



ATTITUDE: CHOOSE A POSITIVE ONE!

Pam Trees
Commission Chair

I already had an article written for this publication, but at the last minute I decided to write a different one and it all started in an elevator! I attended the Instructor Development Workshop and taping of the CORE in Boise on May 17-18. As the elevator door closed at the hotel, there were a couple sayings: "Take Care, we owe it to one another" and "Your unwanted items could find another home at a charity." Then I turned on the TV and the first thing that showed on the screen was "LIFE IS GOOD". Oh, that's not all, I read the hotel information book to familiarize myself with the layout to know where to attend the classes the next morning, and there was a page that said, "If you are not 100% satisfied, we don't expect you to pay. That's our promise and your guarantee. That's 100% Hampton."

Immediately my thoughts went back to my mom, because from the time I was a little girl and reminders as I got older she said, "you have a choice every morning when you wake up to either have a good day or bad day"! I'll tell you with the kind of surroundings I had on the first day of arriving, I couldn't help but look forward to the classes and I wasn't disappointed. Attendees were from all facets of the real estate industry: licensees, brokers, attorneys, instructors, appraisers, IREC staff etc all there to learn how to better serve/teach in their respective specialties to Idaho licensees. There is something exciting about being around people who are giving their all to be their best and we the Idaho licensee get the benefit!

"Attitudes"- not always good ones have played a huge part in licensees' thoughts about the Idaho Real Estate Commission through the years. Many years ago, I heard scary things about IREC and I didn't have the knowledge personally to know any different.

Flash forward: while serving on the Commission, we decided to "reach out" to all licensees throughout our great state by taking our Commission meetings to each district. What a wonderful plan! We received positive feedback from attendees who found the Commissioners and staff to be very approachable. This in turn changed their whole "attitude" towards the Commission. They were glad to have a better understanding about just what goes on at the Commission and at Commission meetings. (They also received up to 4 hours of continuing education credit for attending an entire meeting!) Since the decision to visit each district, the Commission has been privileged to visit Idaho Falls, Twin Falls, Pocatello, Burley, Lewiston, Coeur d'Alene, Boise, and most recently McCall.

This is another example of how education can help expel the "assumptions/attitudes" that you may have had about a person or group. We all know that a regulatory agency will never win a popularity contest, but in this case, the Idaho Real Estate Commission is trying to help you not be just an "agenda item" but enable you to better serve the consumers of Idaho. Here are some suggestions to help you stay out of trouble:

- Keep your Idaho Real Estate License Law and Rules book with you at all times and use it. You will not only be able to reference the law/rules but also the 24 Guidelines in a question/answer format included to help give you direction. There may be revisions; to view the most recent updated Guidelines go to www.irec.idaho.gov.
- Read the E-Newsletter and The Real Estate Statement. To find out more about these publications and to sign up for the E-Newsletter, go to www.irec.idaho.gov.
- Continue to learn. We licensees have so much to offer the consumer if we

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COMMISSIONERS

Pam Trees, Chair

Coldwell Banker Tomlinson Assoc., Inc.
Email: ptrees@cableone.net

Marvis Brice, Vice Chair

Advantage 1 Realty
Email: brice@qwestoffice.net

Kelly Fisher, Member

The Network Real Estate Group, LLC
Email: kellyfisher53@gmail.com

Andy Enrico, Member

Andy Enrico and Company Real Estate, Inc.
Email: andy@andyenrico.com

EDUCATION COUNCIL MEMBERS

Maris Cukurs, Chair

Keller Williams Win Star Realty
Email: homes@onewest.net

Beckie Kukal, Vice Chair

NorthPointe Realty, LLC
Email: kukal@northpointerealty.com

Mike Gamblin, Member

Idaho Pioneer Real Estate School
Email: info@idahorealestateschool.com

Donna Capurso, Member

Selkirk Mountain Real Estate, LLC
Email: donna@selkirkmountainrealestate.com

IDAHO REAL ESTATE COMMISSION STAFF

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

Administration

Jeanne Jackson-Heim - jeanne.jackson-heim@irec.idaho.gov (Executive Director).....ext. 118
Tammy Anderson - tammy.anderson@irec.idaho.gov (Administrative Assistant I).....ext. 101
William Robinson - william.robinson@irec.idaho.gov (Information Systems Technician).....ext. 107
Tammy Collier - tammy.collier@irec.idaho.gov (Management Assistant).....ext. 103

Education & Licensing Department

MiChell Bird - michell.bird@irec.idaho.gov (Education & Licensing Director).....ext. 105
Neal Bernklau - neal.bernklau@irec.idaho.gov (Technical Records Specialist II).....ext. 116
Jesama Rosensweig - jesama.rosensweig@irec.idaho.gov (Administrative Assistant I).....ext. 106
Vacant - info@irec.idaho.gov.....ext. 109 (Technical Records Specialist I)

Enforcement Department

Craig Boyack - craig.boyack@irec.idaho.gov (Chief Investigator).....ext. 114
Donald Morse - don.morse@irec.idaho.gov (Investigator).....ext. 111
Megan Owens - megan.owens@irec.idaho.gov (Investigator)ext. 113
Gayle Nelson - gayle.nelson@irec.idaho.gov (Inspector).....ext. 112
Stephanie McLarin - stephanie.mclarin@irec.idaho.gov (Administrative Assistant II).....ext. 108

Commissioner Attorney

Kim Coster

Operator.....dial "0" or stay on the line

**IREC'S
Moving!!!
New Address
as of July!**





HELP IREC HELP YOU!

Jeanne Jackson-Heim
Executive Director

We're moving! After nearly 45 years in the same location, we are pleased to announce the IREC offices are moving to 575 E. Parkcenter Boulevard, Suite 180, Boise, Idaho 83706. We will receive mail and package delivery at the same new address, and will discontinue use of the post office box. Our phone numbers, website and e-mail addresses will remain the same, however. We hope to be situated in our new space by July 1, 2011, but if you are planning a trip to our office, you might want to call first to verify our location. We are excited to have a larger meeting room space and more user-friendly facilities for staff and guests.

Saving money! IREC has worked diligently to fulfill the agency's statutory duties while operating as efficiently as possible, and without seeking an increase in license fees. By improving the agency's online services, every licensee now has 24-7 access to handle many license functions without having to contact the IREC office or mail paper documents. In addition, online renewals and license changes are substantially more cost effective for the Commission and result in fewer errors, because staff does not have to process payments and paperwork by hand. We have recently launched a new platform for course providers to load your CE course completion information directly into the licensing database. Fees for record changes have been eliminated, and licensees can now print license certificates through the online services at no charge.

Yes, things have changed a lot (always kind of scary), but all of these changes add up to significant cost savings to the Commission (thus keeping your fees low). Over the last two years, IREC has reduced staffing by three clerical positions (18.75% of our total staff). Even with the efficiencies we have implemented, however, expenses continue to increase while license numbers and revenue are slowly declining. Licensees can help IREC stay "lean and mean" by taking on more personal responsibility for maintaining their professional licenses in good standing.

The license law identifies a few items for which licensees are responsible. If you regularly fulfill these obligations in a timely manner, you help the Commission save money (and you can save some of your own money, too!):

- Complete 16 CE elective hours plus one Idaho Commission Core course every renewal period
- Keep proof of completing your CE and provide records to IREC upon request
- Update your personal residence, phone number, or name change within 10 business days
- Make sure your license renewal is received by the Commission (i.e., completed and paid for) before 5:00 p.m. MST on the renewal deadline
- Maintain continuous E&O coverage (no late renewals or gaps) if you hold an active status license

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~ Audit Honor Roll ~

Nov. 10 - Apr. 11

Jaret Lonnie Ghent, DB26106, Vision Real Estate, LLC

Jude Perrin Gary, DB2700, Metropolitan Real Estate, Inc.

Jason Lary Retherford, DB25482, Action Real Estate, Inc.

Philip Horton, DB18468, Horton Homes, LLC

John C. Lindbloom, DB14527, Century 21 Lindbloom Realty

Robert Jones, DB4184, Robert Jones Realty, Inc.

Jerry L. Hines, DB3548, River Inc. dba: Century 21 Riverside Realty

David Jeffrey "Jeff" Dildine, DB24643, Realty One Centre Of Boise, Inc.

