

The Real Estatement

Vol. 31 No. 1

January 2010

Comments From the Commission Chair



Happy New Year!

By Kelly Fisher
Commission Chair

• January is named after Janus, the God of gates and doors. Janus has a distinctive artistic appearance in that he is commonly depicted with two faces... one regarding what is behind and the other looking toward what lies ahead. Thus, Janus is representative of contemplation on the happenings of an old year while looking forward to the new.

• He was frequently used to symbolize change and transitions such as the progression of the past to future, of one condition to another and of one vision to another. Janus, as the first King of Latium, brought the people a time of peace and welfare, The Golden Age.

• Whoa! Hold on. Wait just a minute. This is getting a little too deep for me. I am not a philosopher or mythology professor so, I agree to stop right here, so long as you promise to finish this lecture in any way you wish. So reread the above two paragraphs and let your mind expand and let your imagination run wild. I like what Gary Seymour did. Gary is the immediate past president of the Greater Pocatello Association of REALORS®, to stay focused and remain positive he came up with a slogan. At the end of every conversation or communication, Gary ends with "Win the Day".

• Do whatever it takes. Set some goals, write down your ideas, plans, and even your dreams and make 2010 the best year ever.

• Looking back at 2009, we at the Idaho Real Estate Commission wish to acknowledge the past accomplishments and leadership of Jed Crowder and his Executive Committee. As of November 1, 2009, The Idaho Association of REALTORS® had approximately 7039 members, which was about 90% of our entire number of licensees.

• IREC would also like to congratulate Julie DeLorenzo as this year's IAR® President and look forward to working with her and her Executive Committee.

• As many of you know, we have been taking our monthly Commission meetings on the road. We are attempting to do this one or two times a year. Since April 2007, we have been in Pocatello, Twin Falls, Lewiston, Idaho Falls and Coeur d'Alene. The remainder of IREC meetings have been held in Boise. In April 2010, the Commission meeting will be held in Burley. By traveling to different areas we have been able to meet some terrific people we would otherwise never have met. We have been met with tremendous participation and have received wonderful feedback from the attendees. The hospitality in these different locations has been equally awesome. Thank you.

• At IREC we have been going "green". Among other things, all of our files are now stored electronically, our online renewals are at an all time high of over 90% and we no longer require your real estate license to be printed out and hung on the office wall.

• I end this article with a plea that you will read this entire newsletter. As licensees in Idaho, we are blessed with a dedicated, professional and simply awesome staff. The information herein is important and hot off the press. Have a great year!

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Please Note: Postcards announcing FREE Commission Core 2009 contained incorrect provider information for Core courses scheduled in Twin Falls (1/20/10), Rupert (2/16/10) and Challis (2/26/10). The correct website is:
www.OdysseyRealEstateSchool.com

COMMISSIONERS



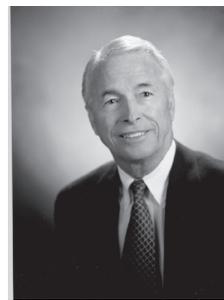
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Marvis Brice (Commission Representative)

EXECUTIVE DIRECTOR'S REPORT



By Jeanne Jackson-Heim

Songs on the Commission I-Pod, Vol. 2

“Rockin’ Robin”



All the little birdies on Jaybird Street, love to hear the robin go tweet tweet

tweet.... This song made popular by a young Michael Jackson could have been written about Twitter, the latest online craze.

According to Wikipedia, Twitter was created in 2006 by Jack Dorsey and is a free social networking and micro-blogging service that enables its users to send and read messages known as tweets. Tweets are text-based posts of up to 140 characters displayed on the author’s profile page and delivered to the author’s subscribers who are known as followers. Senders can restrict delivery to those in their circle of friends or, by default, allow open access. Typically, “tweets” are received via text message on followers’ cell phones, but they can also be accessed and searched online through Twitter’s website.

Many enterprising real estate licensees have opened Twitter accounts to send out “tweets” about their listings. It’s important to remember Idaho real estate license law states, “All advertising of listed property shall contain the broker’s licensed business name.” Idaho Code 54-2053(2). Are you running “a-fowl” of the license law in your property listing “tweets”?

“First Time Ever I Saw Your Face (Book)” and “(My) Space Oddity”

These Roberta Flack and David Bowie songs relate to more advertising issues seen here at the Commission. Craigslist, My Space, YouTube, and Facebook are all heavily used by real estate licensees to promote themselves and their listings. While these are powerful free advertising resources, it’s important to remember Idaho Code 54-2053(2) and include the “broker’s licensed business name” in all advertising of listed property.

In addition, Idaho Code 54-2053(4) states, “No advertising shall provide any information to the public or to prospective customers or clients which is misleading in nature.” An example of a common misleading advertisement is placing a listed property under the “For Sale By Owner” section of Craigslist.

While the Commission does not have the resources to go looking for advertising violations on the internet, we do investigate complaints when they are reported to us. Be sure to comply with the license law in all forms of advertising, whether in print, on the internet, or somewhere else.



If you ever have any questions about advertising requirements, please feel free to contact the Enforcement Department and they will be happy to assist you!



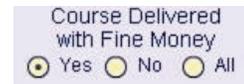
EDUCATION UPDATE

By MiChell Bird
Education Director

Commission Core 2009 is filled with case law, legislative updates, and hot topics; and now it’s being offered for FREE through civil penalty fine money awarded under Idaho Code Section 54-2059(4). These 45 FREE Core classes are being offered around the state to all Idaho licensees. This is an outstanding way to stay up to date in today’s continually changing real estate industry. Remember, Commission Core is a CE requirement for every renewal period. CE elective credit will be granted for a second Commission Core course taken within a renewal period. The Commission and I acknowledge the value of Core and encourage you to take it every year as part of your continuing education.

The Commission has also approved the use of civil penalty fine money to offer reduced cost broker courses. Brokerage Management, Real Estate Law, Real Estate Finance and Valuation & Analysis are each being held in Coeur d’Alene, Boise and Idaho Falls for \$100 per course. This is an excellent chance to obtain the required prelicense courses for a broker license or just to enhance your comprehension of advanced Idaho real estate practices.

Check for these FREE Core and reduced cost broker classes online through IREC’s Licensee and Education Search at www.irec.idaho.gov. Mark yes in the course delivered box on the Licensee and Education search page.



Postcards with March through May fine money course schedules will go out to all licensees in February.

Don’t forget! Attending a Commission meeting is FREE. If you attend an entire meeting you can earn up to 4 hours (depending on actual length of the meeting) of continuing education credit once each licensing period. For Commission meeting dates and to register to attend a meeting, visit IREC’s website at www.irec.idaho.gov and submit a registration form.

Don’t miss out on these opportunities to gain valuable continuing education.

