Peterson, Jo L., salesperson in Meridian, Idaho. \$100
Petrescu, Katrina N., designated broker in Bend, Oregon. \$100
Petrilli, Chris, salesperson in Boise, Idaho. \$100
Pettingill, Michael, salesperson in Idaho Falls, Idaho. \$100
Pierson, Michael Wayne, salesperson in Boise, Idaho. \$100
Pietrafesa, Robert E., salesperson in Ketchum, Idaho. \$100
Piper, Richard A., designated broker in Portland, Oregon. \$100
Pisone, Mike J., salesperson in Boise, Idaho. \$100
Points, Tom A., salesperson in Eagle, Idaho. \$100
Poulsen, Jon Jay, salesperson in Boise, Idaho. \$100
Powell, Jonathan, salesperson in Boise, Idaho. \$100
Priest Lake Realty, LLC, (Terrene Ann Mack, designated broker) in Coolin, Idaho. \$240 for **second time violation Prime, Inc.**, (Timothy Graver, designated broker) in Garden City, Idaho. \$130
Property Systems, Inc., (Katrina N. Petrescu, designated broker) in Bend, Oregon. \$110
Quarles, Lyudmyla, "Mila", salesperson in Boise, Idaho. \$100
Ramirez, Ivette, salesperson in Weiser, Idaho. \$100
Ramirez, Oscar, salesperson in Boise, Idaho. \$100
Ray, Derrick T. "DRay", salesperson in Boise, Idaho. \$100
Realteam Real Estate Center, (John D. Runkle, designated broker) in Coeur d'Alene, Idaho. \$860
Realty One Baxter & Assoc., (Michael Baxter, designated broker) in Boise, Idaho. \$140
Realty Quest, (Judith L. Hobbs, designated broker) in Rexburg, Idaho. \$150
Reeser, Scott, salesperson in Boise, Idaho. \$100
Reino, Christopher Alan, salesperson in Donnelly, Idaho. \$100
Rench, Susanna, salesperson in

LICENSE STATS

As Of July 1, 2008

Active Brokers.....	2,220
Active Sales.....	7,502
Inactive Brokers.....	406
Inactive Sales.....	2,624
Active Companies.....	1,356

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

Billie Sue Curtis, Clarkston
Loretta M. Sandy, Gooding
Ronald E. Heffner, Boise
Conrad Gotzian, Haden
Raymond Lundahl, Scotts Dale, AZ
Lydia H. Clark, Meridian
John Bermensolo, Mountain Home
Patti Rae McDonald, Nampa
Glen Spottswood, Greenleaf

Moscow, Idaho. \$100

Renfro, Robert, designated broker in Ketchum, Idaho. \$100

Renfro & Associates, (Robert Renfro, designated broker) in Ketchum, Idaho. \$110

Rhodes, Janet, salesperson in Boise, Idaho. \$100

Richeson, Mikelle, salesperson in Boise, Idaho. \$100

Ridgewood Realty, LLC, (Robert D. Parsons, designated broker) in Meridian, Idaho. \$210 for **third time violation**

Rippey, Dana, salesperson in Boise, Idaho. \$100

Rivara, Louis Allen, broker in Pleasanton, California. \$200 for **second time violation**

