

June 30, 2005  
9:00 AM Conference Call  
North Dakota Real Estate Commission office  
200 E Main Ave Suite 204  
Bismarck, ND

Present: Kris Sheridan/Chair, Jerry Youngberg/Vice Chair, Jerry Schlosser/Member,  
Diane Louser/Member, Roger Cymbaluk/Member, Patricia M.  
Jergenson/Secretary Treasurer

1. CALL TO ORDER. Chair Kris Sheridan called the meeting to order. Roll call was taken.
2. APPROVE MINUTES OF MAY 26, 2005. Commissioner Schlosser moved, seconded by Commissioner Louser to approve the May 26, 2005 minutes as presented. M/C
3. REQUESTS FOR HEARINGS ON DENIED APPLICATIONS:
  - a. Shannon R. Barnum provided the Commissioners with a current credit report and correspondence explaining that she was working to get the incorrect information regarding judgments against her resolved. Commissioner Schlosser moved, seconded by Commissioner Louser to request proof that the judgments are cleared off Ms Barnum's record and an explanation as to why her first bankruptcy was not included on her application. M/C
  - b. Dallas J. Beltz provided the Commission with letters of reference as requested and an explanation for his bankruptcy. Commissioner Cymbaluk moved, seconded by Commissioner Louser to approve Mr. Beltz to sit for the real estate exam. M/C
  - c. Dean R. Gunsch provided the Commission with an explanation of "prosecutorial diversion" as requested. Commissioner Cymbaluk moved, seconded by Commissioner Louser to approve Mr. Gunsch to sit for the real estate exam. M/C (4 ayes, 1 nay Commissioner Schlosser)
  - d. Tamara M. Hennessey and her attorney joined the conference call to provide information regarding the federal tax liens filed against Ms Hennessey. Commissioner Louser moved, seconded by Commissioner Schlosser to table a decision regarding Ms Hennessey's application until the offer in compromise is resolved. M/C
  - e. Wayde T. Holte provided the Commission with information requested regarding his court appearance. Commissioner Cymbaluk moved, seconded by Commissioner Youngberg to approve Mr. Holte to sit for the real estate exam. M/C

- f. Terry K. Murphy provided additional information to the Commission as requested. Commissioner Louser moved, seconded by Commissioner Cymbaluk to approve Mr. Terry Murphy to sit for the real estate exam. M/C
  - g. Gina M. Norton provided letters of reference as requested. Commissioner Schlosser moved, seconded by Commissioner Louser to approve Ms Norton to sit for the real estate exam. M/C
  - h. The Commission did not receive a response from Mari E. Ronning. No action taken.
  - i. Dan R. Sturlaugson and his future broker Chuck Helmstetter joined the conference call to answer questions the Commissioners may have. Commissioner Cymbaluk moved, seconded by Commissioner Youngberg to approve Mr. Sturlaugson to sit for the real estate exam. M/C
  - j. Kevin L. Vannett provided a new credit report as requested. Commissioner Cymbaluk moved, seconded by Commissioner Schlosser to approve Mr. Vannett to sit for the real estate exam. M/C
  - k. John A. Welte informed the Commission office that there was nothing he could do about the past due child support issue on his application. Commissioner Schlosser moved, seconded by Commissioner Louser that the denial of Mr. Welte's application stand. M/C
  - l. Keith W. Zerface provided the Commission with a new credit report as requested. Commissioner Cymbaluk moved, seconded by Commissioner Louser to approve Mr. Zerface to sit for the real estate exam. M/C
4. REVIEW APPLICATIONS FOR SALESPERSON LICENSE WHEN ADDITIONAL INFORMATION WAS REQUESTED.
- a. Joshua B. Gross provided the Commission with the additional information requested regarding the misdemeanor on his application. Commissioner Louser moved, seconded by Commissioner Youngberg to allow Mr. Gross to sit for the real estate exam. M/C
  - b. Kelly P. Johnson provided the Commission with the additional information requested regarding the misdemeanor on his application and letters of reference. Commissioner Cymbaluk moved, seconded by Commissioner Louser to allow Mr. Johnson to sit for the real estate exam. M/C
  - c. Rick J. Stremick provided the Commission with the additional information requested regarding the felony conviction on his application. Commissioner Louser moved, seconded by Commissioner Cymbaluk to allow Mr. Stremick to sit for the real estate exam. M/C
5. REVIEW APPLICATIONS FOR SALESPERSON LICENSE.
- a. Commissioners reviewed the application for a salesperson license from Candous R. Hamdan Christensen. Commissioner Schlosser moved, seconded by Commissioner Youngberg to allow Ms. Hamdan Christensen to sit for the real estate exam. M/C
  - b. Commissioners reviewed the application for a salesperson license from Webster W. Lembke. Commissioner Cymbaluk moved, seconded by Commissioner Youngberg to allow Mr. Lembke to sit for the real estate exam. M/C

- c. Commissioners reviewed the application for a salesperson license from Brian R. Tulibaski. Commissioner Youngberg moved, seconded by Commissioner Schlosser to allow Mr. Tulibaski to sit for the real estate exam. M/C
6. DISCUSS KATHYRN GRADY-THURSTON'S GUILTY PLEA ON THE CRIMINAL CHARGE IN FARGO. Commissioners reviewed a memo from legal counsel David Reich regarding the procedure for the Commission to file a complaint against Kathryn Grady-Thurston and a letter from the Fargo-Moorhead Area Association of Realtors. Commissioner Cymbaluk moved, seconded by Commissioner Schlosser to initiate a complaint against Kathryn Grady-Thurston. M/C
7. REQUEST FOR WAIVER OF PRE-LICENSING EDUCATION: TED D. SEIBEL. Commissioners reviewed the courses submitted by Mr. Seibel with his request to be exempt from taking the pre-licensing course. It was noted that the courses submitted did not cover items in the pre-licensing course. Commissioner Cymbaluk moved, seconded by Commissioner Youngberg to deny Mr. Seibel's request to have the pre-licensing education requirement waived. M/C
8. DISCUSS REQUEST FOR ADDITIONAL INFORMATION REGARDING 15 HOUR CE REQUIREMENT FOR NEW LICENSEES. Commissioners discussed an email from NDAR asking for a breakdown of time allotted to the 4 course topics the Commission has identified as required for the additional 15 hours prior to the issuing of a new salesperson license from the providers of the 30 hour pre-licensing courses. The email stated a concern that there may be too many hours on certain topics. In discussion the Commissioners felt that the issue of redundancy was irrelevant as students don't remember.
9. OTHER BUSINESS:
  - a. Commissioners received a copy of the final budget.
  - b. Staff and new Chair Jerry Youngberg will discuss the timeframe for a rules hearing and the next Commission meeting.

There being no further business Chair Kris Sheridan adjourned the meeting.

Respectfully submitted,

Patricia M. Jergenson  
Secretary Treasurer