Comments from Council Chair

The Importance of Continuing Education

By Donna Capurso,
Education Council Chairperson

As troubled times continue to be the norm for the real estate industry, education becomes more important than ever. Our clients and customers rely on us as professionals to guide them through issues like short sales and foreclosures, whether they are on the buying side or selling side. A licensee should always refer their clients to a qualified real estate attorney and/or CPA when they want to know how issues like foreclosure and short sales can affect them financially. However, if a licensee is going to work in the REO market, then it is important to know and understand the basics. Issues such as deficiency judgments, deeds in lieu of foreclosure, special forbearance, loss mitigation, short sales and the foreclosure process itself all need to be understood by the licensee before working with sellers that are faced with foreclosure. If a licensee does not understand these principles, they can make major mistakes and put their clients as well as themselves at risk.

This is why education is so important, especially right now. There is a number of classes available dealing in this subject matter that will help you navigate these waters. You will not only be a better real estate agent for your clients and customers, but you will raise the level of professionalism for our industry.

The Idaho Real Estate Commission Education Council has gone to great lengths to make sure that the continuing education classes that are available to you are relevant to real estate “to help assure that licensees possess the knowledge, skills and competency necessary to function in the real estate business in a manner that protects and serves the public interest. The knowledge or skills taught in an elective course must enable licensees to better serve real estate consumers.”

By law, an Idaho licensee is required to take 16 hours of continuing education plus the CORE course during their two year renewal period. When I hear licensees comment that they have taken their required CE hours and are not interested in going “above and beyond” what is required, I can’t help but question them as to why. Knowledge and competence go hand in hand, and with all the changes going on in real estate today, sometimes the biggest difference between licensees is their knowledge.

The Council is concentrating on getting the CORE course out to everyone by using civil penalty fine money to enable every licensee to take the CORE for free. The provider agreements are in place and notification post cards should be mailed by the end of November 2009. The CORE course provides legal, hot topic and legislative updates each year for licensees to keep them apprised of issues that are important in conducting business in today’s real estate environment. Although the CORE is only required once in every renewal period, this course is an excellent way of staying up to date and provides additional continuing education hours after the required CORE class is taken during the renewal period.

The Education Council has also authorized civil penalty fine money to be used for reduced costs for Real Estate Law, Valuation and Analysis, Finance and Broker Management. The usual cost for any of these courses runs between \$250 to \$332 and will be available at a cost of \$100 per course. Even if you are not interested in obtaining your Broker or Associate Broker’s license, these are excellent courses that provide concentrated knowledge that will help increase your real estate expertise and competence.



**HAVE YOU
MOVED!**

***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 click on the tab that says “Addr. Info” to update your address. Remember to Click the “Save Changes” button to save your updated information.

Enforcement Department



**By Craig Boyack
Chief Investigator**

Deposit Times

The real estate market today is filled with short sale transactions. These are transactions where the mortgage holder is being asked to accept a payoff that is less than what is owed on the property.

We are seeing a significant increase in mishandled earnest money as it relates to these transactions. Idaho Code requires a broker to deposit consideration “on or before the banking day immediately following the receipt day of such funds.” The Code further allows the broker to follow the written instruction of the principals to do something different.

The most popular Purchase and Sale Agreement forms have a place where the licensees and principals must choose to deposit the consideration right away, or hold the funds and deposit them upon acceptance of the contract by all parties. Many licensees are failing to mark either one of these check boxes. The default provision in Idaho Code requires the broker to deposit the funds whether the offer is accepted or not. This has led to some brokers getting cited for making late deposits.

There is a misconception that a short sale transaction has three parties to the transaction. This is false! The principals are always the buyer and seller, and no one else. Any mortgage holder that must approve the lien payoff should be considered as a seller’s contingency. Some brokers are holding earnest money until the lien holder approves the short payoff, and then depositing the consideration. Sometimes the funds are held for a month or more. Without specific written instructions, this leads to a late deposit.

With no additional instruction the broker must follow the default position and deposit the funds. If the checkbox is marked allowing funds to be held until acceptance, then once the buyer and seller are under contract the funds must be deposited. It is possible to include instructions to hold consideration until the mortgage holder approves the short payoff. If the buyer and seller sign these instructions the funds may be legally held. This is a risky proposition though.

Brokers should carefully consider holding any check for any length of time. In the Enforcement Department we get calls where the checks bounced and the seller lost 30 days of marketing time. When sellers are facing foreclosure this does not make them very happy. If the funds were deposited sooner this problem would have revealed itself much sooner.

Seller’s agents should consider whether their client’s interests are being served when an offer instructs the broker to hold funds for lien holder approval. Some sellers may want to counter offer on this point.

Cancelled Real Estate Trust Account Checks

**By Gayle Nelson
Inspector**

Some banks have stopped sending cancelled checks with monthly statements. Copies of cancelled checks are available often only upon request. If this is the situation with your Real Estate Trust Account, you are out of compliance with the license law.

According to Idaho Code Section 54-2044.(8) “...**Any check drawn on such a trust account shall be identified by a transaction number noted on the face of the check...**” This statute was written with the idea that cancelled checks must be retained by the designated broker as part of the monthly reconciliation since it continues “...**any voided trust account checks shall be... retained in numerical sequence with the other checks for the banking month...**” The law requires brokers to get checks or copies of checks from the bank and to retain them with their trust account records.

Designated brokers should examine these cancelled checks every month. They should verify that proper signatories are signing checks, that funds are actually being paid to the people noted in the ledger cards and checkbook register, and that all checks are clearing the bank in a reasonable time frame.

The Idaho Real Estate Commission does not require the original cancelled checks to be in the broker’s possession. Those “mini check” copies the banks provide are suitable in this instance. Remember, the law requires the broker to have these items in their records.



Honor Roll

Offices with NO Audit Violations
(From 1 July 2009 – 31 October 2009)

Diana Schulman, Dickerson Land Group, LLC, Nampa

Calvin L. Harmon, Harmon & Associates, Fruitland

Michael T. Coleman, Coleman Enterprises, Inc., Meridian

Teena M. Turner, Evans Realty, LLC, Emmett

Lisa Olivia Hall-Contreras, American Eagle Real Estate Group, Mountain Home

Rhonda Lee Urwin, Edmond Urwin Properties, LLC, Mountain Home

Byron John Blackburn, Preferred Real Estate Group, LLC, Caldwell

Nikki Lynn Trautman, American Dream Real Estate, LLC, Caldwell

Paul R. Bull, Bull Realty, Homedale

Clifton Earl Jensen, Jensen Real Estate, Hagerman

Connie Herbert, Silver Sage Realty, Inc., Hagerman

Bryce L. Tracy, Tracy Real Estate, Inc., Mountain Home

Andy Enrico, Andy Enrico And Company Real Estate, Inc., Boise

Idaho Real Estate Commission Congratulates Staff Member!



