



**VIRTUAL/TELECONFERENCE
REAL ESTATE EXAMINING BOARD
Virtual, 4822 Madison Yards Way, Madison
Adam Barr (608) 266-2112
December 9, 2021**

The following agenda describes the issues that the Board plans to consider at the meeting. At the time of the meeting, items may be removed from the agenda. Please consult the meeting minutes for a record of the actions of the Board.

AGENDA

10:00 A.M.

OPEN SESSION – CALL TO ORDER – ROLL CALL

A. Adoption of Agenda (1-4)

B. Approval of Minutes of October 21, 2021 (5-7)

C. Reminders: Conflicts of Interest, Scheduling Concerns

D. Introductions, Announcements and Recognition

E. Administrative Matters

- 1) Department, Staff and Board Updates
- 2) Board Members – Term Expiration Dates
 - a. Berry, Jeffery K. – 7/1/2022
 - b. Kaleka, Gurmit S. – 7/1/2025
 - c. Lacy, Cathy J – 7/1/2025
 - d. Lauer, Elizabeth A. – 7/1/2022
 - e. Mays, Sonya G. – 7/1/2024
 - f. Pierce, Dennis M. – 7/1/2013
 - g. Richie, Thomas J. – 7/1/2022

F. Legislative and Policy Matters – Discussion and Consideration

G. Administrative Rules Matters – Discussion and Consideration

- 1) Pending or Possible Rulemaking Projects

H. Real Estate Contractual Forms Advisory Council Update – Discussion and Consideration

I. Credentialing Matters – Discussion and Consideration

- 1) Credentials Issued Between Meetings (8)

J. COVID-19 – Discussion and Consideration

K. Newsletter Matters – Discussion and Consideration

L. Broker Supervision of Real Estate Salespersons – Discussion and Consideration

M. Discussion and Consideration of Items Added After Preparation of Agenda:

- 1) Introductions, Announcements and Recognition
- 2) Administrative Matters
- 3) Election of Officers
- 4) Appointment of Liaisons and Alternates
- 5) Delegation of Authorities
- 6) Education and Examination Matters
- 7) Credentialing Matters
- 8) Practice Matters
- 9) Legislative and Policy Matters
- 10) Administrative Rule Matters
- 11) Liaison Reports
- 12) Board Liaison Training and Appointment of Mentors
- 13) Informational Items
- 14) Division of Legal Services and Compliance (DLSC) Matters
- 15) Presentations of Petitions for Summary Suspension
- 16) Petitions for Designation of Hearing Examiner
- 17) Presentation of Stipulations, Final Decisions and Orders
- 18) Presentation of Proposed Final Decisions and Orders
- 19) Presentation of Interim Orders
- 20) Petitions for Re-Hearing
- 21) Petitions for Assessments
- 22) Petitions to Vacate Orders
- 23) Requests for Disciplinary Proceeding Presentations
- 24) Motions
- 25) Petitions
- 26) Appearances from Requests Received or Renewed
- 27) Speaking Engagements, Travel, or Public Relation Requests, and Reports

N. Public Comments

CONVENE TO CLOSED SESSION to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to consider closing disciplinary investigations with administrative warnings (ss. 19.85(1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.).

O. Deliberation on Department of Legal Services and Compliance (DLSC) Matters

1) Stipulations, Final Decisions and Orders

- a. 18 REB 031 and 19 REB 095 – Tyler Sweeney **(9-18)**
- b. 18 REB 147 – Joshua Genz **(19-26)**
- c. 18 REB 147 – Travis Hamele, United Country Midwest Lifestyle Properties **(27-34)**
- d. 19 REB 011 – Sowande Nadeem, One Day Real Estate Services, LLC **(35-40)**
- e. 19 REB 110 – Lance Nowak, Victory Realty Elite **(41-47)**

- f. 19 REB 127 – Jeffrey Tekaver, Tammy Tekaver, Tekaver Enterprises Inc. **(48-55)**
- g. 20 REB 014 – Lisa M. Fickel **(56-61)**
- h. 20 REB 023 – Kelton Olson **(62-67)**
- i. 20 REB 107 – Hans Melges, Melges Real Estate LLC **(68-74)**
- 2) Administrative Warnings**
 - a. 18 REB 013 – C.C. **(75-76)**
 - b. 19 REB 056 – C.R. **(77-78)**
 - c. 19 REB 056 – T.I. **(79-80)**
- 3) Case Closings**
 - a. 18 REB 013 – P.L., S.R. **(81-87)**
 - b. 18 REB 046 – R.C. **(88-92)**
 - c. 19 REB 011 – J.E.A.N. **(93-101)**
 - d. 19 REB 019 – W.C. **(102-109)**
 - e. 20 REB 014 – M.Z., R.N.W.R. **(110-117)**
- 4) Monitoring Matters (118-119)**
 - a. Christopher Buttrum – Requesting Reinstatement **(120-145)**
 - b. Michael De Sautel – Requesting Full Licensure **(146-153)**
 - c. Denis Greatens – Requesting Full Licensure **(154-165)**
 - d. Richard Krackow – Requesting Full Licensure **(166-170)**
- P. Deliberation of Items Added After Preparation of the Agenda
 - 1) Education and Examination Matters
 - 2) Credentialing Matters
 - 3) DLSC Matters
 - 4) Monitoring Matters
 - 5) Professional Assistance Procedure (PAP) Matters
 - 6) Petitions for Summary Suspensions
 - 7) Petitions for Designation of Hearing Examiner
 - 8) Proposed Stipulations, Final Decisions and Order
 - 9) Proposed Interim Orders
 - 10) Administrative Warnings
 - 11) Review of Administrative Warnings
 - 12) Proposed Final Decisions and Orders
 - 13) Matters Relating to Costs/Orders Fixing Costs
 - 14) Case Closings
 - 15) Board Liaison Training
 - 16) Petitions for Assessments and Evaluations
 - 17) Petitions to Vacate Orders
 - 18) Remedial Education Cases
 - 19) Motions
 - 20) Petitions for Re-Hearing
 - 21) Appearances from Requests Received or Renewed
- Q. Consulting with Legal Counsel

