

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of  
TARA DRONGESEN  
STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Tara Drongesen (Drongesen) do hereby agree and stipulate to the following:

FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Drongesen was licensed as a property manager with Willamette Valley Rentals, LLC.

1.2 On August 6, 2024, the Agency received a complaint from Mark Bissonette (Bissonette) a tenant residing at 888 Plymouth Dr. NE, Keizer, OR 97303 (subject property). The complaint materials report that tenant ledgers for Willamette Valley Rentals, LLC (Willamette Valley) were missing subsidy payments, late fees, and were not being maintained properly.

1.3 On October 2, 2024, the Agency received a complaint from Karen Guevara. The complaint materials alleged that rent payments Guevara received were short, and that a July 2024 rent payment of \$1900 was not received from Drongesen. The complaint states Drongesen is not performing duties of maintaining the properties.

1.4 On October 8, 2024, the Agency received a complaint from Brian Davidson. The complaint materials allege Drongesen did not disburse funds owed to Davidson for September 2024 and that Drongesen did not provide full distribution of August funds. The complaint

1 alleged Drongesen did not provide Davidson with monthly statements. The complaint further  
2 alleged Drongesen did not respond to emails or phone calls from Davidson.

3 1.5 On November 29, 2024, the Agency received a complaint from Jaswant Sranna.  
4 The complaint materials alleged that Sranna had not received rent payments owed from  
5 Drongesen since June 2024.

6 1.6 On December 19, 2024, the Agency received a complaint from Kimberly  
7 Schmale (Schmale). The complaint materials alleged Drongesen had always been difficult for  
8 Schmale to reach. The complaint alleged that Drongesen had failed to return calls, emails, and  
9 text messages from Schmale. The complaint materials further allege that Drongesen failed to  
10 disburse funds to Schmale.

11 1.7 Drongesen wrote in a response to Schmale's complaint that she was hiring new  
12 staff to "...facilitate quicker responses to owners, tenants and vendors."

13 1.8 On December 19, 2024, the Agency received a complaint from Ricardo Garcia  
14 (Garcia). The complaint alleged Drongesen was difficult for Garcia to reach and that  
15 Drongesen had failed to respond to Garcia after multiple emails, calls, and text messages.  
16 Rent paid by a tenant on November 1, 2024, was deposited on November 27, 2024, with a  
17 \$15.00 wire fee. Garcia's complaint alleged Drongesen sent a text message to Garcia that they  
18 would send the rent payment to Garcia but failed to do so. Garcia alleged, rent paid by a  
19 tenant on December 5, 2024, has not been disbursed to Garcia.

20 1.9 Drongesen wrote in a response to Garcia's complaint that she was "...working  
21 hard to bring quality people on board" to "...facilitate quicker responses to owners and  
22 vendors."

23 1.10 The Agency received communication from complainants Schmale and Garcia  
24 that Drongesen was not fulfilling her affirmative duties to the owners.

25 **(1) Conclusion of Law:** The Agency received seven complaints between April 2024 and  
26 January 2025 that indicated Drongesen failed to release payments owed to owners, and to  
27 provide monthly owners' statements timely. In addition, Drongesen made repeated statements  
28 to the Agency that she was taking steps to fulfill her obligations to property owners and then  
29 failed to do so. Drongesen's actions are Grounds for Discipline under ORS 696.301(1) (2023  
30 Edition).

1.11 On January 13, 2025, the Agency received a complaint from Alexis Heins. Heins' complaint materials alleged that in December 2023, Drongesen received a back rent payment of over \$6500.00, and failed to disburse the rent payment owed to Heins. The complaint further alleged that there was an unpaid balance of \$500.00 owed to the city of Albany for water expenses for a property owned by Heins and managed by Drongesen.

1.12 In response to the allegations reported in the complaints above the Agency opened an investigation into Drongesen's property management activity and assigned Agency Financial Investigator Lindsey Nunes (Nunes).

1.13 On October 27, 2023, Drongesen signed a property management agreement (PMA) to manage the subject property owned by Dan Blevins (Blevins).

1.14 A PMA signed by Drongesen and Blevins on February 2, 2024, required all funds received to be delivered directly to Blevins, not Drongesen.

1.15 On December 12, 2024, Nunes spoke with Drongesen over the phone. During the call, Drongesen explained to Nunes that she had not collected security deposits or rent payments from Blevins' tenants. Drongesen also explained during the call that in November of 2023 she received checks from the tenants and did not deposit them in their respective clients' trust accounts and instead physically delivered the checks to Blevins.

1.16 On December 17, 2024, Nunes interviewed Blevins by phone. During the interview, Blevins claimed to Nunes that Drongesen did not disburse rent payments to Blevins.

**(2) Conclusion of Law:** By failing to deposit rent payment funds received to the Clients' Trust Account as required by the signed PMA, Drongesen violated ORS 696.301(3) and its implementing rule OAR 863-025-0065(4) (1/1/2023 Edition). These actions are Grounds for Discipline under ORS 696.301(12)(14)(15) (2023 Edition).