Clifford Jerald Whitsitt, DB8574, Whitsitt Real Estate Company

Clarence C. Gaylord, DB17710, Idaho Properties LLC: Idaho Properties Real Estate

Jon M. Gosche, DB23482, Jon Gosche Real Estate

Sherri Leigh Battazzo, DB30387, The Buy Boise Real Estate Group, LLC

Kelly Fisher, DB2453, The Network Real Estate Group LLC



Online Lottery Winners!

December 2010 - Randall L. Smith,
SP18554, Riverside Realty Inc.,
Boise

January 2011 - Donald J. Fridrich,
SP32120, ERA West Wind, Boise

February 2011 - Oliver M. Giuliani,
SP30937, an inactive salesperson

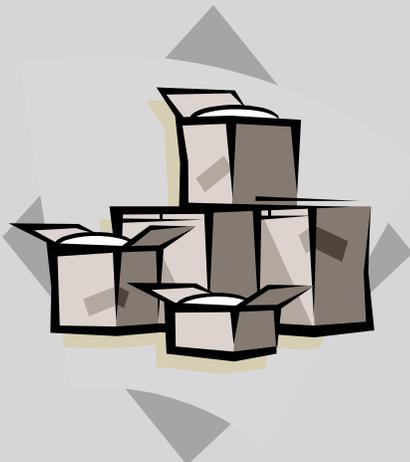
March 2011 - Bob James Muffley,
DB5672, Muffley Realty &
Insurance, Gooding

April 2011 - Nancy J. Redford,
SP19098, Tomlinson Group, LLC,
DBA: Coldwell Banker Tomlinson
Group, Boise

May 2011 - Ivette Marie Rameriz,
SP32836, an inactive salesperson



IREC's New Address is:
575 E. Parkcenter Blvd.
Suite 180
Boise, Idaho 83706



WHAT IS COMMISSION CORE?

Michelle Bird
Education & Licensing Director

Idaho License Law requires a licensee renewing on active status to successfully complete sixteen (16) hours of continuing education PLUS a Commission Core. So what is Commission Core?

By definition, Core is a course containing curriculum, identified by the Commission, that stresses current trends in real estate practices and changes in laws in real estate related industries. A new course is developed annually by IREC. Core 2011 is certified for credit from July 1, 2011 through June 30, 2012.

Although only one Core is *required* per licensing period, the Commission encourages you to take it every year. If you take two different Idaho Commission Core courses in a licensing period, one will count for your required Core and the other will count as an elective course.

Many licensees confuse Idaho Real Estate Commission (IREC) with Idaho Association of REALTORS® (IAR) or think they are the same organization. In reality, IREC and IAR are two distinctly different entities with different offices, staff and missions. IAR is a trade association while IREC is the regulatory agency for Idaho. Licensees also often confuse the REALTORS® ethics requirement with Core. It is important to know "Cracking the Code" or the REALTORS® Code of Ethics is not the same as the required "Core" Course and will not count as the Idaho Core requirement. There are NO substitutions for Idaho Commission Core.

Core is a great way to learn about legislative changes that affect real estate licensees, legal cases that have been decided by courts in the previous year and "Hot Topics".

2011 Core contains:

- Adverse Material Facts
- Agency in a Changing Market
- Real Property Interests in Bankruptcy
- Legislative Update
- Case Law

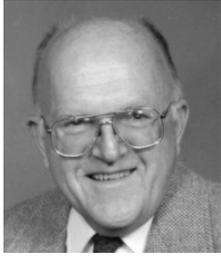
You won't want to miss this year's Core!

Remember... You must complete the required CE *prior* to renewing an active license.

A licensee renewing on active status must successfully complete a Commission core course, plus sixteen (16) classroom hours of continuing education, on or before the current license expiration date. However, pursuant to Idaho Code 54-2018(5) you shall not submit an application to renew a license on active status without having obtained the continuing education credit hours required. When you renew, you must attest that you have completed your continuing education requirements.

"I certify that I have completed the Continuing Education requirement set forth in Idaho Code 54-2023."

If you renew your license on active status without the required CE, you are making a false statement and are subject to disciplinary action by the Commission. It's great to renew early, just be sure that you have already completed your 16 elective credits plus the Idaho Commission Core.



THE ROAD TO EXCELLENCE

Maris Cukurs
Education Council Chair

During the past eight years I have had the opportunity to meet with many real estate educators and regulators from other states. This interaction has given me a good feeling about the real estate education program in Idaho. Idaho has a good program. I am proud to be from Idaho. We have a program that is more advanced than most other states. This observation is further reinforced by the numerous national awards the Idaho Real Estate Education Program has received.

But good is not good enough! We have the opportunity to travel the Road to Excellence! To travel this road is not an easy journey. This can't be done by one person, or a regulatory agency. This journey requires the travel on this road by all.

At this point, most of us ask "What is in it for me?" The answer is "A lot!" Perhaps we need to first look at the word "education". The Etymology Dictionary (History of Words) defines it as meaning "systematic schooling and training for work" and the word originated in the 1610s. Staying current and having required additional skills position us for success. This success results in a better service to the consumer and more financial rewards for the licensee.

Now we must ask the question – "How can I improve real estate education in Idaho?" Most real estate education in Idaho is provided by the private sector. Only a small number of courses are provided by the Idaho Real Estate Commission (IREC). Only these courses require an instructor certified by IREC. The vast majority of Continuing Education Courses are submitted by individuals, organizations, or providers (schools) for approval. The approved topics can be found in Rule 402 in the Idaho Real Estate License Law and Rules that is sent to every licensee each July. The provider (school) ensures the instructor is competent to teach the course. The licensees should actively request the course providers for better and more current education presentations. Let your voice be heard!

One of my functions has been to monitor the content and the presentation of the courses offered to the licensees. At the end of each presentation the students are asked to evaluate the content and the instructor. I have sat in classes where the students have asked me, "How do we get our money back?" This has been due to course content or poor presentation. Yet in these classes, the student evaluations are generally good. We need to take the time to render honest and fair evaluations of the content and the instructor. Only then can we take real estate education on the Road to Excellence.

The travel on the Road to Excellence cannot be directed by the Real Estate Commission or the Education Council. It must start with the licensees that recognize that good is not good enough and success is in their hands! Excellence in education has many rewards!

Ed. Note: It has been a pleasure having Maris Cukurs on the Education Council since 2003. His dedication to real estate education in Idaho is immeasurable. His ideas and humor will certainly be missed.



Disciplinary Actions

November 1, 2010 - April 30, 2011

Formal Actions taken by the Real Estate Commission

Catledge, James – unlicensed in Idaho. Sold unregistered timeshares in Idaho without a real estate license. Formal Hearing held February 17, 2011. Findings of Fact, Conclusions of Law and Recommended Order issued March 3, 2011. Ordered to pay a civil fine of \$5,000 for violation of Idaho Code 54-2002 - unlicensed practice of real estate; costs and attorney's fees TBD after consideration of Staff's Memorandum of Costs and Attorney's Fees.

Catt, Aaron M., – salesperson in Boise. Conducted a transaction outside his broker's supervision. Stipulated to violation of Idaho Code 54-2045(4) - failure to turn in consideration to the broker; 54-2060(3) - failure to account for monies and property; 54-2060(12) - gross negligence or reckless conduct; 54-2086(1) (a) - failure to perform ministerial acts; 54-2086(1)(b) - failure to act with honesty, good faith, and reasonable skill and care; 54-2086(1) (c) - failure to account; 54-2087(2) - failure to exercise reasonable skill and care on behalf of a client; 54-2087(3) - failure to promote the best interest of his client with good faith honesty and fair dealings; and 54-2087(5) - failure to account on behalf of a client. Given a Formal Reprimand; ordered to pay a \$1,500 fine; required to reimburse the Commission \$300 for the costs and attorney's fees; and must successfully complete a live BCOO class.

CB Richard, Ellis – unlicensed in Idaho. Brokerage out of Washington. Stipulated to violation of Idaho Code 54-2002, unlicensed practice. Ordered to pay a civil fine of \$2,500 and required to pay \$300 in costs and attorney's fees.

Cluff, Todd – designated broker in Boise. Stipulated to violation of Idaho Code 54-2061(1)(a) – conviction of a felony. Given a Formal Reprimand. Ordered to pay \$300 in costs and attorney's fees; withheld suspension until 2/25/2016. Suspension can be imposed for a period of five years for failure to comply with the Final Order or violating any additional license law.