Roberts, Chris Edward, associate broker in Jerome, Idaho. \$100

Robertson, Jennifer, broker in West Palm Beach, Florida. \$100

Robinson, Becky, salesperson in White

Bird, Idaho. \$200 for **second time violation**

Rodeghiero, Mark Anthony, salesperson in Eagle, Idaho. \$150

Rodriguez, Phyllis, designated broker in Boise, Idaho. \$100

Roduner, Thadeaus, salesperson in Boise, Idaho. \$100

Roe Jr., William R., salesperson in Boise, Idaho. \$100

Rogers, Marila L., salesperson in Twin Falls, Idaho. \$100

Rogers, Dennis, salesperson in Gooding, Idaho. \$100

Ropicky, Sheldon, salesperson in Pocatello, Idaho. \$150

Rose, Becky, salesperson in Boise, Idaho. \$100

Roundtree, Linda M., salesperson in Weiser, Idaho. \$150

Ruckle, Gary D., salesperson in Boise, Idaho. \$100

Ruiz, George, salesperson in Boise,

Idaho. \$100

Runkle, John D., designated broker in Coeur d'Alene, Idaho. \$100

Runyan, Christopher, salesperson in Driggs, Idaho. \$100

Runyan, Thomas B., salesperson in Meridian, Idaho. \$100

Rush, Daniel, salesperson in Middleton, Idaho. \$100

Russell, Wendy, salesperson in Idaho Falls, Idaho. \$100

Russell, Steven D., salesperson in Boise, Idaho. \$100

Sanders, Sam R., associate broker in Salt Lake City, Utah. \$100

Savage, Todd David, salesperson in Bonners Ferry, Idaho. \$100

Schatz, Christ E., salesperson in Coeur d'Alene, Idaho. \$100

Schnebly, Brett, salesperson in Boise, Idaho. \$100

Schoenwald, Lorinda, salesperson in

Meridian, Idaho. \$100
Schroeder, Cindy, salesperson in Blackfoot, Idaho. \$100
Schroeder, Neil L., salesperson in Rexburg, Idaho. \$100
Scott, Tom, salesperson in Caldwell, Idaho. \$100
Scott, Marianne, designated broker in Boise, Idaho. \$200 for **second time violation**
Scott Beckstead Real Estate Co., (Scott Beckstead, designated broker) in Preston, Idaho. \$150
Seal, Michael R., salesperson in Salmon, Idaho. \$100
Secchiaroli-Nelson, Sharon, salesperson in Coeur d'Alene, Idaho. \$100
Sedivy, Hannah M., salesperson in Boise, Idaho. \$100
Shaw, Mary, salesperson in Eagle, Idaho. \$100
Sheppard, Shary, salesperson in Kellogg, Idaho. \$100
Shields, Katherine H., salesperson in Boise, Idaho. \$100
Shirey, Nancy Kaye, associate broker in Boise, Idaho. \$100
Shoemaker, Wendeline, salesperson in Meridian, Idaho. \$100
Shotwell, Kathy, salesperson in Twin Falls, Idaho. \$100
Shumway, Jason, salesperson in Twin Falls, Idaho. \$100
Shurtleff, Kim, designated broker in Logan, Utah. \$100
Simplot, John, "JD", salesperson in Boise, Idaho. \$100
Sims, Travis, salesperson in Nampa, Idaho. \$100
Sindt, Diane, designated broker in Eagle, Idaho. \$100
Sinner, Benjamin, designated broker in Coeur d'Alene, Idaho. \$100
Sitzlar, Rondal, salesperson in Star, Idaho. \$100
Skinner, Evan E., salesperson in Garden City, Utah. \$100
Skinner, Jolaine, salesperson in Montpelier, Idaho. \$100
Skousen, Jocelyn, salesperson in Eagle, Idaho. \$100
Slaugh, Megan, salesperson in Rexburg, Idaho. \$100
Slippy, Tina M., salesperson in Eagle, Idaho. \$100
Sloan, Ruston, salesperson in Boise, Idaho. \$100
Smith, Angelique, salesperson in Rexburg, Idaho. \$150
Smith, Lynda, designated broker in Eagle, Idaho. \$150
Smith, Jacques, salesperson in McCall, Idaho. \$200 for **second-time violation**
Smith, James Herb, salesperson in Meridian, Idaho. \$100
Smith, John E., salesperson in Boise, Idaho. \$100
Smith III, Frank Thomas, designated broker in Garden City, Utah. \$100
Smythe, Michele, salesperson in Star, Idaho. \$100
Snyder, Mark, designated broker in Kamiah, Idaho. \$100
Solaris Realty, LLC, (Quentin Lackey, designated broker) in Pocatello, Idaho. \$100
Soltau, Cyril, salesperson in Boise, Idaho. \$100
Sonmez, John, salesperson in Meridian, Idaho. \$100
Sorensen, Shawn, salesperson in Boise, Idaho. \$100