Gayle Nelson
Inspector

Gayle has been promoted to the position of Inspector for IREC and is pleased to be part of the Enforcement department team. She is very excited to have this opportunity to meet licensees and travel this great state, which is an added bonus to this position for her. She looks forward to being a source of assistance and information to the licensees she will be in contact with while auditing offices. Gayle has lived in the Treasure Valley her entire life and has three grown children. Her two daughters live in the area and her son is a Marine serving at Camp Pendleton. She enjoys crafts, shopping, photography, hiking, exploring new places and visiting with family and friends. Gayle is an avid reader and loves historical fiction, mysteries, crime investigation novels and travel books.

Idaho Real Estate Commission Welcomes Newest Staff Member



MiChell Bird
Education Director

As the new Education Director, MiChell is enjoying working with Idaho real estate education providers and instructors to ensure the best possible education for Idaho licensees. She previously spent ten years developing and presenting curriculum for Idaho's law enforcement community while at the Idaho State Police crime lab. During her years as a forensic scientist at the crime lab she also processed crime scenes and clandestine drug labs, analyzed thousands of drug cases, testified in court and managed Idaho's breath alcohol program. While subject matter has changed considerably, providing quality education for Idaho real estate licensees offers a new challenge for her. MiChell loves spending time with family and friends, cheering for Boise State, and watching her children play football, basketball and golf.

Licensing Department



By Neal Bernklau
Licensing Supervisor

UNDERSTANDING YOUR E&O INSURANCE

There are two types of E&O insurance policies available to you. There is a Firm policy and an Individual policy. The Firm policy is an umbrella policy which is purchased by the brokerage and covers all the agents while they are working for the company. **Once the agent leaves the brokerage, he is no longer covered by the company's policy.** This can be problematic for an agent who leaves a company and goes to a new company that doesn't have a firm policy. If the agent does not purchase an individual policy before changing companies, he will have a break in coverage. The individual policy, such as the one the Commission offers, will follow the individual to different companies without a break in coverage and provides coverage for the individual and the company they are or were working for at the time the claim was made. Another difference with firm policies is the deductible can be from \$3,000 to \$10,000. The majority of the firm policies the Commission sees have a deductible of \$5,000 per claim, whereas the individual policies are usually around \$1,000 deductible. (The IREC group insurance contract is a \$1,000 deductible, and the carrier pays for first dollar defense).

E&O insurance is a hard creature to understand because it is a "claims made" policy. With a claims made policy, you must have a current policy in place and you must have continuous coverage back through the claim date in order for the insurance company to consider covering the claim. If you

have any break in coverage and you have a claim for something that happened prior to your break -- even if you did have insurance back when the incident happened -- the insurance company will not cover this claim because of the break in coverage.

To explain in a little more detail the following is an extract from Rice Insurance Company Services (RISC).

The real estate licensee liability policy is a claims made and reported policy. It is important to understand the difference in administering this type of policy and to be able to explain it to the licensees. "Claims made and reported" means that coverage is provided only for those claims that are made against the licensee and reported to the insurance company during the policy period. Many people are familiar with "occurrence" policies. Homeowners and automobile policies are typically written on an occurrence basis. This means coverage is provided for losses which occurred during the time the policy is in force. To illustrate, assume you were involved in a car accident in September 2008 and are served with a lawsuit related to that accident in January 2009. Since your automobile coverage is written on an occurrence basis, you must report this claim to the insurance company that provided your coverage in September 2008 (the date of the occurrence). Coverage for this claim will be determined by the terms of your 2008 policy.

In a real estate E&O claim, if you were the listing agent for the sale of a home that closed in April 2, 2008 and you were served with a lawsuit related to that sale in October 2009, since your E&O coverage is written on a claims-made and reported basis, you must report the claim to the insurance company which provided your coverage in October 2009, the date the claim was made. Coverage will be determined by the terms of your 2009 policy.

Another important aspect of the group real estate program is the "individual

coverage" provided to the real estate licensee. Traditionally, real estate errors and omissions coverage was written in the form of "firm" coverage. The firm usually paid a premium based on either the number of transactions per year or the revenue earned per year. The firm policy would cover anyone in the office who may be involved in a real estate transaction at that firm.

The firm policy can be problematic when a situation occurs where a licensee switches from one firm to another or leaves the firm to enter into another line of work. The "firm policy" may not protect a licensee for transactions performed for a previous firm. It also may not protect a licensee previously affiliated with the firm if it only covers persons who are actively engaged in the operations of, or employed by, the insured firm at the time the claim is made. If the firm discontinues coverage or moves its coverage to a company that does not cover prior acts, the individual licensee may be left unprotected.

*The official group policy in Idaho is an "individual coverage" policy. With the individual policy, when the licensee moves from one firm to another, the policy travels with the individual licensee and covers **BOTH** the licensee and the firm. The policy will cover any firm or employer of the licensee for its vicarious liability. Vicarious liability means legal liability which is attributed to the firm for the acts of its licensee.*

Even if the agent has moved to another brokerage at the time the claim is made, the individual policy will travel with the agent. It will cover both the licensee and his present firm for acts of the licensee while at the present firm. It will also cover both the licensee and his former employer for acts of the licensee while at his former firm (this is true even if the claim is made after the licensee has switched firms). Of course, this is only true if the agent maintained continuous E&O coverage from the time of the error or omission until the claim was made.

Ask Helena?



**By Helena Guest
Technical Records Specialist I**

My License Expired What do I do???

▶ If you do not renew your license on time, whether active or inactive, it will expire. You may still renew your license after it expires by paying the current renewal fee of \$160, plus the late fee of \$25.

▶ Please note, you will only be able to renew your expired license as INACTIVE, whether online or in our office.

▶ If your license was ACTIVE upon expiration, you will also need to submit a Late License Renewal/

Affidavit form (LLR) when you renew. This form asks whether or not you had activity while your license was expired. If you had activity, you also need to submit the appropriate fine with the form. If you did not have activity, you and your broker will complete the Affidavit side of the form.

▶ This form is not applicable if you renew the same or next day of the license expiration date. (i.e. Expire 10/31/09, renew 11/1/09 – LLR not needed. Expire 10/31/09, renew 11/2/09 or later – LLR needed).

▶ Your broker may reactivate your license through IREC’s Online Services, after you have completed your renewal and all Continuing Education (CE) requirements, and Errors & Omissions insurance is in effect.

▶ The CE requirement is 16 hours of electives plus a Commission Core course. You can find CE courses on IREC’s website in the public search section.

▶ If you are the Designated Broker and you have let your license expire, you will complete the same steps

above. To reactivate your broker license and the company’s license, however, you must also submit a “Notice of Real Estate License Change” form. You still need to submit the renewal fee and late fine for the company to the Commission before reactivation of the company. After reactivation of yourself and the company, you are responsible for adding all your agents back to the company using IREC’s Online Services.