Cook, Tom – unlicensed in Idaho. Acted as a listing agent for two Idaho properties. Commerce CRG is licensed in both Utah and Idaho; Cook is affiliated with this company, but only holds a Utah license. Stipulated to violation of Idaho Code section 54-2002, unlicensed practice of real estate as defined by sections 54-2004(33)(a), (c) and (d) and by 54-2058(1). Ordered to pay a \$500 civil fine and \$300 for costs and attorney's fees.

Disciplinary Actions continued on page 6

IREC is Moving... IREC is Moving... IREC is Moving...

July 2011

5 The Real Estate

D'Evelyn, William "Bill" L. – designated broker with Commerce CRG in Salt Lake City, Utah. Both he and his company are licensed in Utah and Idaho. D'Evelyn allowed his Utah licensed personnel to list and market Idaho properties. Stipulated to violation of Idaho Code sections 54-2038(3) - allowing unlicensed persons to represent the broker and 54-2053(1) – allowing unlicensed personnel to be included in advertising. Given a Formal Reprimand; ordered to pay a \$500 civil fine; \$300 in costs and attorney's fees; and must successfully complete an online Business Conduct and Office Operations class.

Desimone, Nancy S., – unlicensed in Idaho. Engaged in unlicensed practice by negotiating, holding herself out as an agent, and seeking a fee. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate as defined by sections 54-2004(33)(a),(c) and (d) and 54-2058(1). Ordered to pay a \$3,000 civil fine and \$300 in costs and attorney's fees.

Dofelmier, Erika Lindsay – salesperson in Boise. Failed to answer Complaint involving her direction of forgeries by Flegel on documents requiring the designated broker's signature. Notice of Proposed Default Order was entered 2/17/11 for violation of Idaho Code 54-2060(1) - fraudulent misrepresentations; 54-2060(2) - a continued course of misrepresentation; 54-2060(11) - dishonest and dishonorable dealings; and 54-2087(1) - charging an additional fee even though the client had modified his listing agreement to correctly eliminate the fee. No response to Proposed Default Order by date allowed. Final Order issued 3/03/11. Her real estate license is revoked effective March 22, 2011; ordered to pay a \$5,000 civil fine and \$2,746.89 in costs and attorney's fees.

Flegel, Shauna – salesperson, currently inactive. Failed to answer Complaint involving forgery of her broker's signature to trust account checks, and escrow disbursement instructions. Notice of Proposed Default Order was issued 2/17/11 for violation of Idaho Code 54-2060(1) - making fraudulent misrepresentations; 54-2060(2) - a continued course of misrepresentation; 54-2060(11) - dishonest and dishonorable dealings; and 54-2054(9) - conducting brokerage activity outside of her brokerage. No response to Proposed Default Order by date allowed. Final Order issued 3/03/11. Her license was revoked effective 3/22/11; ordered to pay a \$5,000 civil fine and \$2,693.54 in costs and attorney's fees.

Freeman, Tom – unlicensed in Idaho. Acted as a listing agent for two Idaho properties. Commerce CRG is licensed in both Utah and Idaho; Freeman is affiliated with this company, but only holds a Utah license. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate as

Disciplinary Actions continued on page 7



ARE YOU A FIDUCIARY?

Craig Boyack
Chief Investigator

Don't be too quick to answer that question. Under the Idaho License Law, we did away with the old fiduciary obligations, and wrote our own agency law. This agency obligation is similar to the original obligation, but not exactly the same.

Idaho Code Section 54-2094 specifically says Idaho agency obligations are not fiduciary in nature. Then it goes on to indicate that a brokerage and a consumer can contractually create an obligation that is higher than Idaho Code requires.

Many of the listing contracts used by banks require a fiduciary obligation. To pick up the repossessed properties as listings, you may be required to act as a fiduciary. There may be other sellers out there that have the same requirement, such as relocation companies and commercial enterprises.

In the past, we spent a considerable amount of time passing a law that specific obligations could not be waived or abrogated. These are duties that are owed to customers and clients.

Those duties cannot be waived; if you are an agent you must deliver all the agency duties required under Idaho's agency law. If you sign a contract to act as a fiduciary, you add the requirements of a fiduciary to Idaho agency requirements.

Some food for thought, and possibly questions for your attorney:

- Can the brokerage even enter into a Limited Dual Agency when they owe the seller a higher duty than the buyer?
- Has the brokerage contracted to conduct inspections into the buyer's creditworthiness by acting as the seller's fiduciary?
- Idaho Code Section 54-2093 protects Idaho licensees from vicarious liability when acting as an agent as defined under the license law. A fiduciary relationship is not defined under the license law. Could you be liable for the seller's actions because you contracted to be a fiduciary?
- Agency agreements bind all the licensees at the brokerage. Do all the licensees know they owe a higher duty to a client that requires a fiduciary?

Contracts change all the time. Even the forms most commonly used will change from time to time. Brokers are encouraged to read all contracts and familiarize themselves and their licensees with them. If you see anything you do not understand, contact your attorney. Certainly, if you are asked to sign an unfamiliar version of a contract, you should read it word for word.

We are not attorneys here, and this article is not intended to be legal advice. This article is intended to make you read, think, and investigate further.

**See page 15 for more information
on the IREC office move!**

(ATTITUDE CHOOSE A POSITIVE ONE!) (Continued from page 1)

will continue to learn, keep a good “attitude” and “do the right thing.”

Times are tough now for everyone, and we need to be sensitive to the sellers/buyers individual needs and not be greed driven. If homeowners across the nation were to find out what a beautiful state Idaho is, not only would they be blessed with a nice home and surround-

ings, but they would get to work with the most professional, caring licensees that have great ATTITUDES!

Ed. Note: We are so fortunate to have had Pam Trees as a Commissioner the last 8 years. This is her final article. Pam has been a thoughtful, fair and supportive Commission member. She will be missed!

(HELP IREC HELP YOU!) (Continued from page 3)

- Report felony convictions and certain civil judgments to IREC within 20 days

Although IREC is not required to send license renewal notices, as a courtesy we presently send a notice letter (soon to be a postcard) to remind you to renew your license online. The license law specifically states we may not hold incomplete paperwork, however, and we do not have the resources to resend every piece of mail that was returned to us for a bad address. There is likewise no process for expediting applications and requests for CE credit. Unfortunately, many problems encountered by licensees arise because they waited until the last possible minute to purchase E&O, renew a license, finish CE classes, etc. Need I say more...?

We want to provide the best customer service possible given our budgetary constraints. However, we can't do it alone - here are some additional suggestions for ways we can work together to keep costs down at the Commission:

- Renew your license, check CE status, and make license changes (including address updates) **online**
- Go to your licensed brokerage office frequently to check for mail from IREC
- Carefully read the mail you receive from IREC; promptly and carefully follow any instructions
- Know and calendar important dates, such as E&O and license renewals
- Complete your CE requirement and renew your license and E&O insurance well in advance of the renewal deadlines
- Provide an e-mail address and cell phone number as part of your contact information
- Call us if you are confused or have any questions!

Have a great summer!

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

To change your address go to www.irec.idaho.gov and log in to IREC's online services. Once you have logged in you will be on your account page. There you can update your address or contact information. Remember to click the "Save Changes" button to save your updated information.



defined by 54-2004(33)(a), (c) and (d) and by 54-2058(1). Ordered to pay a \$500 civil fine and \$300 in costs and attorney's fees.

Hall, Steve - unlicensed in Idaho. Lucas and Hall, two lenders with Affinity Mortgage, created a website where they promoted the listings of real estate licensees. They provided all data to consumers, and they were the only contact available to consumers. Notice of Proposed Default Order entered 1/20/11 for a violation of Idaho Code 54-2002 - unlicensed brokerage of real estate. No response to Proposed Default Order by date allowed. Final Order issued 2/07/11. Ordered to pay a civil fine of \$3,500 and \$925.95 in costs and attorney's fees.

Hancock, Robert Mark - salesperson in Rexburg. Misrepresented earnest money in a transaction, and signed an Addendum for his client without permission. Stipulated to violation of Idaho Code 54-2087(1) - failure to perform the terms of a written agreement; 54-2060(3) - failure to account for monies and documents in his possession; and 54-2060(11) - dishonest and dishonorable dealings. Given a Formal Reprimand; ordered to pay a civil fine of \$2,000; required to pay \$300 in costs and attorney's fees; and must successfully complete a live BCOO class.