Sorensen, Lora, designated broker in Riverton, Utah. \$100
Souza, Laura, salesperson in Boise, Idaho. \$100
Spottswood, Glen, salesperson in Boise, Idaho. \$100
Springs III, Richard, salesperson in Bellevue, Idaho. \$100
Steadman, David P., salesperson in Boise, Idaho. \$100
Stefan, Mircea, salesperson in Boise, Idaho. \$100
Stein Miller, Teri, salesperson in Boise, Idaho. \$100
Steinbacher, Deborah, salesperson in Eagle, Idaho. \$100
Stenersen, Rhonda, designated broker in Post Falls, Idaho. \$100
Stiefel, Dave, salesperson in Meridian, Idaho. \$100
Stosich, Jon, salesperson in Boise, Idaho. \$100
Street, Roland "Baba", salesperson in Bellevue, Idaho. \$100
Street, Jeff A., salesperson in Boise, Idaho. \$100
Strickland, Jonathan, salesperson in Meridian, Idaho. \$100
Stucki, Chad, salesperson in Idaho Falls, Idaho. \$100
Suarez, Anthony "Tony", salesperson in Boise, Idaho. \$100
Sudmeier, Jeff, salesperson in Boise, Idaho. \$100
Sydnor, Lila M., salesperson in Rupert, Idaho. \$100
Taft, Robert M., salesperson in Sandpoint, Idaho. \$100
Tapia, Michael J., salesperson in Boise, Idaho. \$100
Taylor, Charles, salesperson in Twin Falls, Idaho. \$100
Taylor, Donald, salesperson in Twin Falls, Idaho. \$100
Teton Valley Properties.com, (David VanDermyden, designated broker) in Victor, Idaho. \$130
Tews, M. Elizabeth, salesperson in Jerome, Idaho. \$200 for **second time violation**
Thacker, Randall Jerry, designated broker in Canton, Georgia. \$100
Thaler, Lisa, salesperson in Priest River, Idaho. \$200 for **second-time violation**
Thompson, Ryan D., salesperson in Boise, Idaho. \$100
TPG Properties, (Richard A. Piper, designated broker) in Portland, Oregon. \$110
Trapani, Philip, salesperson in Boise, Idaho. \$100
Travess, Trina, salesperson in Boise, Idaho. \$100
Treasure Valley Realty, LLC, (Gregory Scott Howard, designated broker) in Boise, Idaho. \$120
Trent, Kimberly, salesperson in Boise, Idaho. \$100
Trester, Randall, salesperson in Boise, Idaho. \$100
Trillium Realty, (John R. Williams, designated broker) in Meridian, Idaho. \$130
Trimble, Steve R., salesperson in Boise, Idaho. \$200 for **second time violation**
Trout, Roger Elliot, salesperson in Boise, Idaho. \$100
Tse, Yip, salesperson in Twin Falls, Idaho. \$100
Turner, Nancy K., associate broker in Saint Maries, Idaho. \$100
Tway, Monica, salesperson in Donnelly, Idaho. \$100
Uhl, Valari, salesperson in Jackson, Wyoming. \$100
Ulrey, Traci, salesperson in Meridian, Idaho. \$100
Urrutia, Johnny, salesperson in Jerome, Idaho. \$100
Valentine, Jay, designated broker in Nampa, Idaho. \$100
Valona, Sara, salesperson in Boise, Idaho. \$100
Van Dyke, Barry, salesperson in Caldwell, Idaho. \$100
Van Gordon, Stephen, designated broker in Eagle, Idaho. \$200 for **third time violation**
VanDermyden, David, designated broker in Victor, Idaho. \$100
VanDermyden, Rodney, salesperson in McCall, Idaho. \$100
Vanis, Verna Allen, salesperson in McCall, Idaho. \$100
Vannoy, Judson Glen, designated broker in Portland, Oregon. \$100
VanSell, Sarah Jane, salesperson in Meridian, Idaho. \$100
Vargas, Meagan G., salesperson in Meridian, Idaho. \$200 for **second time violation**
Vaughn, Angela D., salesperson in Boise, Idaho. \$100
Vejar-Diaz, Irma, salesperson in Meridian, Idaho. \$100
Vick, Lori, salesperson in Boise, Idaho. \$100
Vieira, Susana, salesperson in Jerome, Idaho. \$100
Vlassek, Steve, associate broker in Meridian, Idaho. \$100
Wadsworth, Vance, salesperson in Boise, Idaho. \$100
Wadsworth Jr., George Walton, salesperson in Boise, Idaho. \$100
Waldorf, Wesley L., salesperson in Meridian, Idaho. \$100
Walker, Daniel, salesperson in Meridian, Idaho. \$100
Walker, Jennifer, salesperson in Boise, Idaho. \$100
Walker, Kay Leroi, salesperson in Idaho Falls, Idaho. \$100