▶ One year after a license expires it terminates and cannot be renewed. If your license terminates, and you would like to reinstate your license, you would have to start over like a new applicant. Depending on when your education was taken, you may have to retake all or part of your pre-license classes. Any pre-license education completed up to 6/30/2008 is valid for 5 years. Any pre-license education completed on or after 7/1/2008 is valid for 3 years. You would also have to complete fingerprint requirements, retake the licensing exams and submit a new license application along with the current licensing fees.

▶ If you have any questions, you may contact me at: 208-955-8472.

LICENSE STATS As Of November 16, 2009

Active (Broker and Sales)	7,834
Active Brokers	2,141
Active Sales	5,693
Inactive (Broker and Sales)	3,455
Inactive Broker	508
Inactive Sales	2, 947
Active Companies	1,189

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!

June 2009 – Rudy Nava, SP35783,
an inactive salesperson

July 2009 – Jerry Manes, SP28581, Windermere
Coeur d’Alene Realty Inc., Coeur d’Alene

August 2009 – Daniel Rowe, DB16834,
Dan Rowe Realty, Boise

September 2009 – Danny Beard, SP19272,
an inactive salesperson

October 2009 – Joseph H. Rountree, SP19797,
Coldwell Banker Tomlinson Group, Boise

November 2009 – Christian Tueller, SP22964,
an inactive salesperson

~ In Memory ~

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

Charlene Uranga, Homedale
Margaret J. “Peggy” Sanders, Boise
Richard G. “Rick” Shulman, Spokane

DISCIPLINARY ACTIONS

Formal actions issued by the Real Estate Commission:

Badell, Linda L., associate broker with Coldwell Banker Conklin & Company, in Ketchum. Intended to merge with another brokerage. She procured listings under the name of the new firm prior to being licensed there. She also advertised these listings on the MLS. Stipulated to violation of Idaho Code sections 54-2040(4) - conducting business under any name other than the one her license is issued under; and 54-2053(4) - misleading advertising. Given a Formal Reprimand; ordered to pay a civil fine of \$1,500.00; required to pay \$300.00 for costs and attorney's fees; and required to successfully complete a live GRI-102 class.

Conklin, Todd Phillip, designated broker with Coldwell Banker Conklin & Company, in Ketchum. Ran an advertisement that said three brokerages were merging to form a new brokerage under a new name. This was not an authorized name, and the agents he advertised were not yet licensed under him. He also allowed the broker of one of the firms to procure listings under him while she was still the broker of her own firm. Stipulated to violation of Idaho Code sections 54-2038(1)(a) - failure to supervise; 54-2038(3) - allowing a person who is not properly licensed to represent the brokerage; 54-2040(4) - conducting business under a name other than the one the license is issued under; and 54-2053(4) - misleading advertising. Given a Formal Reprimand; ordered to pay a \$1,500.00 civil fine; required to pay \$300.00 for costs and attorney's fees; and must successfully complete a live GRI-102 class.

Curran, Deron P., salesperson from Temecula, California, currently inactive. Involved in a Felony DUI that caused great bodily injury in California. Stipulated to violation of Idaho Code sections 54-2061(1)(a) - conviction of a felony; and 54-2061(3) - failure to report the conviction to the Commission within 20 days. Given a Formal Reprimand; his license is suspended until 2/28/11 but the entire suspension is withheld provided he complies with the terms of his criminal probation and violates no additional license laws; and required to pay \$300.00 for costs and attorney's fees.

DeVore, Jennie G., salesperson with Realty One Centre of Boise Inc., in Boise. Attempted to purchase a property outside the brokerage. Stipulated to violation of

Idaho Code sections 54-2051(4)(b) - failure to include the actual form and amount of earnest money on the Purchase and Sale Agreement; 54-2051(4)(c) - failure to include the name of the responsible broker on the Purchase and Sale Agreement; 54-2051(4)(d) - failure to include an Agency Confirmation Statement on the Purchase and Sale Agreement; 54-2051(4)(g) - failure to include a legal description on the Purchase and Sale Agreement; 54-2055(2) - failure to disclose her active Idaho real estate license; and 54-2055(3) - failure to conduct her personal transaction through the brokerage she is licensed with. Given a Formal Reprimand; ordered to pay a civil fine of 750.00; required to pay \$300.00 for costs and attorney's fees; and required to successfully complete a live Real Estate Forms class.

Dildine David J. "Jeff", designated broker of Realty One Centre of Boise Inc., in Boise. Held buyer/client's earnest money for approximately 9 months after a court order was delivered instructing him to refund the money to his buyer/client. Stipulated to violation of Idaho Code sections 54-2047(3) - failure to disburse earnest money after receiving a court order to do so; and 54-2087(4) - failure to promote the best interest of his client in good faith, honesty, and fair dealing. Given a Formal Reprimand; ordered to pay a \$750.00 civil fine; required to pay \$300.00 for costs and attorney's fees; and required to successfully complete a live Business Conduct and Office Operations class.

Edwards, Allan J. "A.J.", designated broker with Realty Center, in Meridian, Idaho. Stipulated to violation of Idaho Code sections 54-2023(1)(a) - failure to obtain the required continuing education in a timely manner; and 54-2060(7) - misstatement in applying for or securing a license to act as a real estate broker or salesperson in the state of Idaho. Mitigation hearing was held 5/21/09. Given a Formal Reprimand; ordered to pay a \$750.00 civil fine; and required to pay \$986.68 for costs and attorney's fees.

Fassler, Cynthia C., salesperson in Coeur d'Alene. Formal Hearing held 8/11/09. Respondent failed to appear. Hearing Officer's Default Order entered 8/25/09. Commission's Notice of Proposed Default Order issued 10/15/09, adopting Hearing Officer's Findings. Final Order issued 10/28/09, finding Respondent to be in violation Idaho Code sections 54-2051(4)(b) - failure to include all terms in writing as it relates to the form of earnest money; 54-2051(4)(c) - failure to

state the responsible broker in transaction documents; 54-2060(3) - failure to account for earnest money; 54-2060(4) - failure to keep adequate records by not turning in transaction documents to her broker; and 54-2045(4) - failure to immediately deliver consideration to her broker. Given a Formal Reprimand; ordered to pay a civil fine of \$1,500.00; and required to pay costs and attorney's fees TBD.

Gibson, Deborah Ann, salesperson previously with Gibson Idaho Properties and Land, Nampa. Represented developers and investors as their agent in the purchase and sale of several properties in Idaho. Became a managing member of her developer clients' LLC and was also owner and managing member of a construction company. Participated in at least six double contracts where "straw buyers" were recruited to obtain loans for houses to be built by her construction company and resold by the investor who would pay the straw buyers a percentage of the profits or a flat fee for the use of their credit. She prepared the purchase and sale contracts for the straw buyers for an amount equal to the total allowable loan amount after appraisal. Stipulated to violation of Idaho Code sections: 54-2060(1) - making fraudulent misrepresentations; 54-2060(2) - engaging in a continued course of misrepresentation; 54-2060(12) - gross negligence or recklessness in a regulated real estate transaction; 54-2050 - failure to have a brokerage representation agreement in writing; 54-2053(4) - misleading advertising; 54-2050(1) and (2) - failure to provide all required elements of representation agreements; 54-2085(3) - failure to have the brokerage agency agreement in writing prior to preparation of a Purchase and Sale Agreement; 54-2054(5) and 54-2060(8) - using, proposing to use and agreeing to use at least six double contracts; 54-2060(11) - dishonest and dishonorable dealings; 54-2054(2) - fee splitting with an unlicensed person; and 54-2054(4) - interfering with the broker's contract with his client. Given a Formal Reprimand; her license was revoked; ordered to pay a \$2,500.00 civil fine; and required to pay \$300.00 for costs and attorney's fees.