Hanson, Nathan "Nate" - unlicensed in Idaho. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate. Ordered to pay a \$3,500 civil fine, and required to pay \$300 in costs and attorney's fees.

Hartin, Christina M. - salesperson in Post Falls. Stipulated to violation of Idaho Code 54-2059(1) - failure to comply with a Final Order of the Idaho Real Estate Commission. Disciplinary Hearing held 4/21/11. Given a Formal Reprimand; costs and attorney's fees in an amount TBD after consideration of Staff's Memorandum of Costs and Attorney's Fees; license is revoked, but that revocation is withheld. License is suspended from 6/1/11 through 9/1/11; must make all payments on time; must pay all fines, fees, and collection costs incurred from her previous disciplinary action. Failure to comply with all terms and conditions of this Final Order will result in immediate and permanent revocation of real estate license.

Hebdon, Andrea G. - designated broker in Rexburg. Her office policy was lacking regarding supervision of licensees and reviewing documents. Stipulated to violation of Idaho Code 54-2038(1)(a) - failure to supervise. Given a Formal Reprimand; ordered to pay a \$500 civil fine; required to pay \$300 in costs and attorney's fees; and must successfully complete a live Risky Business class.

Disciplinary Actions continued on page 8

King, Robert L. “Bob” – unlicensed in Idaho. Acted as the seller’s agent in the marketing of a restaurant in Coeur d’Alene. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate as defined by 54-2004(33)(a), (c) and (d) and by 54-2058(1). Ordered to pay a \$3,500 civil fine and \$300 in costs and attorney’s fees.



YOU HAVE MAIL!!!!
Neal Bernklau
Technical Records Specialist II

Kirtland, Ronald L., – salesperson in Twin Falls. Stipulated to a violation of Idaho Code 54-2086(1)(d) – failure to disclose an adverse material fact that he reasonably should have known concerning a faulty sewer system in a development. Given a Formal Reprimand; ordered to pay a \$1,500 civil fine; required to pay \$300 in costs and attorney’s fees; and must successfully complete a live Risky Business class.

On August 5, 2011, Rice Insurance Services Company (RISC) will be mailing renewal forms to all licensees who currently have Errors & Omission insurance coverage with RISC. Renewals will be mailed out to all policy holders at their licensed business address. Your policy is due for renewal on or before October 1, 2011. The premium cost will remain the same as last year at \$186. Between August 10, – October 1, 2011, you will be able to renew your E&O insurance by mail or online at <http://www.risceo.com>. Keep in mind, if you purchase your insurance through the mail, it must be received and processed by RISC on or before October 1, 2011.

Kirtland, Sherri L. – associate broker in Twin Falls. Stipulated to violation of Idaho Code 54-2086(1)(d) and 54-2087(3)(a) - failure to disclose an adverse material fact that she reasonably should have known concerning a faulty sewer system in a development. Given a Formal Reprimand; ordered to pay a \$1,500 civil fine; required to pay \$300 in costs and attorney’s fees; and must successfully complete a live Risky Business class.

On October 1, 2011, at 5 p.m. MST, licensees who have not purchased E&O insurance and had an active license on October 1, 2011 will be subject to disciplinary action, including a civil penalty fine.

IREC Rule 121.03 Failure to Maintain Insurance.

Livingston, Michael J. “Mike” – salesperson in Spokane, Washington. Livingston co-listed a property with a Washington brokerage not licensed in Idaho. Stipulated to violations of Idaho Code 54-2050(1)(a) - failure to have a beginning date on a Seller Representation Agreement and 54-2053(3) - inclusion of an automatic renewal clause in the Seller Representation Agreement. Given a Formal Reprimand; ordered to pay a civil fine of \$750; and required to pay \$300 in costs and attorney’s fees.

Any failure of a licensee to maintain errors and omissions insurance while on active license status, **regardless whether coverage is later obtained and made retroactive by the carrier**, shall constitute a violation of these rules, and shall be grounds for disciplinary action as provided in Sections 54-2059 and 54-2060, Idaho Code, including but not limited to the assessment of civil fines. **A late renewal is considered failure to maintain insurance and constitutes a violation of the law.**

Did you know IREC is Moving??

Longhurst, Brandon G. – salesperson in Idaho Falls. Placed home tenders in vacant property that was for sale. He did not have written agreements and did not allow his sellers to screen the tenants. His broker had a corrective meeting, and Longhurst repeated this activity. Stipulated to violation of Idaho Code 54-2060(2) - continued course of misrepresentation; 54-2060(12) – gross negligence or reckless conduct; and 54-2087(2) - failure to exercise reasonable skill and care in his duties to the seller/client. Given a Formal Reprimand; ordered to pay a \$2,500 civil fine; required to pay \$300 in costs and attorney’s fees; and required to successfully complete a live Risky Business class. His license is suspended for a period of 12 months, but the suspension is withheld provided he complies with the terms of the Final Order and violates no additional license law.

LICENSE STATS	
As of June 1, 2011	
Active (Broker and Sales).....	7011
Active Brokers.....	2155
Active Sales.....	4856
Inactive (Broker and Sales).....	2796
Inactive Broker.....	434
Inactive Sales.....	2362
Active Companies.....	1154

Lucas, Jeremy – unlicensed in Idaho. Lucas and Hall, two lenders with Affinity Mortgage, created a website where they promoted the

Disciplinary Actions continued on page 9

The Idaho Real Estate Commission Welcomes Our Newest Staff Member



The Commission is pleased to welcome Megan Owens as Investigator. She brings with her 15 years experience as a litigation and criminal justice paralegal. Megan graduated from Kaplan University *Summa Cum Laude* with her Bachelor's Degree in Criminal Justice with an emphasis in Forensic Psychology in 2008. She is extensively experienced in debt collection, bankruptcy and criminal restitution.



Megan moved to Boise in 2008 and enjoys spending time off with her husband, fishing and bicycling. She also is an avid scrap booker and loves to read historical fiction and criminal investigation.

listings of real estate licensees. They provided all data to consumers, and they were the only contact available to consumers. Stipulated to violation of Idaho Code 54-2002 - unlicensed brokerage of real estate. Ordered to pay a civil fine of \$1,500 and to pay \$300 in costs and attorney's fees.

Moody, Donald A. – unlicensed in Idaho. Moody is licensed in Washington and Oregon. Stipulated to violation of Idaho Code 54-2002 – unlicensed practice of real estate. Ordered to pay a civil fine of \$2,500 and required to pay \$300 in costs and attorney's fees.

Mosenfelder, Gary – unlicensed in Idaho - offered to broker real estate through his LLC, Retirement Homesites Magazine. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate, as defined by 54-2004(33)(a),(c) and (d) and by 54-2058(1). Ordered to pay a total sum of \$6,500 which shall be apportioned as a \$5,000 civil penalty (\$2,000 withheld provided he complies with the terms of the Final Order and violates no additional license law) and \$1,500 in costs and attorney's fees.

Patton, Teresa – unlicensed in Idaho. Patton is licensed in Washington and Oregon. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate. Ordered to pay a civil fine of \$2,500 and required to pay \$300 in costs and attorney's fees.

Riddle, Keith – unlicensed in Idaho. Attempted to broker 12 condos in Bayview. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate, as defined by 54-2004(33)(a), (c) and (d) and 54-2058(1). Ordered to pay a \$1,000 civil fine and \$300 in costs and attorney's fees.

Smart, Anne – unlicensed in Idaho. Acted as a listing agent for an Idaho property. Commerce CRG is licensed in both Utah and Idaho; Smart is affiliated with this company, but only holds a Utah license. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate as defined by 54-2004(33)(a),(c) and (d) and by 54-2058(1). Ordered to pay a \$500 civil fine and \$300 in costs and attorney's fees.

Sofos Realty – unlicensed in Idaho. Acted as buyer's agency in a commercial real estate transaction. Stipulated to violation of Idaho Code 54-2002, unlicensed practice of real estate as defined by 54-2004(33)(a), (c) and (d) and by 54-2058(1). Ordered to pay a \$3,500 civil fine and \$300 in costs and attorney's fees.