Walker, Querida E., salesperson in Boise, Idaho. \$100
Walker, Rohan, salesperson in Meridian, Idaho. \$100
Wall, Megan E., salesperson in Boise, Idaho. \$100
Walsh, Robert, salesperson in Boise, Idaho. \$100
Ward, Chad Vanbilsen, designated broker in Lake Oswego, Oregon. \$200 for **second time violation**
Ward, Rex J., designated broker in Burley, Idaho. \$200 for **third time violation**
Ward, Shawna W., salesperson in Hailey, Idaho. \$100
Wardle, Jodie A., salesperson in Driggs, Idaho. \$100
Warren, Thyra, salesperson in Salmon, Idaho. \$100
Warren, Vaughn, salesperson in Nampa, Idaho. \$100
Washburn, Michael J., salesperson in Boise, Idaho. \$100
Welch, Alma, salesperson in Meridian, Idaho. \$100
Wells, Patricia E., salesperson in Boise, Idaho. \$100
Werner II, Jon C. "J.C.", salesperson in Moscow, Idaho. \$100
West, David, salesperson in Boise, Idaho. \$100
Wettstein, Cheryl, salesperson in Boise, Idaho. \$100
White, Eric, salesperson in Boise, Idaho. \$100
Wiese, Annette, salesperson in Boise, Idaho. \$100
Wilks, Brian, salesperson in Lewiston, Idaho. \$100
Williams, Clyde, designated broker in Nampa, Idaho. \$100
Williams, Dave, salesperson in Marsing, Idaho. \$100
Williams, John R., designated broker in Meridian, Idaho. \$100
Wilson, David M. "Tuck", designated broker in Olympic Valley, California. \$150
Wilson, Gabriel B., salesperson in Boise, Idaho. \$100
Wilson, Patrick Wayne, salesperson in Boise, Idaho. \$100
Winn, Paula, salesperson in Boise, Idaho. \$100
Winston, Mark R., salesperson in Jackson, Wyoming. \$100
Winter, Keith, broker in Capistrano Beach, California, Idaho. \$100
Witt, Carrie, salesperson in Boise, Idaho. \$100
Wolff, Melinda, salesperson in Meridian, Idaho. \$100
Wood, Kristin, salesperson in Eagle, Idaho. \$150
Wood, Carolyn, salesperson in Ketchum, Idaho. \$100
Woodhouse, Kelly, designated broker in Eagle, Idaho. \$100
Worlton, Joseph Paul, salesperson in Pocatello, Idaho. \$200 for **second-time**

violation
Worthington, Randall A., salesperson in Boise, Idaho. \$200 for **third-time violation**
Wright, Connie, salesperson in Garden City, Utah. \$100
Young, Phil, salesperson in Arco, Idaho. \$100

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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 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.