Gonzalez Jr., Efen, salesperson in Caldwell, currently inactive. Changed offices, and one of his listings was cancelled by the previous broker. He purchased the property directly from the owner, and failed to conduct the transaction

Disciplinary actions, continued on page 11

through either brokerage. Stipulated to violation of Idaho Code section 54-2055(3) - failure to conduct his personal transaction through the brokerage he is licensed with. Given a Formal Reprimand; ordered to pay a \$750.00 civil fine; and required to pay \$300.00 for costs and attorney's fees.

Grau, Maya Pavane, formerly the designated broker for Pavane Real Estate Brokers in Boise, currently expired. She and her agent executed a listing contract for a seller to sell their property. Agent represented a buyer in the purchase of the seller's property and the seller executed a compensation agreement for an additional \$34,000.00 commission bonus to be paid to Grau, who loaned the down payment and closing funds to the buyer, then was paid back those funds via the commission bonus at closing. Grau executed a gift letter that was in the loan file, but never sent to the underwriter. Had the underwriter known about Grau's loan to the buyer, they would not have approved the loan. Stipulated to violation of Idaho Code sections 54-2060(8) and 54-2054(5) - use of a double contract and 54-2060(11) - dishonest and dishonorable dealings. Given a Formal Reprimand; ordered to pay a \$3,000.00 civil fine; ordered that her broker's license be revoked; and required to pay \$300.00 for costs and attorney's fees.

Halsteen, Kena, associate broker previously with Pavane Real Estate Brokers, in Boise. Listed a property for a seller as an agent under her broker, then prepared a purchase and sale agreement for a buyer to purchase the property. Seller executed compensation agreement for \$34,000.00 commission bonus to be paid to the broker, who loaned the buyer the down payment funds and then was compensated via the commission bonus. Halsteen wrote her own personal check for the buyer's earnest money. Underwriter was unaware of loan from broker to Buyer for the down payment funds and would not have approved the loan had they known. Stipulated to violation of Idaho Code sections 54-2060(8) and 54-2054(5) - double contracting; 54-2060(11) - dishonest and dishonorable dealings; and 54-2087(1) and 54-2087(4) - failure to properly account for earnest money. Given a Formal Reprimand; ordered to pay a \$3,000.00 civil fine; required to pay \$300.00 for costs and attorney's fees; and required to successfully complete a live GRI-102 class. The Commission further ordered her broker's license be suspended for 24 months but that the suspension be withheld provided she complies with the Commission's Final Order, and violates no other license laws.

Highbarger, Michael D., associate broker with Market Pro, in Boise, Idaho. Stipulated to violation of 54-2023(1)(a) - failure to obtain the required continuing education in a timely manner; and 54-2060(7) - misstatement in applying for or securing a license to act as a real estate broker or salesperson in the state of Idaho. Mitigation hearing was held 6/18/09. Given a Formal Reprimand; ordered to pay a civil fine of \$250.00; and required to pay \$250.00 for costs and attorney's fees.

Kasten, William "Bill", designated broker with Idaho Real Estate Connections, in Nampa. Stipulated to violation of Idaho Code sections 54-2038 - failure to supervise his unlicensed bookkeeper; 54-2041(1) - failure to be responsible for entrusted funds; 54-2044 - failure to reconcile; 54-2046(4) - taking an early commission without written authorization; 54-2049(5) - failure to retain reconciliation records; and 54-2060(3) - failure to account. Given a Formal Reprimand; ordered to pay a \$1,000.00 civil fine; required to pay \$300.00 for costs and attorney's fees; required to successfully complete a live Business Conduct and Office Operations class within 6 months; and he must provide four quarterly reconciliations of his trust account to the Commission for review.

Koch, Sandra J., associate broker in Burley. Stipulated to violation of 54-2023(1)(a) - failure to obtain required Continuing Education in a timely manner; and 54-2060(7) - misstatement in the application for renewal of a real estate license. Mitigation hearing held 10/15/09. Issued a Formal Reprimand.

McClellan, Neal F., salesperson in Hayden. Stipulated to violation of 54-2023(1)(a) - failure to obtain required Continuing Education in a timely manner; and 54-2060(7) - misstatement in the application for renewal of a real estate license. Mitigation hearing held 10/15/09. Issued a Formal Reprimand; Ordered to pay a \$500.00 civil penalty; and required to pay costs and attorney's fees TBD.

Poppe, Rebecca Jean, designated broker with Fidelity Realty Corporation of Idaho, in Riverton, Utah. Stipulated to violation of Idaho Code sections 54-2053(4) - misleading advertising; 54-2087(3) - failure to be available to the client to receive and exchange offers; and 54-2087(8) - attempting to waive required agency duties. Given a Formal Reprimand; ordered to pay a \$1,200.00 civil fine; required to pay \$300.00 for costs and attorney's fees; and required to successfully complete a live 4 hour agency class.

Rasmussen, Joyce, unlicensed individual in Boise. Stipulated to violation of Idaho Code section 54-2002 for unlicensed practice. She brokered unregistered timeshares without a real estate license, and was not the owner of the timeshares. Ordered to pay a \$500.00 civil fine; and required to pay \$300.00 for costs and attorney's fees.

Rasmussen, Robert, unlicensed individual in Boise. Stipulated to violation of Idaho Code section 54-2002 for unlicensed practice. He brokered unregistered timeshares without a real estate license, and was not the owner of the timeshares. Ordered to pay a \$500.00 civil fine; and required to pay \$300.00 for costs and attorney's fees.

The following licensees stipulated to violation of Idaho Code sections 54-2023(1)(a) and 54-2060(7) - failure to obtain Continuing Education in a timely manner and 54-2060(7) - misstatement in the application for renewal of a real estate license. They paid the civil fine amount shown. Unless otherwise noted, all are located in Idaho.