1.17 Investigator Nunes interviewed Drongesen via Microsoft Teams on December 26, 2024.

1.18 In the interview, Drongesen said the US Bank Account ending in 3048 (CTA 3048) was already opened and that is where she deposited Blevins' funds. Drongesen said she opened a new account at Central Willamette Credit Union this month because her new bookkeeper wanted to get everything straightened out before January 1, 2025. Drongesen said the \$65,000 came from the US bank account ending in 3048 and were security deposits.

1 Drongesen said she opened a new clients' trust account and a new clients' trust account-  
2 security deposit account at Central Willamette Credit Union.

3 1.19 Review of subpoenaed bank statements from Central Willamette Credit Union  
4 beginning on November 20, 2024, showed several clients' trust accounts ending in numbers  
5 #0020, #0021, #0022, and #0023, that were not registered with the Agency.

6 **(3) Conclusion of Law:** By failing to register CTA #3048, and accounts ending in #0020,  
7 #0021, #0022, #0023, with the Agency, Drongesen violated ORS 696.301(3) and its  
8 implementing rule OAR 863-025-0025(3) (1/1/2022, 1/1/2023, 1/1/2024, 1/1/2025 Editions). In  
9 addition, Drongesen violated ORS 696.301(3) as it incorporates ORS.696.245(2)(a)  
10 (b)(c)(d)(e) (2023 Edition).

11 1.20 During the December 26, 2024, interview, Drongesen also explained to Nunes  
12 that she was trying to figure out how to get her sets of books to match what she was doing for  
13 the few checks and money orders she received.

14 1.21 A review of the owner ledger for Blevins did not include a beginning and ending  
15 balance and shows Drongesen received \$53,953.90 and disbursed \$71,200.90.

16 **(4) Conclusion of Law:** By failing to include an ending balance in the owner ledger,  
17 Drongesen violated ORS 696.301(3) and its implementing rule OAR 863-025-0055(3)(d)  
18 (1/1/2023 Edition).

19 1.22 During the December 26, 2024, interview Drongesen told Investigator Nunes that  
20 she didn't realize there were security deposit funds that didn't get transferred or they were  
21 entered as rent she did not get it monitored correctly.

22 1.23 Drongesen attributed these issues to labeling the security deposits as rent  
23 income and she thought the funds were going back out to the owners, and she was not  
24 keeping them separated like she should.

25 1.24 A review of subpoenaed bank statements for CTA #6818 identified an entry  
26 dated August 24, 2023, described as an electronic deposit from 'ForA Financial Merchant  
27 Debit' in the amount of \$97,000.00. A review of subpoenaed bank statements identified an  
28 entry dated February 26, 2024, described as a wire credit from 'Celtic Bank' in the amount of  
29 \$67,980.12. Further review of subpoenaed bank statements identified an entry dated May 17,  
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2024, described as an electronic deposit from 'ForA Financial Merchant Debit' in the amount of \$97,112.94.

**(5) Conclusion of Law:** By allowing funds not associated with the clients' trust accounts to commingle with security deposit and rent payment funds, Drongesen violated ORS 696.301(3) as it incorporates ORS 696.241(5)(a)(b) (2023 Edition).

**(6) Conclusion of Law:** By failing to maintain complete and accurate records of funds associated with clients' trust accounts she managed, Drongesen violated ORS 696.301(3) and its implementing rule OAR 863-025-0065(8) (1/1/2023, 1/1/2024 Editions). These actions are Grounds for Discipline under ORS 696.301(12)(15) (2023 Edition).

**(7) Conclusion of Law:** By failing to deposit and maintain security deposit funds in clients' trust account-security deposit accounts, Drongesen violated ORS 696.301(3) and its implementing rule OAR 863-025-0025(6)(7) (1/1/2023, 1/1/2024, 1/1/2025 Editions).

1.25 On January 10, 2025, Drongesen provided investigator Nunes with the February 2024 three-way reconciliation document, bank account activity report, and trust account balance report for US Bank Clients Trust Account ending in # 6818 (CTA #6818). On January 12, 2025, Drongesen provided Nunes with a bank statement for that account.

1.26 On January 31, 2025, subpoenas for all bank statements associated with Tara Drongesen and Willamette Valley Rentals LLC, were served to US Bank and Central Willamette Credit Union. Review of subpoenaed bank statements show Drongesen extensively altered and falsified information in the bank statement she provided to the Agency. Alterations to the bank statements include changes made by Drongesen to the amounts, source, receipt and disbursement of funds.

1.27 On February 12, 2025, US Bank was served a subpoena for all bank statements associated with CTA #6818. A review of the bank statements provided by US Bank compared to the copies of bank statements provided by Drongesen to the Agency showed numerous alterations.

1.28 On January 12, 2025, Drongesen provided Nunes with a February 1-29, 2024, bank statement for CTA #6818. A review of the bank statement provided showed an entry in the amount of \$67,890.12 described as an 'internet banking transfer' from CTA #6818. A

1 review of subpoenaed bank statements for CTA #6818 show an entry dated February 26,  
2 2024, described as a wire credit from 'Celtic BK Corp SAL' in the amount of \$67,890.12.