Sofos, S. Steve – unlicensed in Idaho. Acted as the buyer's agent in a commercial real estate transaction. Stipulated to violation of Idaho Code 54-2002, unlicensed practice of

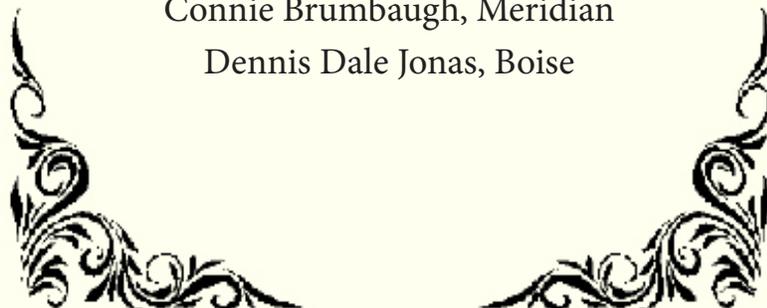
Disciplinary Actions continued on page 10



~ In Memory ~

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

Danny D. "Kip" McKelvey, Twin Falls
 Dawn Melissa Smith, Garden Valley
 Mary Catherine "Cat" Bell, Boise
 George Rankin Kelly, Coeur d' Alene
 Wanda M. Foster, Buhl
 Gary Alan Bills, Nampa
 Ernest W. Carr, Garden City
 Connie Brumbaugh, Meridian
 Dennis Dale Jonas, Boise



real estate as defined by 54-2004(33)(a)(c) and (d) and by 54-2058(1). Ordered to pay a \$3,500 civil fine and \$300 for costs and attorney's fees.

Stan Johnson Company – unlicensed in Idaho. Acted as buyer's agency in a commercial real estate transaction. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate as defined by 54-2004(33)(a), (c) and (d) and by 54-2058(1). Ordered to pay a \$3,500 civil fine and \$300 in costs and attorney's fees.

Taliferro, Cheri Anne – salesperson in Meridian. Stipulated to violation of Idaho Code 54-2054(4) - interfering with a brokerage agreement that was owned by her designated broker. Given a formal reprimand; ordered to pay a civil fine of \$750; required to pay \$300 in costs and attorney's fees; and must successfully complete a live Business Conduct and Office Operations class.

TRI Commercial – unlicensed in Idaho. Acted as the seller's agency in the marketing of a restaurant in Coeur d'Alene. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate as defined by 54-2004(33)(a), (c) and (d) and by 54-2058(1). Ordered to pay a \$3,500 civil fine and \$300 in costs and attorney's fees.

Vannoy, Judson Glen – designated broker in Seattle, Washington. Stipulated to violation of Idaho Code 54-2047(5) - lending his broker's license to Williams & Williams Auction Company so they could carry on the business of real estate brokerage; 54-2053(2) – advertising listed property without including the brokerage name; 54-2053(4) - misleading advertising; 54-2060(4) - failure to keep adequate records of all transactions; and 54-2060(12) - gross negligence or reckless conduct. Given a Formal Reprimand; ordered to pay a \$4,000 civil fine; required to pay \$300 in costs and attorney's fees; and must successfully complete a live Brokerage Management class.

Vincen, Jr., Charles D. – salesperson in Boise. Stipulated to violation of 54-2061(1) (a) - felony conviction, and 54-2061(3) - failure to report the conviction within 20 days. Given a Formal Reprimand and required to pay \$300 in costs and attorney's fees; his license is suspended until 1/23/12 but the suspension is withheld providing he complies with his criminal probation, violates no additional license law, and pays the costs and attorney's fees on time.

Walsh, Pamela J. – inactive salesperson. Stipulated to violation of Idaho Code 54-2061(1)(a) and 54-2061(3) - multiple misdemeanor convictions of shoplifting, and failure to report those convictions. Given a Formal Reprimand; license is revoked;

and required to pay \$300 in costs and attorney's fees.

Warner, Gill M. – unlicensed in Idaho. Acted as listing agent in two commercial real estate transactions. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate as defined by 54-2004(33)(a), (c) and (d) and 54-2058(1). Ordered to pay a \$3,500 civil fine and \$300 in costs and attorney's fees.

Williams, Dean, and Williams & Williams Marketing Services, Inc., unlicensed in Idaho. Auction company listed property for sale, handled earnest monies, acted as agent, and solicited and accepted sales commissions. Stipulated to violation of Idaho Code 54-2002 – unlicensed practice as defined by 54-2004(33)(a),(c) and (d) and by 54-2058(1). Ordered each to pay a \$3500 civil fine and to pay \$300 in costs and attorney's fees.

The following licensees stipulated to violation of Idaho Code sections 54-2018(5) – submitting a license renewal application without having obtained the CE required by Idaho Code 54-2023(a); and 54-2060(7) - misstatement in the application for renewal of a real estate license. Civil penalty fine as shown. First time violation unless indicated otherwise by multiple asterisks.

Anthony, Nancy, designated broker in Ontario, Oregon - \$750

Barta, Raphael, associated broker in Sandpoint - \$150**

Beitzel, Julie D., salesperson in Boise - \$1,000

Burenheide, John H., inactive salesperson - \$150

Cain, Candice A., salesperson in Meridian - \$1,000**

Cedillo, Peggy B., salesperson in Eagle - \$500

Cowles, Angilene M., salesperson in Boise - \$750

Crezee-Birch, Cindy E., salesperson in Idaho Falls - \$1000**

DeKerchove, Norbert J., associate broker in Eagle - \$500

Fausey, Shannon V., salesperson in Boise - \$150

Feldtman, Stephen S., designated broker in Twin Falls - \$500

Greenfield, Shane D., salesperson in Coeur d'Alene - \$150

Hess, Jr., Francis J., designated broker in Boise - \$300**

Hubble, Justin T., salesperson in Boise - \$750

Kaiser, Annie, salesperson in Hailey - \$150

Knight, Steven A., salesperson in Lewiston - \$500

Laird, Stephanie L., salesperson in Rexburg - \$500

Lemas, Nancy, associate broker in Boise – disciplinary hearing – Formal Reprimand and \$500 civil fine.

Long, Tamera C. "Tami", salesperson in Eagle - \$150

Maier, Cindy M., salesperson in Boise - \$150**

Menegas, Jennifer A., salesperson in Lewiston - \$500

Nava, Rudy, salesperson in Boise - \$750

Nichols, Joseph K., associate broker in Coeur d'Alene - \$500

Purdy, Wesley, inactive salesperson - \$500

Rehana, Ashour Z., salesperson in Meridian - \$750

Ross, Marcus D., designated broker in Sandpoint – disciplinary hearing – Formal Reprimand; \$200 civil fine.

Schlomer, Linda Lee, salesperson in Emmett - \$150

Schuster, Gregory, associate broker in Coeur d'Alene - \$500

Tesulov, Dan M., salesperson in Coeur d'Alene - \$2,000**

Ward, Shawna, inactive salesperson - \$500

Woodhouse, Orson, designated broker in Eagle - \$500

Youkstetter, Nicole J., associate broker in McCall - \$150

The following salespersons, associate brokers, designated brokers and firms stipulated to violation of Idaho Code section 54-2013 - 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. First time violation, unless indicated otherwise by multiple asterisks.