Ambromeit, Kelly, salesperson in Boise. \$500
Benkenstein, Vicki Ann, salesperson in Idaho Falls. \$500
Bergem, Deborah L. "Debbie", salesperson in Coeur d'Alene. \$750
Braithwait, Kevin E., salesperson in Meridian. \$750
Branson, Kathy J., associate broker in Cottonwood. \$500
Brown, Michael E. "Mike", salesperson in Boise. \$1,000
Butler, Steven G. "Steve", designated broker in Idaho Falls. \$325
Camp, Edward A., salesperson in Eagle. \$500
Cardoza, Justina R., salesperson in Boise. \$250
Carlson, Jessica Carin, salesperson in Shelley. \$500
Cleary, Jeanine J., salesperson in Boise. \$750
Croft, Clint Scott, salesperson in Idaho Falls. \$500
D'Orazio, Gary, salesperson in Eagle. \$150
Davis, Lora Hene, designated broker in Driggs. \$500
Eccles, Cheryl B., associate broker in McCall. \$750
Ellis, Terrence Charles "TC", salesperson in Nampa. \$500
Gilmour, Jonathan, salesperson in Ketchum. \$150
Gooding, Patricia, salesperson in Boise. \$250

Disciplinary actions, continued on page 12

Hemphill, Merynn M., salesperson in Boise. \$250
Hunt, Brooks Samuel-Adams, designated broker in Spokane, WA. \$750
Janes, Jessica, salesperson in Boise. \$750
Jardine, Kenneth A., salesperson in Idaho Falls. \$150
Keck, Jacob M. "Jake", salesperson in Idaho Falls. \$150
Kesler, Jessica T., salesperson in Eagle. \$750
Kuester, Dustin Eric, salesperson in Meridian. \$500
Landaluce, Eric, salesperson in Meridian. \$250
Lierman, Ryan, salesperson in Boise. \$250
Long, Gregory S., salesperson in Boise. \$500
Lundblad, Kurt T., salesperson in Coeur d'Alene. \$750
McCauley, Todd J., salesperson in Eagle. \$500
McGowan, Kevin Barry, associate broker in Boise. \$250
Miller, Steve M., salesperson in Coeur d'Alene. \$500
Miller, William L., salesperson in Boise. \$500
Morgan, Mary Ann, salesperson in Boise. \$1,000
Newell, Michelle R., associate broker in Boise. \$750
Patterson, Jacobi Jan, salesperson in Boise. \$500
Philp, Christopher, salesperson in Boise. \$300
Pipkin, Chester L., designated broker in Nampa. \$500
Rhead, Blake, salesperson in Mountain Home. \$150
Robinette, William R., designated broker in Hayden. \$500
Schmand, Robert S., associate broker in Hayden. \$500
Sears, Carolyn J., associate broker in Driggs. \$500
Sesnon, Kimberly Ann "Kimmie", salesperson in Ketchum. \$1,000
Sherburne, Jeffrey L., salesperson in Eagle. \$500
Turner, Michael R. "Mike", designated broker in Boise. \$500
Ward, Sondra R., associate broker in Idaho Falls. \$500
Williams, Jason G., salesperson in Meridian. \$500
Wood, Susan Leah, salesperson in Boise. \$500

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. All were issued a civil fine as shown. Second "***", third "****" or fourth "*****" time violations show a doubled fine.

Able Land Co., corporation in Nampa - \$100
Andelin, Weston, salesperson in Emmett - \$100
Aquino, Jack M., salesperson in Bellevue, WA - \$100
Bailey, Jarett, salesperson in Boise - \$100
Baker, William Gregory, salesperson in Boise - \$100
Bamber, William, T., salesperson in Boise - \$100
Barbot, Lena, designated broker in Star - \$200 **
Barrell, Richard K., salesperson in Eagle - \$100
Bean, Mike R., salesperson in Swan Valley - \$100
Bills Jr., Henry L., designated broker in Coeur d'Alene - \$200 **
Bilyeu Properties, Inc., a corporation in Boise - \$100
Blue, Lesley, associate broker in Boise - \$100
Brennan, Geri, salesperson in Glens Ferry - \$100
Bridges-Alton, Rene M., salesperson in Boise - \$200 **
Brown, Jan Marie, salesperson in Bellevue - \$100
Brown, Jay B., salesperson in Mountain Home - \$100
Brown, Shasta, salesperson in Boise - \$100
Brydson, Jena, salesperson in Boise - \$100
Callaway, Cheryl, salesperson in Melba - \$200 **
Camarena, Pedro, salesperson in Twin Falls - \$100
Canchola, Susannah, salesperson in Meridian - \$200 **
Capik & Company Inc., corporation in Ketchum - \$100
Capitol City Realtors, a corporation in Boise - \$100
Carnahan Ellis, Kerry Sue, salesperson in Boise - \$200 **
Carpenter, Stanley M., salesperson in Preston - \$100
Castaneda, Sylvestre, designated broker in Nampa - \$200 ***
Catovic, Adin, salesperson in Boise - \$200 **
Challenger, Thomas E., salesperson in Boise - \$100
Chance, Joe, salesperson in McCall - \$100
Chapman, Tosha, salesperson in Boise - \$100
Chase Jr., Paul E. salesperson in Boise - \$200 **

Chester, Danielle, salesperson in Eagle - \$200 **
Citadel Commercial Brokerage, limited liability company in Boise - \$100
Connolley, Tara, salesperson in Grangeville - \$100
Cougar NW Real Estate, corporation in Post Falls - \$100
Curtis-Hirsch Realty, limited liability company in Burley - \$100
Dalton, Douglas, salesperson in Baker City, OR - \$100
Davies, Tanyan, salesperson in Nampa - \$100
Delmer, Jodi "Kaitlin", salesperson in Eagle - \$100
DiBiase, Sharon, salesperson in Mountain Home - \$100
Drumheller, Alison, salesperson in Driggs - \$200 **
Duffey, Terry, designated broker in Saint Maries - \$100
Ellis, Kerry Carnahan, salesperson in Boise - \$100
Ellis, Tina M., designated broker in Boise - \$200 **
Engel, John, salesperson in Kellogg - \$100
Esparza, Juan, salesperson in Boise - \$100
Fabitz, Kyle, salesperson in Boise - \$100
Fisher, Thayne, salesperson in Boise - \$100
Fletcher, Michael, salesperson in Boise - \$100
Foust, Greg, salesperson in Meridian - \$200 **
Fravel, Martha, salesperson in Twin Falls - \$100
Gabriel, Ron, designated broker in Boise - \$100
Gagnon, Michael, salesperson in Sandpoint - \$100
Garling, Jacob, salesperson in Twin Falls - \$100
Gauthier, L. Jean, associate broker in Idaho Falls - \$100
Gemberling, Patricia A., salesperson in Moscow - \$100
Goaslind, Bradley T., salesperson in Layton, UT - \$100
Golden Stone Realty LLC, limited liability company in Rigby - \$200 **
Gomez, Deborah, salesperson in Nampa - \$100
Grace, Kelly, salesperson in Ontario, OR - \$100
Gray, Stella, salesperson in Bellevue - \$100
Green Jeffrey, salesperson in Pocatello - \$100
Green, Richard, designated broker in Worley - \$200 **
Gregory, Steven, designated broker in Boise - \$100