RECONVENE TO OPEN SESSION IMMEDIATELY FOLLOWING CLOSED SESSION

- R. Vote on Items Considered or Deliberated Upon in Closed Session, if Voting is Appropriate
- S. Open Session Items Noticed Above Not Completed in the Initial Open Session

ADJOURNMENT

NEXT MEETING: FEBRUARY 3, 2022

MEETINGS AND HEARINGS ARE OPEN TO THE PUBLIC, AND MAY BE CANCELLED WITHOUT NOTICE.

Times listed for meeting items are approximate and depend on the length of discussion and voting. All meetings are held at 4822 Madison Yards Way, Madison, Wisconsin, unless otherwise noted. In order to confirm a meeting or to request a complete copy of the board's agenda, please call the listed contact person. The board may also consider materials or items filed after the transmission of this notice. Times listed for the commencement of disciplinary hearings may be changed by the examiner for the convenience of the parties. Requests for interpreters for the deaf or hard of hearing, or other accommodations, are considered upon request by contacting the Affirmative Action Officer, 608-266-2112, or the Meeting Staff at 608-266-5439.

**VIRTUAL/TELECONFERENCE
REAL ESTATE EXAMINING BOARD
MEETING MINUTES
OCTOBER 21, 2021**

PRESENT: Gurmit Kaleka (*arrived at 10:08 a.m.*), Cathy Lacy, Elizabeth Lauer, Sonya Mays, Dennis Pierce, Thomas Richie

EXCUSED: Jeffery Berry

STAFF: Adam Barr, Executive Director; Jameson Whitney, Legal Counsel; Nilajah Hardin, Administrative Rule Coordinator; Megan Glaeser, Bureau Assistant; and Other Department Staff

CALL TO ORDER

Thomas Richie, Chairperson, called the meeting to order at 10:04 a.m. A quorum was confirmed with five (5) members present.

ADOPTION OF AGENDA

MOTION: Cathy Lacy moved, seconded by Dennis Pierce, to adopt the Agenda as published. Motion carried unanimously.

APPROVAL OF MINUTES OF AUGUST 19, 2021

MOTION: Elizabeth Lauer moved, seconded by Cathy Lacy, to approve the Minutes of August 19, 2021 as published. Motion carried unanimously.

(*Gurmit Kaleka arrived at 10:08 a.m.*)

CLOSED SESSION

MOTION: Dennis Pierce moved, seconded by Cathy Lacy, to convene to closed session to deliberate on cases following hearing (s. 19.85(1)(a), Stats.); to consider licensure or certification of individuals (s. 19.85(1)(b), Stats.); to consider closing disciplinary investigations with administrative warnings (ss. 19.85(1)(b), and 440.205, Stats.); to consider individual histories or disciplinary data (s. 19.85(1)(f), Stats.); and to confer with legal counsel (s. 19.85(1)(g), Stats.). Thomas Richie, Chairperson, read the language of the motion. The vote of each member was ascertained by voice vote. Roll Call Vote: Gurmit Kaleka-yes; Cathy Lacy -yes; Elizabeth Lauer-yes; Sonya Mays-yes; Dennis Pierce-yes; and Thomas Richie-yes. Motion carried unanimously.

The Board convened into Closed Session at 10:40 a.m.

DIVISION OF LEGAL SERVICES AND COMPLIANCE (DLSC) MATTERS

Stipulations, Final Decisions and Orders

MOTION: Cathy Lacy moved, seconded by Elizabeth Lauer, to adopt the Findings of Fact, Conclusions of Law and Order in the matter of disciplinary proceedings of the following cases:

1. 19 REB 001 – Nanci A. Caflisch, Caflisch Real Estate LLC
2. 20 REB 012 – Debra Hitchcock-Gale
3. 20 REB 075 – Kevin Rigg

Motion carried unanimously.

Administrative Warnings

MOTION: Elizabeth Lauer moved, seconded by Thomas Richie, to issue an Administrative Warning in the matter of the following cases:

1. 17 REB 076 – B.H.
2. 19 REB 015 – A.T.
3. 19 REB 120 – M.E.
4. 20 REB 048 – M.E.
5. 20 REB 048 – V.V.R.