All Idaho Real Estate and Properties, Inc., corporation in Nampa - \$200**

Anderson, Alan, salesperson in Burley - \$100

Anderson, Cora, salesperson in Boise - \$100

Anderson, Rachel, salesperson in Meridian - \$100

Armstrong-Hess, Patricia A., inactive salesperson - \$100

Ashby, Jill, inactive salesperson - \$100

Avery, Christopher, salesperson in Coeur d'Alene - \$100

Bailey, Michael, salesperson in Boise - \$100

Bartlett, Douglas, salesperson in Nampa - \$200***

Bendick, Jacobo "Jake", salesperson in Boise - \$100

Bill Thompson & Company LLC, limited liability company in Meridian - \$100

Bills, Codi, salesperson in Eagle - \$100

Bills, Gary A., inactive broker - \$100

Bloskey, Beth, salesperson in Coeur d'Alene - \$100

Bohnenkamp, Melissa, salesperson in Meridian - \$100

Disciplinary Actions continued on page 11

- Bosh, Jerod**, salesperson inactive salesperson - \$200***
- Brandvein, Allan G.**, salesperson in Coeur d'Alene - \$200***
- Brennan, Claudia Jean**, salesperson in Coeur d'Alene - \$100
- Brown, Judith "Juday"**, salesperson in Coeur d'Alene - \$100
- Bryant, Christopher**, salesperson in Garden City - \$200**
- Butler, Michael A.**, salesperson in Boise - \$100
- Byers, Frank**, designated broker in Boise - \$100
- Campbell, Lindsay R.**, salesperson in Meridian - \$100
- Carrigan, Cindy**, inactive salesperson - \$100
- Case, Joel**, designated broker in Boise - \$100
- Chambers Ranch Realty, LLC**, limited liability company in Driggs - \$200**
- Chetwood, Holly**, salesperson in Moscow - \$100
- Clark, Teresa**, salesperson in Boise - \$100
- Coldwell Banker McCall Real Estate Company**, limited liability company in McCall - \$100
- Colwill-Mitchell, Marcia**, salesperson in Coeur d'Alene - \$100
- Currie, Natalie**, salesperson in Post Falls - \$100
- Detweiler, Jacob**, salesperson in Boise - \$100
- Diamond T Realty**, limited liability company in Victor - \$100
- Dildine, Derin**, salesperson in Boise - \$100
- Doherty III, Daniel**, salesperson in Eagle - \$200**
- Duran, Cesar**, salesperson in Twin Falls - \$100
- Elam, Timothy**, salesperson in Twin Falls - \$100
- Equity Advisors Group, LLC**, limited liability company in Boise - \$100
- Erickson, Jeremy**, salesperson in Boise - \$100
- Evans, David W.**, designated broker in California City, CA - \$200**
- Fay, William**, salesperson in Driggs - \$200**
- Ferro, Chris**, salesperson in Post Falls - \$100
- Fitzgerald, Laura**, designated broker in Twin Falls - \$100
- Fraser, Christine**, salesperson in Post Falls - \$100
- Garrison, Jennifer "Jenn"**, designated broker in Pocatello - \$100
- Gemmel, Doug**, inactive salesperson - \$200**
- Goding, Beverly E.**, designated broker in Sagle - \$100
- Goicochea, Jane**, salesperson in Eagle - \$100
- Graime, Kimberly**, salesperson in Boise - \$100
- Grasmick, JoAnn**, salesperson in Fruitland - \$100
- Gray, Scott M.**, salesperson in Boise - \$100
- Greaves, Kathryn**, salesperson - \$100
- Green, Lois**, salesperson in Boise - \$200**
- Grubiak, Joseph R.**, salesperson in Boise - \$200**
- Gustafson, Mark**, salesperson in Athol - \$100
- Hammer, Mark W.**, salesperson in Eagle - \$100
- Haney, Lisa**, salesperson in Twin Falls - \$100
- Hansen, Dorene**, salesperson in Meridian - \$200**
- Hansen, Ronald N.**, inactive salesperson - \$100
- Harbst, Joshua "Josh"**, salesperson in Meridian - \$100
- Harrington, Blake**, salesperson in Clarkston, Washington - \$200**
- Harris, Stacey**, inactive salesperson - \$200**
- Hartin, Christina M.**, salesperson in Post Falls - \$200**
- Hawker, Troy**, designated broker in Nampa - \$200**
- Heinz, Tara**, salesperson in Boise - \$100
- Helm, Amanda**, salesperson in Post Falls - \$100
- Henderson, Trevor L.**, designated broker in Pocatello - \$100
- Herron, John**, associate broker in Sandpoint - \$100
- Hills, Lori**, salesperson in Boise - \$100
- Hovde, Melody**, inactive broker - \$100
- Huber, Katie L.**, salesperson in Gooding - \$100
- Hutchison, Janice**, designated broker in Twin Falls - \$100
- J. C. Moore, Inc., dba Moore Exclusive Realty**, corporation in Mead, WA - \$100
- Jackson, Jason M.**, associate broker in Boise - \$200**
- Jensen, Roxie**, salesperson in Blackfoot - \$100
- Jessen, Timothy J. "Tim"**, salesperson in Eagle - \$200**
- Johnson, Shannon**, salesperson in Boise - \$100
- Jones, Ross**, salesperson in Oreana - \$200***
- Kelsey, Scott**, associate broker in Pocatello - \$100
- Kilminster, Kathy**, salesperson in Boise - \$200**
- Knoll, Jeremy G.**, salesperson in Coeur d'Alene - \$100
- Lager, Courtnie**, salesperson in Boise - \$200**
- Lewis, Jeff "Looie"**, inactive salesperson - \$200**
- Lindow, Kimberley**, salesperson in Boise - \$100
- Loffer, Ellen**, salesperson in Meridian - \$200**
- Lukehart, Daniel**, salesperson in Boise - \$100
- Lynch, Bryan**, salesperson in Mountain Home - \$100
- Lynn, Juliel**, inactive broker - \$100
- Marble Creek, LLC dba : Sage Properties**, in Boise - \$1,000** \$150 costs & Atty fees
- Marchese, Roy Michael**, salesperson in Boise - \$100
- Markland, Rebecca**, expired salesperson - \$100
- Martin, Samuel E.**, salesperson in Meridian - \$200***
- Marusich, Allison T. "Alley"**, inactive salesperson - \$200***
- Middleton, William C.**, designated broker in Boise \$1000***** \$150 costs & attorney's fees, BCOO class
- Miller, Alonzo H.**, salesperson in Boise - \$200 **
- Miskin, Vaun Robert**, salesperson in Garden City, Utah - \$100
- Mountain Retreat Real Estate, LLC**, in Montpelier - \$100
- Mullen, Viviana**, salesperson in Driggs - \$100
- Mylymok, Darlene**, salesperson in Meridian - \$100
- Neeley, Chad**, inactive salesperson - \$100
- O'Berg, Clydelia "Clyde"**, salesperson in Twin Falls - \$100
- Olsen, Mark H.**, salesperson in Rigby - \$200**
- Oppedyk, Corrinne**, salesperson in Buhl - \$100
- Palmer, Leslie "Les"**, inactive salesperson - \$100
- Paskett, Orson**, salesperson in American Fork, Utah - \$100
- Payne, Cam J.**, salesperson in St. Anthony - \$100
- Peavey-Derr, Judy**, designated broker in Boise - \$100
- Perales, Roy**, salesperson in Nampa - \$100
- Perez, Omar**, salesperson in Pocatello - \$100
- Petrilli, Christopher**, salesperson in Eagle - \$200 ***
- Phillips, Jessie Lynn**, salesperson in Pocatello - \$100
- Preston, Sarah**, salesperson in Boise - \$100
- Prissel, Margaret**, salesperson in Driggs - \$200**
- Ramirez III, Anacleto "Clay"**, salesperson in Twin Falls - \$100
- Ray, Stanley J.**, salesperson in Eagle - \$100
- Redondo, Melody**, inactive salesperson - \$100
- Rincover, Lawrence**, designated broker in Boise - \$100
- Rodgers (Miller), Marci**, associate broker in Boise - \$200**
- Rogers, John A.**, designated broker in Eagle - \$100
- Rotta Real Estate, LLC**, limited liability company in Eagle - \$100
- Rutherford, Stacey B.**, associate broker in Ketchum - \$100
- Scheffler, Tifani T.**, salesperson in Nampa - \$100
- Sines, Dale**, salesperson in Santa - \$100

Disciplinary Actions continued on page 12

Smith, Larry Douglas, salesperson in Coeur d'Alene - \$100
Snake River Properties, limited liability company in Victor - \$200**
Stein, Melissa, salesperson in Twin Falls - \$200**
Strickland, Jr., Richard B., designated broker in Gooding - \$100
Svaty, Natalie E., salesperson in Meridian - \$100
Tattersall, Justin G., designated broker in Victor - \$200***
Thompson, Donald, designated broker in Victor - \$100
Thompson, Mark, salesperson in Driggs - \$100
Thompson, William R., designated broker in Meridian - \$100
Transtrum, John, inactive broker - \$100
Urrutia, Johnny M., salesperson in Gooding - \$200**
Urrutia, Mateo, associate broker in Meridian - \$100
Vanek, Cindy, inactive salesperson - \$100
Waite, Amber K., salesperson in Meridian - \$100
Wardle, Jodie, inactive salesperson - \$200**
Wells, Ranford "Randy", salesperson in Athol - \$100
Whitaker, Brett, associate broker in Island Park - \$100
Williams, Janice West, salesperson in Logan, UT - \$100
Witherwax, Chad, salesperson in Coeur d'Alene - \$100

Salespersons, associate brokers and designated brokers who stipulated to violation of Idaho Code sections 54-2002, 54-2018(2) and 54-2060(10) - continuing to practice as a licensee after license expired or was inactivated. Fine is \$20 per day for designated brokers and \$10 per day for all other licensees.

