

# **Real Estate Fraud Prosecution Trust Fund Committee Annual Meeting Minutes: FY 2024/2025**

**DATE:** July 9, 2025

## **ATTENDEES:**

Olivia Byron-Cooper – Director, Department of Health & Human Services  
Richard Pesce – Assistant Chief Investigator  
Doug Fransham – Deputy District Attorney, District Attorney's Office  
Simon Brown – Supervising Investigator, District Attorney's Office  
Alison Winter, Principal Management Analyst, CAO's Office  
(*voting member-proxy for CAO Tiffany Schmid*)  
Sheriff Jeff Leikauf – El Dorado County Sheriff's Office (*voting member*)  
Justene Cline – Sr. Administrative Analyst, CAO's Office  
Kerri Williams-Horn – Agency Chief Fiscal Officer, CAO's Office  
Savannah Broddrick – Administrative Technician, District Attorney's Office  
James Clinchard – Chief Assistant District Attorney, District Attorney's Office  
(*voting member-proxy for DA Vern Pierson*)  
District Attorney Vern Pierson - District Attorney's Office  
Janelle Horne – Recorder Clerk, El Dorado County Recorder Clerk's Office

## **Absent Member(s):**

Tiffany Schmid – CAO, El Dorado County (voting member)  
Kimberly Beal- El Dorado County Association of Realtors

**CALL TO ORDER:** 1:05 P.M.

## **DISTRIBUTION OF AGENDA AND ANNUAL REPORT FY 2024/2025**

Chief Assistant District Attorney James Clinchard welcomed everyone. Roundtable introductions were made.

## **DISCUSSION / REVIEW OF CASES:**

DAI Brown discussed and summarized the 2024-2025 Real Estate Fraud Program statistics:

- As of June 30, 2025, a total of 39 cases have been reported to and investigated by the El Dorado County District Attorney's Office.
- This year, the office has witnessed a significant increase of organized fraudulent listing attempts originating from outside the United States. This trend is not surprising to El Dorado County and through conversations with Real Estate Fraud Investigators across the state, vacant land is being actively targeted by criminal fraud rings. In the efforts of remaining proactive, the Real Estate Fraud Program Investigator continued to meet with personnel from the El Dorado County Recorder Clerk's Office to establish avenues of communication for better reporting of potential real estate fraud discovered by their office.
- The number of Notice of Default's by homeowners between 7/1/24 and 6/30/25 was 300, an increase of 3% from the 290 reported in FY 2023/24. The number of Notice of Trustee Sales this year was 84 which represents a 45% decrease from the 153 reported last year.

#### **OUTREACH:**

- Ongoing outreach and awareness of rental scams continues to produce effective results.
- DA's office has continued to pursue outreach through social media to alert the public to the signs of vacation rental fraud. This year the office published a video to the public to help educate and provide awareness regarding rental fraud and the Program Investigator continues to participate in local outreach events as well as attend monthly collaborative meetings with multiple law enforcement agencies and Adult Protective Services, Public Guardian's Office, County Senior Legal Services and HHS.

#### **PROGRAM RECOMMENDATIONS:**

- The Real Estate Fraud recording fee suspension was discussed and it was determined, that based on the fund balance, to extend the fee suspension one additional year through September 30, 2026.
- Additionally, it was discussed that the Recorder Clerk's Office and the DA's Office would continue to work on identifying new fraud scams, as well as exploring the idea of implementing an new software/system to further help detect fraud.

#### **FY 24/25 EXPENDITURE REPORT:**

Real Estate Fraud Prosecution Trust Fund  
Annual Meeting Minutes: FY 2024/2025  
July 9, 2025

- Discussion: Justene Cline reviewed the FY 24/25 Real Estate Fraud Summary. Total revenue of \$19,558.15 as accrued interest and expenses of \$137,921.

Trust Fund Beginning Balance as of July 1, 2024	\$515,087.73
Revenue from Recorded Documents	\$0.00
Interest	<u>\$19,558.15</u>
Total Revenue	\$19,558.15
 Total Expenditures FY 24/25	 <u>\$137,921.00</u>
 Adjusted Ending Fund Balance	 <u>\$534,645.88</u>

- Vote approving transfer of estimated \$137,921 from Trust Fund:
  - Motion by: Alison Winter
  - Second by: James Clinchard
  - Approved by all voting members
- Vote approving the extension of the fee suspension:
  - Motion by: Olivia Byron-Cooper
  - Second by: James Clinchard
  - Approved by all voting members
- This Report is scheduled on the Consent Calendar for the Board of Supervisors Meeting on July 29, 2025.

**MEETING ADJOURNED: 1:37 P.M.**