

BEFORE THE IOWA REAL ESTATE COMMISSION
1918 SE HULSIZER
ANKENY, IOWA

IN RE:)	
)	
)	CASE NUMBER: 01-070
CHARLA DICKINSON)	
Broker (B36587))	STIPULATION
)	AND
BOULEVARD REALTY, LTD)	ORDER
217 W. MAIN STREET)	
WASHINGTON, IA 52353)	

On this 25th day of OCTOBER, 2001, the Iowa Real Estate Commission and CHARLA DICKINSON, each hereby agree with the other and stipulate as follows:

1. The allegations specified in the Statement of Charges in this case shall be resolved without proceeding to hearing as the parties have agreed to the following Stipulation and Consent Order.

2. The Respondent has a right to a hearing on the charges, but waives the right to hearing and all attendant rights, including the right to appeal, by freely and voluntarily agreeing to this Order. Once entered, this Order shall have the force and effect of a disciplinary order entered following a contested case hearing.

3. The Respondent was issued a real estate broker officer license on December 02, 1998.

4. The Iowa Real Estate Commission has jurisdiction over the parties and subject matter jurisdiction over each allegation in the Statement of Charges.

5. A Statement of Charges will be filed against Respondent together with this voluntary Stipulation and Consent Order.

6. The Respondent admits each and every allegation in the Statement of Charges attached hereto.

7. If this Stipulation and Consent Order is approved by the Commission it will be filed, along with the Statement of Charges, and upon filing both documents will become public records.

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8. This Stipulation and Consent Order shall be made a part of the record of the Respondent and may be considered by the Commission in determining the nature and severity of any disciplinary action to be imposed on the Respondent for any future violations of the laws and rules governing the practice of real estate.

9. Failure to comply with the terms of this Stipulation and Consent Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(3), 543B.34(2) and 272C.3(2)(a) (2001).

10. This Stipulation and Consent Order shall be presented to the Commission in closed session by the prosecuting attorney and/or Commission staff. Respondent waives any right of notice of this meeting or any right which the Respondent might have to participate in the discussion of this Stipulation and Consent Order among the Commission, the Commission staff and the prosecuting attorney.

11. This Stipulation and Consent Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members. In the event that this Stipulation and Consent Order is rejected by the Commission it shall be of no force or effect to either party.

THEREFORE IT IS ORDERED that the Respondent is **Reprimanded**.

IT IS FURTHER ORDERED AND AGREED that at all future times Respondent shall fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.

FOR THE RESPONDENT:

This Stipulation and Consent Order is voluntarily entered into by CHARLA DICKINSON on this 18th day of October, 2001.



CHARLA DICKINSON, Respondent

State of Iowa

County of Washington



Signed and sworn to before me on this 15th day of October, 2001, by



Notary Public, State of Iowa

Printed Name: Connie Larsen

My Commission Expires: 8-8-2003

FOR THE COMMISSION:

This Stipulation and Consent Order is accepted by the Iowa Real Estate Commission on this 25th day of OCTOBER, 2001.



JAMES H. MILLER, VICE CHAIR

Robert J. Miller, Chair

Iowa Real Estate Commission

Chair

Iowa Real Estate Commission

cc: Pam Griebel, Assistant Attorney General

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IN RE:)	
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CHARLA DICKINSON)	CASE NUMBER: 01-070
Broker (B36587))	
)	STATEMENT OF
)	CHARGES
BOULEVARD REALTY, LTD)	
217 W. MAIN STREET)	
WASHINGTON, IA 52353)	

The Iowa Real Estate Commission has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543B, and 272C (2001).

Licenses issued by the Commission are subject to the laws of the state of Iowa and to the administrative rules of the Commission.

CHARLA DICKINSON is, and was at all material times during the following events, a licensed Broker Officer in charge of Boulevard Realty, LTD, a license real estate firm, license number F03618, in Washington, Iowa. Her license, number B36587, is in full force and effect through December 31, 2003.

COUNT I

The Respondent, as designated broker, is charged with engaging in a practice harmful or detrimental to the public and failing to adequately supervise a salesperson employed by or otherwise associated with the Respondent's firm, by directing that salesperson to market a property knowing that a written listing agreement had not been obtained, in violation of Iowa Code sections 543B.29(3) (practice harmful or detrimental to the public) and 543B.62(3)(b) (2001), and Iowa Administrative Code Chapter 193E section 1.21(543B), 2.16(543B), 4.54(11) and (13).

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CIRCUMSTANCES OF THE COMPLAINT

1. On or about April 11, 2001, Respondent was contacted by telephone by an attorney that had just completed documents naming Karen Mullinnix, power of attorney for Doris E. Harmon and advised that the property owned by Harmon located at 2075 Vine Avenue, Ainsworth, Iowa needed to be sold as soon as practical. The property was to be Co-listed with Iowa Realty in Iowa City, Iowa.
2. Respondent provided the information to a salesperson licensed with her firm, that had only been licensed since January 04, 2001 and directed her to market the property. Attempts to secure a signed listing agreement from Mullinnix were unsuccessful. The salesperson continued to actively market the property and placed a sign on the property on or about April 22, 2001.
3. On or about April 26, 2001, after a neighbor had noticed the sign and called Harmon about selling her property, the Respondent and salesperson became aware of problems between Mullinnix and Harmon regarding the sale of the property and the sign was removed.
4. On or about April 26, 2001, Harmon, the grandmother, subsequently revoked the power of attorney granted to Mullinnix, the granddaughter.
5. Respondent should have supervised the new salesperson more closely and not directed her to continue to market the property without a written listing agreement.

FINDING OF PROBABLE CAUSE

On September 20, 2001 the Iowa Real Estate Commission found probable cause to file this Statement of Charges and to order that a hearing be set in this case.

Dated this 25th day of October, 2001.



Roger L. Hansen, Executive Secretary
Iowa Real Estate Commission