Baird, Robyn R., salesperson in Star - \$10
Barker, Richard A., inactive salesperson - \$90
Boecker, David D., salesperson in Eagle - \$60
Challenger, Thomas E., salesperson in Boise - \$20
Clipson, Sherie A., salesperson in Coeur d'Alene - \$140

Disciplinary Actions continued from page 11

Cranney, Natasya, inactive salesperson - \$250
Dahl, Cori L., salesperson in Jackson, Wyoming - \$1,240
Elam, Timothy Wayne, salesperson in Twin Falls - \$60
Ellis, Valerie, salesperson in Meridian - \$100
Evans, Sylvia S., salesperson in Boise - \$100
Gray, Richard C., salesperson in Boise - \$30
Hardy, Stephanie, salesperson in Eagle - \$60
Hoart, Eric D., salesperson in Idaho Falls - \$130
Irwin, John P., salesperson in Twin Falls - \$60
Jacobsen, Donna L., associate broker in Boise - \$50
Johnson, Mary Belnap, salesperson in Eagle - \$70
Kelly, Krista, salesperson in Nampa - \$40
Lee, Jerod K., salesperson in Ketchum - \$60
Merzlock, Terrence J., salesperson in Pocatello - \$10
Mohammadi, Monica, salesperson in Boise - \$70
Needs, Jeffrey Lyle, associate broker - \$790
Nelson, Deaune E., designated broker in Idaho Falls - \$80
Peterson, Mary K., salesperson in Sun Valley - \$10
Phillips, Jessie L., inactive salesperson - \$130
Stagmeyer, Kenna L., salesperson in Meridian - \$190
Stevens, III, John R., salesperson in Boise - \$2,180
Swartz, Cynthia A. salesperson in Boise - \$40
Wells, Bobbie Wayne "Bob", salesperson in Boise - \$40
Whitmore, Marc T., salesperson in Boise - \$120
Williams, Aaron E., salesperson in Boise - \$90

The following designated brokers were issued a citation and civil fine as shown for violations found during their office audits:

Backus, Tonya, - designated broker with Magic Valley Realty, in Twin Falls - \$50
Ballantyne, Thomas, designated broker with Hubble Homes, in Meridian - \$100

Beal, Hart, designated broker with Beal & Company, in Meridian - \$25
Clifton, Maurice, designated broker with ERA West Wind, in Boise - \$25
Conger, Ronda, designated broker with Red Barn Real Estate, in Meridian - \$25
Edwards, Allan "A.J.", designated broker with Magellan Capital Realty LLC, in Boise - \$75
Fitzgerald, Laura, designated broker with Idaho American Dream Realty, in Twin Falls - \$75
Garrison, Jennifer, designated broker with Bricks & Sticks Real Estate Company, Inc., in Pocatello - \$50
Geller, Julie, designated broker with Peterson & Associates REALTORS®, LLC in Nampa - \$100
Jensen, Stephen, designated broker with Prudential Jensen Real Estate, in Boise - \$50
Johnson, Darsi, designated broker with ERA The Brokerage, in Pocatello - \$25
Knipe, John P., designated broker with Knipe Land Company, in Boise - \$50
Lezamiz, Sid, designated broker with Lezamiz Real Estate Co., in Twin Falls - \$125
Satterfield, William, designated broker with Satterfield Realty & Development Inc., in Pocatello - \$50
Scherr, Beckie, designated broker with Realty Royale, LLC, in Boise - \$25
Schippers, Jane, designated broker with Jane Schippers, Broker, in Hayden - \$25
Stans, Eric, designated broker with Idaho Preferred Properties, Inc., in Boise - \$25
Thompson, Tracy, designated broker with Coldwell Banker Tomlinson Group, in Boise - \$75
Toepfert, Donald, designated broker with Idaho Pro Realty, in Eagle - \$50
Turner, Michael "Mike", designated broker with Front Street Brokers, in Boise - \$25
Veeh, Robert, designated broker with Canyonside Irwin Realty, in Twin Falls - \$50
Vollmer, Douglas, designated broker with American Real Estate & Appraisal, in Twin Falls - \$50
Wheelock, Michael, designated broker with Premier Properties of Southeast Idaho, in Pocatello - \$50
Woodhouse, Orson, designated broker with Woodhouse Group, in Eagle - \$50
Woyak, Cynthia, designated broker with Market Pro, in Meridian - \$200

IREC IS Moving!!!

IREC IS Moving!!!

IREC IS Moving!!!



IREC'S MOST

WANTED

Help! We have lost track of the following licensees who did not notify the Idaho Real Estate Commission of their new home residence address or phone number as required by Idaho Code 54-2018(9). If you know the whereabouts of any of these people, please ask them to log in to the online services to update their contact information, or contact IREC for assistance.

ACTIVE LICENSEES

Sholander, Gerald E.,
DB18735, American Dream
Realty
Loveless, Irene B., DB15191,
Irene Loveless Realty
Widmyer, Benjamin Steven,
SP39263, Coldwell Banker
Schneidmiller Realty, Schneid-
miller Realty Co
Moon, Laroy L., SP18087, The
Real Estate Group, McGraw &
Co Inc.
Hymas, Paul Douglas,
SP34671, Edge Real Estate,
HEBCO, LLC
Hills, Lori Sue, SP32826,
Windermere Real Estate/Richard
B. Smith Inc, Richard B. Smith
Real Estate Inc.
Huth, Morgan Taylor,
SP39368, Assist 2 Sell Home-
pointe Realty Team, A2SHP,
LLC
Rhodes, Ken, SP18182, Cen-
tury 21 1st Place Realty, 1st
Place Realty, LLC
Brinkly, Christie Lee,
SP28828, Century 21 Price
Right, Price Right Real Estate,
LLC
Drougas, Ari Christian,
SP24151, Sun Valley Real Estate
LLC
Goffin, Janet Lee, SP39426,
Prudential Idaho Homes & Prop-
erties Inc.

Wolfenbarger, Teresa Gay,
SP39320, Sun Land Invest-
ments Inc.

INACTIVE LICENSEES

Briggs, Timothy Richard,
SP24557
Buzzini, Anne Briggs, SP32867
Marks, Lawrence A., SP21262
Dzaferovic, Sedija, SP36559
Nebeker, Richard K., SP25872
Sigman, Thomas Jed, SP34285
Adamson, Blair D., SP22644
Kroetch, Joseph J., SP32975
Cooper, Brant Gerritt,
SP33547
Retherford, Edee Marie,
SP37105
Eskridge, Kathleen Ann,
BR3902
Brown, Errin C., SP25510
McMurray-Long, Debbi Raye,
SP30940
Austin, Richard L., SP31846
Moad, William H., SP20047
Strong, Joyce Penny, BR7721
Ransom, Gregory Keith,
SP31101
Bentz, Jeffrey William,
SP31730
Wiederich, Bet A., SP, 31746
Beck, Cheryl Cornforth,
SP31548
Campbell, Jennifer, SP36585
Steiner-Leach, Travis Lewis,
SP32732
McMullen, Richard Alan,
SP38501

Buscher, Stanley Jay, SP33401
Marx, Jon Bradley, SP23895
Burenheide, Jason Scott,
SP33218
King, Susan R., SP11079
LaBossiere, John William,
SP38662
Pierce, Ronald Lynn, SP31751
Ball, Michael Francis, SP28011
Davenport, Debbie Kay,
SP37776
Davis, Frank Harvey, BR1858
Gronbeck, David Alan,
SP24474
Trafford, Alice G., SP7693
Horn, Maxine, BR3682
Brown, Shasta M., SP27530
Dickinson, Patricia Mae,
SP30078
Green, Jeffrey R., SP37241
Cromwell, Kelly Marie Knoll,
SP31810
Partlow, Geri L., SP22898
Gray, Elden E., SP2887
Whitney, Lisa Elaine, SP28147
Wilson, Theodore John,
BR26381
Albertson, Rebecca Jane,
SP38435
Lyster, Bryan Rutherford,
SP36771
**Apodaca, Cassandra
Elizabeth**, SP37116
Parker, Geoffrey K., SP17758
Maher, Lauri L., BR22242
Griffiths, Alison, SP30427
Palumbo, Jacqueline Kay,
SP32345

IREC'S MOST WANTED CONTINUED ON PAGE 14

IREC'S MOST WANTED CONTINUED FROM PAGE 13

Perea, Jaime, SP31842
 McDermott, LaNette R., SP28043
 Murphy, Yvonne, SP29071
 Johnson, Nina Kae, SP21647
 Merriam, Tami Lee, SP30880
 Geiger, Reggie Anne, SP36573
 Weingart, John Ely, SP28840
 Morrissey, Michael French, SP34761

Harris, M. Janice, SP20271
 Behrend, Cody Dan, SP31783
 Stone, Stephen John, SP27617
 Sharp, Justin Ryan, SP33961
 McGavis, Raelene Kay, SP28556
 Gridley, Gregory Gilbert, SP28990
 Juarez, Brandon, SP26863
 Robertson, Emily Anne, SP32790

Heasley, John Matthew, SP38780
 Darrow, Susannah, BR15320
 Allen, Peter Brooks, BR81
 Warner, H. Spence, BR8361
 Knight, Christine Susan, SP37174
 Wood, William Wallace, BR28287

FREE?? Renew your license online and it could be... FREE!!