Allen, Shannon – (Donald D. Weber) – Weber Investments Inc. – Boise - \$300
Anderson, Paul – (Clark Bilyeu) – Bilyeu Properties Inc. – Boise - \$300
Baldwin, Cameron Scott – (Keith “Brad” Klahr) – Elite Real Estate Services, LLC – Boise - \$300
Bell, Quentin J. – (Richard E. Briggs) – Pinnacle Real Estate Group – Tetonia - \$300
Berumen, Ernesto – (Donald D. Wixom) – Re/Max Advantage – Nampa - \$150
Brocke, Charles Scott – (Daniel Riess) – Realty Market Brokers, LLC – Nampa - \$150
Calvert, Scott L. – (Thomas C. Ballantyne) – Hubble Homes LLC – Meridian - \$300
Carr, Mike – (Blake Mayes) – Re/Max Capital City – Boise - \$150
Chance, Joe C. – (Dale K. Hoyd) – Realty Executives of Treasure Valley – Meridian - \$300
Clinton Jr., Thomas L. – PC Realty, LLC – Tetonia - \$300
Cochems, Leeann P. – (Robert Michael Jenkins) – Bridge Park Real Estate LLC – Nampa - \$300
Comstock-Brainard, Anne – (Gail M. Haynes) – West Valley Insurance & Realty LLC – Pinehurst - \$150
Cooper, Rachel – (Richard Fenton Jr.) – McCann Daech Fenton REALTORS® LLC – Sun Valley - \$300
Cordell, Stephen Paul – (Scott Bullock) – Bullock & Company LLC – Nampa - \$150
Dale, Douglas – (Dennis R. Kelley) – Kelley Real Estate Services – Boise - \$500
DeWitt, Harold Wayne – (Greg Sittig) – Canyon Realty – Caldwell - \$150
Dickinson, Jennifer J. – (Bethany Urwin) – Advance Realty of Idaho, LLC – Nampa - \$150
Evans, Julie K. – (Sherri Lynn Vollmer) – Momentum Real Estate – Hailey - \$150
Grover, Diana Beth – (Robert Reece) – ERA Archibald Reece Real Estate – Rigby - \$500
Harrison Sr., Robert Alan – (KaLinn Dishion) – Group One, Inc. – Eagle - \$150
Hilbig, Paul Daniel – (inactive) – Meridian - \$500
Johnson, Evelyn – (Glenda L. Evans) – Idaho One Realty, Inc. – Eagle - \$150
Jones, Christopher Swank – (Lynn C. Rasmussen) – Rasmussen Real Estate Co. – Twin Falls - \$150
Noah, Malia A. – (Creed Noah) – Creed Noah Real Estate Company – Cambridge - \$150
Penland, Christopher – (Michael T. Keller) – Thornton Oliver Keller Commercial – Boise - \$500
Petrilli, Christopher A. – (Joseph P. “Rusty” Lucas) – Homeland Realty – Boise - \$150
Radovan, Michael Vincent – (Robert George “Bud” Bolan) – Gozzer Ranch Properties, LLC – Coeur d’Alene - \$150
Ruiz, Rafael – (Steven L. Taggart) – Century 21 Advantage – Idaho Falls - \$150
Sciutto, Timothy Ryan – (William Rosenbaum Jr.) – Re/Max Country Real Estate, Inc. – Pocatello - \$150
Shields, Katherine H. – (Walter Uhlenhoff) – ATS Realty – Boise - \$150
Shifler, James Scott – (Jeffrey Bond) – Tomlinson Sandpoint Sotheby’s International Realty – Sandpoint - \$150
Sigmond, Sergio V. – (Arlis W. Travis) – Keller Williams Realty – Boise \$150
Smith, Scott Dustin – (Gary T. Schneidmiller) – Coldwell Banker Schneidmiller Realty – Coeur d’Alene - \$150
Starr, John Marshall – (George Sanford Iliff) – Colliers International – Boise - \$150
Stebbins, Annette L. – (Gordon L. Wilks) – Gate City Real Estate Company – Pocatello - \$150
Swoboda, Richard C. – (Gary T. Schneidmiller) – Coldwell Banker Schneidmiller Realty – Coeur d’Alene - \$150
Sydnor, Lila M. – (Sheryl Koyle) – Rocky Mountain Real Estate Brokerage – Rupert - \$150
Vuittonet, Lauro Franco – (Dale K. Hoyd) – Realty Executives of Treasure Valley – Meridian - \$150
Williams, Emily B. – (Arlis W. Travis) – Keller Williams Realty – Boise - \$150

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 The following designated brokers were issued citations for violations found

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**The Real Estate  
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The Real Estate is an official publication published semiannually by the Idaho Real Estate Commission. Articles by outside experts express the author's particular viewpoints. These opinions are not necessarily shared by the Commission, nor should they be mistaken for official policy. The articles are included because we feel they will be of interest to the readers. Submissions are solicited. However, articles should not exceed 500 words and may be edited as space and content demand. Reprint permission is granted provided credit is given to the Commission and the author. Any article separately copyrighted by its author(s) also requires permission from the other(s). Please advise the Commission office of any individuals with disabilities needing accommodation.

**Idaho Real Estate Commission**

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**Governor**

C.L. "Butch" Otter

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during their office audits:

**Bottles, Mark**, with Corbett Bottles Real Estate Marketing, in Boise

**Bottles, Mark**, with Mark Bottles Real Estate Services, LLC, in Boise

**Brown, Will G.**, with American Dream Realty, in Rupert

**Callies, Tricia**, with Boise Realty, Inc., in Boise

**Champion, Dennis**, with Champion Real Estate LLC, in Pocatello

**Cone, Delfred**, with Venture Real Estate, in Potlatch

**Doughty, Paul**, with Mountain Realty,

LLC, in Eagle

**Hunt, Jon R.**, with Arbor Haven Real Estate, in Boise

**Light, Gisela**, with Century 21 Southern Idaho Realty, in Mountain Home

**Mary, Scott E.**, with Bald Mountain Realty in Ketchum

**McCall, Gary Allen**, with Cary and Adams, in Burley

**McGurkin, Angela**, with Moscow Realty, in Moscow

**Miller, Brent**, with Bowen Miller Realty,

in Middleton

**Ware, Randy**, with Gold Key Real Estate, in Boise

**Wixom, Donald**, with Re/Max Advantage, in Nampa

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

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