Disciplinary actions, continued on page 13

Grossglauer Jr., Robert, associate broker in Hayden - \$100
Gunstream Commercial Real Estate, limited liability company in Nampa - \$200 **
Gunstream, Jarrell Warren, designated broker in Nampa - \$100
Hendricks, Daniel R., salesperson in Boise - \$100
Herriman, Peggy, broker in Hayden - \$100
Hill, Jyl Karin, salesperson in Noxon, MT - \$100
Hobbs, Darlene F., designated broker in Nampa - \$100
Hodgson, Andrew, salesperson in Coeur d'Alene - \$200 **
Hora, Derek, salesperson in Victor - \$200 **
Humphrey, Darrell, salesperson in Boise - \$200 **
Idaho Homes & Investment Properties, limited liability company in Middleton - \$100
Jackson, Michelle, salesperson in Boise - \$200 **
Jeffers, Jason, salesperson in Newport, WA - \$100
Jenks, Kendra, salesperson in Idaho Falls - \$100
Johnson, Kristofer, salesperson in Boise - \$200 **
Kammers, Deborah J., salesperson in Lewiston - \$100
Kimling, Vicky, associate broker in Sandpoint - \$100
Kingsley, Candy, salesperson in Boise - \$100
Kirsch, Georgianne "Georgie", salesperson in McCall - \$100
Koskella, Kristen, salesperson in Eagle - \$100
Lackey, Quentin, designated broker in Pocatello - \$200 **
Laritz, Denice L., salesperson in Hartselle, AL - \$100
Laughlin, Jana, salesperson in Caldwell - \$100
Legacy Premier Realty and Investments LLC, limited liability company in McCall - \$100
Leslie, Julie, salesperson in Garden Valley - \$100
Luce, Sarah, salesperson in Boise - \$100
Lueder, Donna, salesperson in Eagle - \$100
Matthews, Stephanie, salesperson in Boise - \$100
McArthur, August J. "Pete", designated broker in Nampa - \$100
McLeod, Tom, salesperson in Boise - \$100
Meisenheimer, Cory, salesperson in Meridian - \$200 **
Middleton, William, designated broker in Boise - \$200 ****

Mitcham, Thomas, salesperson in Boise - \$200**
Mitchell, Britanie, salesperson in Boise - \$100
Mitchell, Jacob, salesperson in Boise - \$200 **
Mitchell, Monica J., salesperson in Boise - \$100
Moats, April, salesperson in Boise - \$100
Murray III, William Duke, designated broker in Wilson, WY - \$200 ***
Neef, Jacqueline, salesperson in Boise - \$100
Nielsen, Robert C., salesperson in Boise - \$100
Nye, Leslie, salesperson in Eagle - \$200 **
PAC Auction Company Inc. Watson Company, corporation in Coeur d'Alene - \$100
Pereira, Mary, salesperson in Shoshone - \$200 **
Petty, Jeffery Lee, salesperson in Boise - \$100
Pierce, Richard D., designated broker in Coeur d'Alene - \$100
Reece, Robert, designated broker in Rigby - \$200 **
Rex B, Larsen & Associates, limited liability company in Boise - \$100
Reynolds, Ronald, salesperson in Twin Falls - \$100
Ricks, Ryndon, salesperson in Newdale - \$100
Ridge River Realty, limited liability company in Wallace - \$100
Robbins, Mark R., salesperson in Spokane, WA - \$100
Robinette, William R., designated broker in Hayden - \$100
Roecks & Roecks Inc., corporation in Spokane, WA - \$100
Rullman, Daniel H., salesperson in Boise - \$100
Sage Properties, limited liability company in Boise - \$100
Salamone, Karson S., salesperson in Boise - \$100
Sanders, Martina, salesperson in Rathdrum - \$100
Saunders, Stephen R., salesperson in Coeur d'Alene - \$100
Schoen, Sherry L., salesperson in Boise - \$100
Schwendiman, Jessica, salesperson in Rigby - \$200 **
Sheehan, Terrance, designated broker in Hailey - \$100
Shock, Janet L., salesperson in Hailey - \$100
Silver Peaks Realty LLC, limited liability company in Driggs - \$100
Simplot, John D. "J.D.", salesperson in Boise - \$200 **
Skene, Ryan, salesperson in Twin Falls - \$100

Sloan, Ruston K. "Rusty", salesperson in Boise - \$200 ***
Smith, Rachel, salesperson in Rigby - \$100
Sperry Van Ness High Desert Commercial, corporation in Idaho Falls - \$250
Spinnaker Realty Inc., corporation in Star - \$200 **
Stagmeyer, Kenna, salesperson in Boise - \$100
Steele, Jonathan Taft, salesperson in Preston - \$100
Stein Miller, Teri S., salesperson in Boise - \$200 **
Sterling Real Estate Services LLC, limited liability company in Boise - \$100
Stevens, Justin F., salesperson in Idaho Falls - \$100
Swygart, William "Tater", salesperson in Nampa - \$100
Tanner, Brenda Kathleen, designated broker in Boise - \$200 **
Tanner, Brenda, designated broker in Boise - \$100
Tapia, Michael, salesperson in Boise - \$200 **
Tassell, Frine, salesperson in Boise - \$200 ***
Taylor, Dustin K., salesperson in Boise - \$100
Telford, Jeremy, designated broker in Meridian - \$100
Todd, Cheryl, salesperson in Boise - \$100
Todd, Faith, salesperson in Emmett - \$100
Tolman, Ryan S., salesperson in Twin Falls - \$100
Travis, Arlis W., designated broker in Boise - \$100
Tri Star Realty Inc., corporation in Boise - \$200 **
Tri-Star Realty Inc., corporation in Boise - \$100
Urban Agent Team LLC, limited liability company in Boise - \$100
Vannoy, Judson, designated broker in Portland, OR - \$200 **
VanSell, Sarah Jane, salesperson in Nampa - \$200 **
Vernon Group, a corporation in Boise - \$100
Versaggi, Sierra, salesperson in Boise - \$100
Ward, Michelle, salesperson in Boise - \$100
Wenzelburger, Linda, salesperson in New Meadows - \$100
Wheaton, Dorian, salesperson in Boise - \$100
Williams, Carl, salesperson in Meridian - \$100
Wilson, Branden, salesperson in Fruitland - \$100
Wolf, La Una, salesperson in Hailey - \$100

Disciplinary actions, continued on page 14

Wolters, Randy, salesperson in Boise - \$100

Yearsley, James P., salesperson in Coeur d'Alene - \$200 **

Zaverukha, Yakov, salesperson in Meridian - \$100

Zehring, Brian, salesperson in Boise - \$100

Salespersons, associate brokers, limited 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 re-activate license in a timely manner, and continuing to practice as a licensee after their license had expired or had 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 a person with an expired or inactive license to represent the broker, and, unless otherwise indicated, was issued a civil fine of the same amount shown for the licensee. All located in Idaho, except as noted.