3 1.29 Drongesen provided Nunes with an October 1-31, 2024, bank statement for CTA  
4 #6818. The statement provided by Drongesen included an entry dated October 18, 2024,  
5 described as an electronic deposit from 'Willamette Valle' in the amount of \$45,000.00. A  
6 review of subpoenaed bank records for CTA #6818 for the month of October 1-31 showed an  
7 entry dated October 18, 2024, described as a wire credit from 'BK AMER NYC' in the amount  
8 of \$45,000.00.

9 1.30 Review of the same bank statement Drongesen provided to Nunes for CTA  
10 #6818 for October 1-31, 2024, showed an entry dated October 21, 2024, described as an  
11 electronic deposit from 'APPFOLIO SV9T' in the amount of \$31,879.52. A review of the  
12 subpoenaed bank statements for the same period showed an entry dated October 21, 2024,  
13 described as an electronic deposit from 'G AND G FUN-1331' in the amount of \$31,879.52.

14 1.31 Drongesen provided Nunes with a bank statement for CTA #6818 for November  
15 1-30, 2024. The bank statement provided by Drongesen included an entry dated November  
16 18, 2024, described as an electronic deposit from 'APPFOLIO SV9T' in the amount of  
17 \$23,041.22. A review of the subpoenaed bank statements for the same period showed an  
18 entry dated November 18, 2024, described as an electronic deposit from 'G AND G FUN-1331'  
19 in the amount of \$23,041.22.

20 1.32 Review of the same bank statement Drongesen provided to Nunes for November  
21 1-30, 2024, showed an entry dated November 18, 2024, described as an electronic withdrawal  
22 to 'CITYOFALBANYOR' in the amount of \$593.00. A review of the subpoenaed bank  
23 statement for the same period showed an entry dated November 18, 2024, described as an  
24 electronic withdrawal to 'SAMSONSERVICING' in the amount of \$593.00.

25 1.33 On February 12, 2025, Nunes interviewed Drongesen in-person at the Agency  
26 office. During the interview, Nunes asked Drongesen if she altered the bank statements.  
27 Drongesen admitted she did and did so to "buy time."

28 1.34 On multiple occasions, the Agency requested Drongesen provide her records of  
29 professional property management activity. Records requested included general ledgers to  
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support monthly reconciliations, property management agreements, and owner and tenant ledgers. Drongesen failed to provide the requested records.

**(8) Conclusion of Law:** By failing to provide records to the Agency as required by rule and statute, Drongesen violated ORS 696.301(3) as it incorporates OAR 863-025-0035(2)(a)(b)(c) (1/1/2024, 1/1/2025 Edition).

**(9) Conclusion of Law:** Drongesen admitted she altered clients' trust account bank statements and submitted the altered bank statements to the Agency. These actions are Grounds for Discipline under ORS 696.301(12)(14)(15) (2023 Edition).

**(10) Conclusion of Law:** Drongesen's actions as stated above demonstrate a failure to meet obligations to property owners, a violation of ORS 696.301(3) as it incorporates ORS 696.890(4)(a)(b)(c)(d)(e)(f) (2023 Edition).

1.35 All of the above demonstrates incompetence or untrustworthiness in performing acts for which the real estate licensee is required to hold a license, committed acts of fraud or engaged in dishonest conduct substantially related to the fitness of the applicant or real estate licensee to conduct professional real estate activity, without regard to whether the act or conduct occurred in the course of professional real estate activity, and engaged in conduct that is below the standard of care for the practice of professional real estate activity in Oregon.

**(11) Conclusion of Law:** Based on the foregoing, Licensee is subject to discipline under ORS 696.301(12)(14)(15) (2023 Edition).

## 2.

2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

2.2 The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

2.3 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.

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### STIPULATION AND WAIVER

I, Tara Drongesen, have read and reviewed this Stipulated Final Order and its Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full and complete agreement and stipulation between the Agency and me. I further understand that if I do not agree with this stipulation, I have the right to request a Hearing on this matter and to be represented by legal counsel at such a Hearing. I also understand that any Hearing would be conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. By signing this Stipulated Final Order, I freely and voluntarily waive my rights to a Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this matter.

I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and understand that the Order which follows hereafter, which I have also read and understand, may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner. I further understand that, in accordance with the provisions of ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News Journal.

In addition to all of the above, I agree that once the Commissioner executes this Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby waive the right to challenge the validity of service.

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ORDER

IT IS HEREBY ORDERED that Tara Drongesen's property manager license be, and hereby is revoked.

IT IS SO STIPULATED:

IT IS SO ORDERED:

Signed by:

*Tara Drongesen*

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TARA DRONGESEN

Date 3/25/2025 | 4:32 PM PDT

Signed by:

*Steve Strode*

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STEVEN STRODE

Real Estate Commissioner

Date 3/26/2025 | 10:08 AM PDT

Date of Service: 3/26/2025