Motion carried unanimously.

20 REB 044 – T.B.

MOTION: Elizabeth Lauer moved, seconded by Cathy Lacy, to close DLSC Case Number 20 REB 044, against T.B., for Prosecutorial Discretion (P1). Motion carried unanimously.

Case Closings

MOTION: Cathy Lacy moved, seconded by Elizabeth Lauer, to close the following DLSC Cases for the reasons outlined below:

1. 17 REB 076 – P.B., T.P.B.R.G. – Prosecutorial Discretion (P1)
2. 19 REB 015 – C.H., A.S., T.G.B.R.E.M.C. – No Violation
3. 19 REB 044 – S.D.F., B.D.R. – Prosecutorial Discretion (P3)
4. 20 REB 012 – J.B. – Prosecutorial Discretion (P3)
5. 20 REB 039 – A.D., J.L., J. – Prosecutorial Discretion (P1)
6. 20 REB 061 – A.M., B.R.G. – Prosecutorial Discretion (P2)
7. 20 REB 126 – R.L.P., A.S.R.P.R. – Prosecutorial Discretion (P2)

Motion carried unanimously.

Monitoring Matters

Koua Xiong – Requesting Full Licensure

MOTION: Thomas Richie moved, seconded by Elizabeth Lauer, to grant the request of Koua Xiong for Full Licensure. Motion carried unanimously.

Eugene Sailer – Requesting Full Licensure

MOTION: Thomas Richie moved, seconded by Elizabeth Lauer, to grant the request of Eugene Sailer for Full Licensure. Motion carried unanimously.

RECONVENE TO OPEN SESSION

MOTION: Cathy Lacy moved, seconded by Thomas Richie, to reconvene into Open Session. Motion carried unanimously.

The Board reconvened into Open Session at 11:04 a.m.

**VOTE ON ITEMS CONSIDERED OR DELIBERATED UPON IN CLOSED SESSION,
IF VOTING IS APPROPRIATE**

MOTION: Cathy Lacy moved, seconded by Elizabeth Lauer, to affirm all motions made and votes taken in Closed Session. Motion carried unanimously.

(Be advised that any recusals or abstentions reflected in the closed session motions stand for the purposes of the affirmation vote.)

ADJOURNMENT

MOTION: Cathy Lacy moved, seconded by Elizabeth Lauer, to adjourn the meeting. Motion carried unanimously.

The meeting adjourned at 11:07 a.m.

AGENDA REQUEST FORM

1) Name and Title of Person Submitting the Request: Angela Marshman – LPPA – DPCP	2) Date When Request Submitted: 12/2/2021 Items will be considered late if submitted after 12:00 p.m. on the deadline date which is 8 business days before the meeting
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3) Name of Board, Committee, Council, Sections:
 Real Estate Examining Board

4) Meeting Date: 10/21/2021	5) Attachments: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	6) How should the item be titled on the agenda page? Reciprocal Licenses granted since 10/12/2021
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7) Place Item in: <input checked="" type="checkbox"/> Open Session <input type="checkbox"/> Closed Session	8) Is an appearance before the Board being scheduled? <input type="checkbox"/> Yes (Fill out Board Appearance Request) <input checked="" type="checkbox"/> No	9) Name of Case Advisor(s), if required:
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10) Describe the issue and action that should be addressed:

Reciprocal Licenses granted since 10/12/2021
Credential Methods Counts from 10/12/2021 to 12/2/2021

PROFESSION NAME	METHOD	METHOD DESCRIPTION	AUTHORITY NAME	COUNT
Real Estate Broker(90)	EXAM	By Exam	Real Estate Examining Board	25
Real Estate Broker(90)	OLAS	OLAS	Real Estate Examining Board	25
Real Estate Broker(90)	OUTOFSTATE	Out of State Licensure	Real Estate Examining Board	1
Real Estate Broker(90)	RECIPROCIT	Reciprocity	Real Estate Examining Board	3
Real Estate Business Entity(91)	NEW	Original Application - Never Licensed Before	Real Estate Examining Board	27
Real Estate Business Entity(91)	OLAS	OLAS	Real Estate Examining Board	15
Real Estate Salesperson(94)	EXAM	By Exam	Real Estate Examining Board	156
Real Estate Salesperson(94)	OLAS	OLAS	Real Estate Examining Board	132
Real Estate Salesperson(94)	OUTOFSTATE	Out of State Licensure	Real Estate Examining Board	21
Real Estate Salesperson(94)	RECIPROCIT	Reciprocity	Real Estate Examining Board	1

11) Signature of person making this request	Authorization	Date
Angela Marshman		12/2/2021
Supervisor (if required)		Date
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Executive Director signature (indicates approval to add post agenda deadline item to agenda) Date		
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Directions for including supporting documents:

1. This form should be attached to any documents submitted to the agenda.
2. Post Agenda Deadline items must be authorized by a Supervisor and the Policy Development Executive Director.
3. If necessary, provide original documents needing Board Chairperson signature to the Bureau Assistant prior to the start of a meeting.