Anderson, Norman Scott, salesperson in Meridian (Tami Jo McHugh) - \$150

Barbey, Thomas, salesperson in Eagle (Stephen Barbey) - \$150

Barbot, Lena, designated broker in Star - \$210

Benglan, Randy, salesperson in Pocatello (Tracy Dee Bixby) - \$150

Bennett, Linda, salesperson in Boise (Georgia Vreeland) - \$150

Brockman, Patti, salesperson in Lewiston (William J. Morscheck) - \$500

Callison, Danyelle, salesperson in Eagle (KaLinn Dishion) - \$150

Canchola, Susannah, salesperson in Meridian (Joseph Newby - \$150) - \$300 second time violation for salesperson only

Clarke, Donnie, salesperson in Teton Village, WY (Robert DesLauriers) - \$300

Crisp, Darin, salesperson in Emmett (Kari Crisp) - \$150

Day, Darlene G., salesperson in Boise (Kristi L. "Kris" Litzinger) - \$150

Dillon, Clyde F., salesperson in McCall (Michael Anderson) - \$150

Doherty III, Daniel, salesperson in Eagle (KaLinn Dishion) - \$150

Eynon, Teri Lin, salesperson in Garden City, UT (Penilee Floyd) - \$150

Garrison, Jennifer, designated broker in Pocatello - \$330

Grubiak, Joseph, salesperson in Meridian (Anthony Jefferson "Jeff" Martel Jr.) - \$150

Hurley, Kimberely, salesperson in Idaho Falls (Greg Vinnola) - \$150

Jarry, Tate, associate broker in Jackson, WY (Richard "Alex" Maher) - \$150

Jones, Mark N., salesperson in Boise (Clarence Gaylord) - \$150

Joyner-Jones, Linda, salesperson in Clarkston, WA (Kevin Hoene) - \$300

Klahr, Keith "Brad", designated broker in Boise - \$230

Labit, Brett, salesperson in Eagle (D'Arce Rotta) - \$150

Lackey, Quentin W., designated broker in Pocatello - \$150

Livingstone, Shannon R., salesperson in Boise (Lawrence C. Laraway) - \$150

Lyle, Jason A., salesperson in Pocatello (Michael Johnston) - \$300

Marchand, Brandon L., salesperson in Coeur d'Alene (Donald Anderson) - \$150

Melin, Whitney, salesperson in Ketchum (Linda Badell) - \$500

Nord, Reed, salesperson in Rexburg (Judith L. Hobbs - \$150) - \$300 for second time violation for salesperson only.

O'Brien, Jennifer, associate broker in Moscow (William Morscheck) - \$150

Oliver, Sherry, salesperson in Boise (H. Craig Van Engelen) - \$150

Osburn, Steven A., designated broker in Boise - \$1,250

Peterson, Christi, salesperson in Meridian (Charles Eldredge) - \$150

Pieroni, Martin, salesperson in Meridian (Ronald Gabriel) - \$150

Robinson, Kristine (KC), salesperson in Boise (Jason G. Smith) - \$150

Roby, Timothy W., salesperson in Meridian (Wm. Kim Stimpson) - \$150

Runyan, Christopher, designated broker in Driggs. \$330

Shale, Maureen "Brandy", salesperson in Sandpoint (Richard Curtis, Jr.) - \$300

Stembridge, Launie, salesperson in Idaho Falls (James Windmiller) - \$150

Stice, Amber Dawn, salesperson in Meridian (Joseph Newby) - \$150

Summerfield, Alison "Ali", salesperson in Twin Falls (Kent L. Collins) - \$150

Tanner, Gary W., limited broker in Eagle - \$150

Terry, Michael C., salesperson in Idaho Falls (Steve Taggart) - \$150

Travis, Arlis W., designated broker in Boise - \$250

VanCampen, Earl "Duke", salesperson in Caldwell (Terry Rinearson) - \$150

Weber, Sara, salesperson in Twin Falls (Tonya Backus) - \$150

Wells, Jennifer D., salesperson in Boise (Charles R. "Rex" Frazer) - \$150

Wilfong, Merrily, salesperson in Boise (Paul Doughty) - \$150

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

Caughlin Diane - Garden Valley Properties, in Garden Valley. \$25

Goicoechea, Kathleen - Clover Creek Realty LLC, in Gooding. \$225

Jensen, Stephen R. - Prudential Jensen Real Estate, in Boise. \$50

Kerby, Lisa - Premier Group Realty West, in Fruitland. \$25

Lopez, Alicia D. - 02 Marketing Group LLC, in Meridian. \$25

Loyd, James D. - Ketchum Realty Inc., in Ketchum. \$25

McFarland, Donald A. - Re/Max West, in Boise. \$75

Mio, Natalie Sue - Re/Max Tri- Cities, in Fruitland. \$175

Steward, Shaun - Century 21 Golden West Realty, in Caldwell. \$75

Van Engelen, H. Craig - Sel-Equity Real Estate, in Nampa. \$50

The following licenses were voluntarily surrendered:

John Thomas Bishop

David S. Watson

Tracy Dalin

Nicholas R. (Nick) Coats

James Allen Westenskow



All Payment Transactions
require exact change!

Idaho Real Estate Commission Staff
208-334-3285 or toll free in Idaho 866-447-5411

Administration.....	dial "4"
(Public records requests, Commission meetings, budgeting, human resources, accounts payable, information technology)	
Jeanne Jackson-Heim - jeanne.jackson-heim@irec.idaho.gov	ext. 118
(Executive Director)	
Tammy Anderson - tammy.anderson@irec.idaho.gov	ext. 101
(Administrative Assistant I)	
William Robinson - william.robinson@irec.idaho.gov	ext. 107
(Information Systems Technician)	
Tammy Collier - tammy.collier@irec.idaho.gov	ext. 103
(Management Assistant)	
Vacant- info@irec.idaho.gov	ext. 117
(Office Specialist II)	
Commission Counsel	
Kim Coster - kim.coster@irec.idaho.gov	
Education Department.....	dial "2"
(Education development, continuing education audits, Education Council meetings, instructor/course/provider certification, course completion lists, education materials, evaluations, education histories)	
MiChell Bird - michell.bird@irec.idaho.gov	ext. 105
(Education Director)	
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(Administrative Assistant I)	
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(Office Specialist II)	
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(Complaints, legal questions, office inspections, license law violations)	
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(Chief Investigator)	
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(Investigator)	
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(Investigator)	
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(Inspector)	
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(Administrative Assistant II)	
Licensing Department.....	dial "1"
(New broker/salesperson/firm applications, license changes/renewals, license history requests, fingerprints, E&O questions, exam waivers)	
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(Licensing Supervisor)	
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Operator.....	dial "0" or stay on the line

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What's New at the Idaho Real Estate Commission

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