As you may already know, the Commission no longer mails out renewal forms. For several years now licensees have been able to renew real estate licenses online. After you have answered the renewal questions, you will be directed to the Access Idaho payment portal. You pay your renewal online with a debit card, credit card or personal check. You can even use a check from your company. (As a courtesy, IREC pays all online convenience fees).

As an incentive to renew your license online, the Commission has set up an online renewal lottery. Every month one licensee will win the lottery and be issued a refund of the renewal payment. Even business entities and late renewals are entered in the lottery. We are happy to report in the past year we've had between 92% - 97% online renewals.

IS IT SAFE????

The Information Technology Resource Management Council (ITRMC) has put policies in place and taken several steps through the Idaho Department of Administration (DOA) to safeguard the integrity of its telecommunications and computing infrastructure, including, but not limited to, authentication, monitoring, auditing, and encryption. Security measures have been integrated into the design, implementation and day-to-day practices of the entire DOA operating environment as part of its continuing commitment to risk management.

Completing your renewal online is a safe and efficient way to renew your license. You won't have to worry about items being lost in the mail, and you will receive an email confirmation/receipt within 30 minutes of completing your renewal.

ELECTRONIC CHECKS - Do you know what they are?

An electronic check is an automatic debit from your checking account. It works similar to a debit card. You just enter the information off your check.

DON'T FORGET:

Your license must be renewed, and the fee paid, every two years. Renewals, along with the current license renewal fee, must be processed on or before 5 p.m. MST on the license expiration date.

Enter To Win IREC's Lottery!

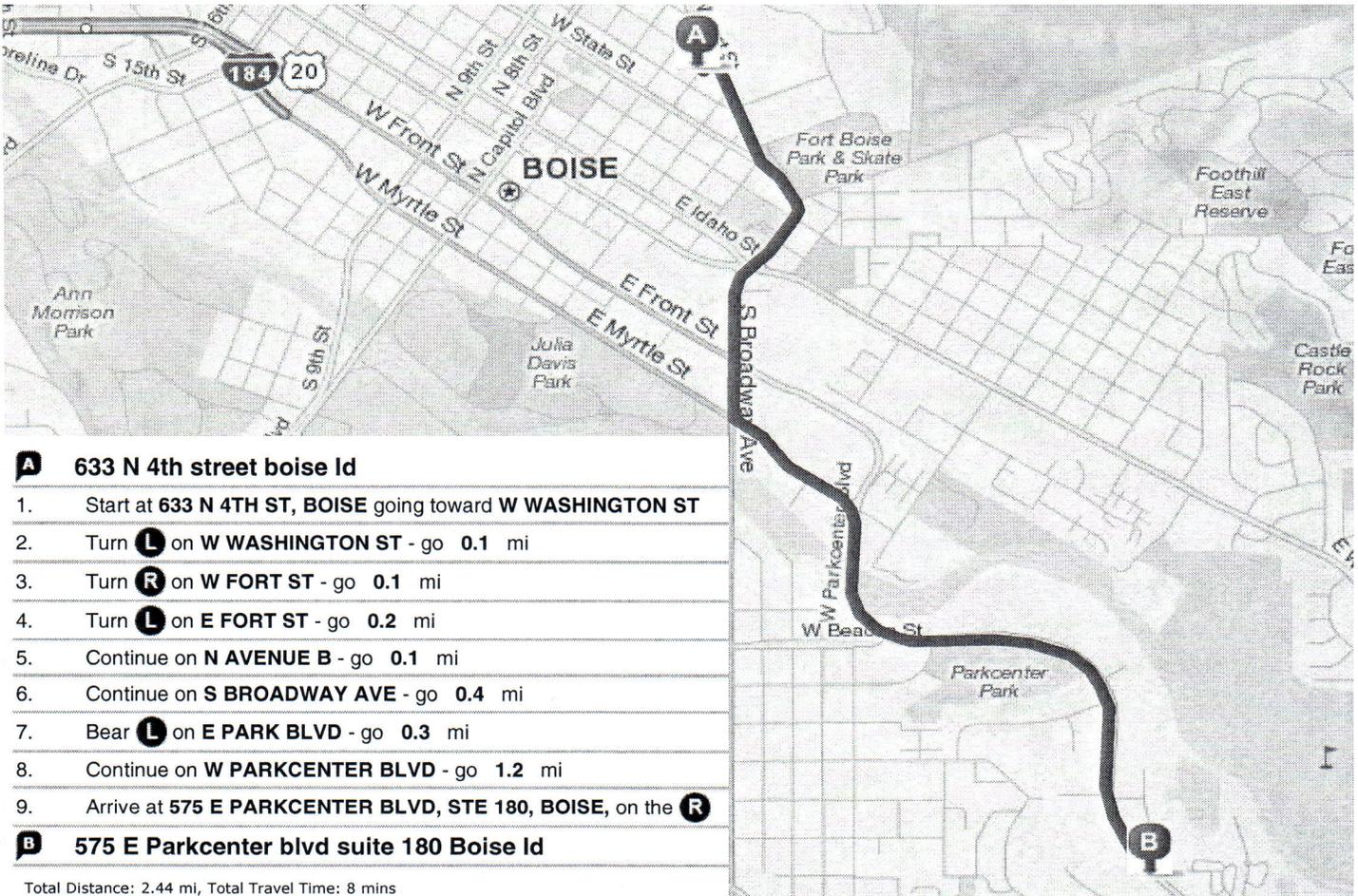
- Renew Your License Online!
- Online Renewals Automatically entered!
- A Winner Each Month!

You May Be the Next Lucky Winner!!!

Idaho Real Estate Commission is Moving!



New Office Address:
575 E. Parkcenter Blvd., Suite 180
Boise, Idaho 83706
Phone: (208) 334-3285
Fax: (208) 334-2050
Toll Free: (866) 447-5411
TRS: (800) 377-3529
www.irec.idaho.gov



- A 633 N 4th street boise Id**
1. Start at **633 N 4TH ST, BOISE** going toward **W WASHINGTON ST**
 2. Turn **L** on **W WASHINGTON ST** - go **0.1** mi
 3. Turn **R** on **W FORT ST** - go **0.1** mi
 4. Turn **L** on **E FORT ST** - go **0.2** mi
 5. Continue on **N AVENUE B** - go **0.1** mi
 6. Continue on **S BROADWAY AVE** - go **0.4** mi
 7. Bear **L** on **E PARK BLVD** - go **0.3** mi
 8. Continue on **W PARKCENTER BLVD** - go **1.2** mi
 9. Arrive at **575 E PARKCENTER BLVD, STE 180, BOISE**, on the **R**
- B 575 E Parkcenter blvd suite 180 Boise Id**

Total Distance: 2.44 mi, Total Travel Time: 8 mins

(Behind the Delta Dental building)

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

To change your address go to www.irec.idaho.gov and log in to IREC's online services. Once you have logged in you will be on your account page. There you can update your address or contact information. Remember to click the "Save Changes" button to save your updated information.





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Idaho Real Estate Commission
575 E. Parkcenter Blvd., Suite 180
Boise, Idaho 83706
(208) 334-3285
(866) 447-5411 toll free in Idaho
(208) 334-2050 fax
(800) 377-3529 TRS
www.irec.idaho.gov

Governor
C.L. "Butch" Otter