

Minutes of the
Idaho Real Estate Appraiser Board
November 15, 1999

The Idaho Real Estate Appraiser Board meeting was called to order by Vice Chairman, Doyle Pugmire, at 9:15 a.m., Monday, November 15, 1999 at the Bureau of Occupational Licenses, Owyhee Plaza, 1109 Main Street, Suite 220, Boise, Idaho.

Roll Call: Doyle Pugmire, Vice Chairman
 Ruby Stroschein, Secretary
 Gordean Briggs, Board Member

Bureau Staff: Thomas E. Limbaugh, Bureau Chief
 Budd Hetrick, Jr., Deputy Bureau Chief
 Roger Hales, Administrative Attorney
 John Kersey, Supervising Investigator
 Roger Gables, Deputy Attorney General
 Dee Ann Randall, Administrative Secretary

Ed Morse joined the meeting at 9: 30 a.m. Paul Morgan joined the meeting at 10:10 a.m.

Minutes

Moved by Gordean Briggs, seconded by Ruby Stroschein and carried that the minutes of the September 20, 1999 board meeting be approved.

Financial Report

Mr. Limbaugh reported that the current board fund balance is \$99,119. Mr. Limbaugh informed the Board that a supplemental appropriation has been submitted for sufficient fees to cover costs incurred for pro-review of complaints and he does not anticipate any problems with its approval.

Roger Hales, Administrative Attorney

Mr. Hales informed the Board that currently reciprocity agreements have been signed between Idaho and Montana, Wyoming, Washington and Louisiana. The Board was in agreement that the state of Utah's requirements is substantially equivalent to Idaho. Moved by Ed Morse, seconded by Ruby Stroschein and carried that the Board authorizes the Chair of the Board to execute a reciprocity agreement with the state of Utah on behalf of the Board. Mr. Hales will review the laws and rules of the state of Oregon for equivalent requirements with Idaho for possible reciprocity.

Open Book Examination

Mr. Hales has reviewed the questions for the open book examination and, with a few changes in language, they are ready to begin using. Mr. Hales will forward the examination to the Bureau to begin distributing with application packets.

Complaint Report

John Kersey, Supervising Investigator, reported that to date thirty-seven (37) complaints have been received for 1999.

A total of thirty-seven (37) complaints were received during 1998. Thirty-one (31) remain under investigation, legal or proreview.

Regarding 1997 thirty-two (32) complaints were received, fifteen (15) remain under investigation, legal or pro-review.

Regarding 1996 a total of forty-four (44) complaints were received. Six (6) complaints are under legal review.

Six (6) complaints have been under legal review since the last board meeting.

Discussion was held regarding accepting anonymous complaints. No Board action taken.

Executive Session

Moved by Ruby Stroschein, seconded by Ed Morse and carried that the Board go into executive session to discuss possible litigation. The time being 9:45 a.m.

Moved by Ed Morse, seconded by Paul Morgan and carried the Board comes out of executive session at 10:45 a.m.

The Board regarding complaints made the following decisions:

Case #1 – File a formal complaint

Case #2 – File a formal complaint

Case #3 – Recommend consent order or file a formal complaint

Case #4 – Moved by Ed Morse seconded by Gordean Briggs and carried to dismiss this complaint.

Case #5 – File a formal complaint

Moved by Ed Morse, seconded by Paul Morgan and carried that the Board agrees and authorizes the Chair of the Board to sign consent orders for the following:

Thomas Rowley, LRA-24 – administrative fine of \$100, cost recovery of \$250;

Monty Egbert, LRA-58 – administrative fine of \$100, cost recovery of \$275, and six (6) months probation;

Paul Hopkins, CRA-75 - administrative fine of \$1000, cost recovery of \$250, and one (1) year probation

Chuck Gossett

Chuck Gossett and Jody Graham met with the Board regarding the enforcement of appraisal licensing standards in Idaho as it relates to other states. A video of appraisals done in Idaho and the violations of Idaho law in those appraisals was shown to the Board. Mr. Gossett and those also attending the meeting with him extended their help in any way possible to decrease the number of outstanding appraiser complaints.

Mike Loegering

Mike Loegering met with the Board concerning meeting the continuing education requirement for licensure. Mr. Loegering has submitted real estate teaching and seminars to the Board for approval toward meeting the real estate appraiser continuing education requirement. The Board has advised Mr. Loegering that these courses and teaching are not acceptable, as they are not appraisal specific courses. The board informed him that they must meet the guidelines set forth by the Appraiser Qualification Board, which are real estate appraiser courses. The Board will once again review his courses and will also seek guidance from AQB on what can be accepted for continuing education credit.

Gary Shewey

Gary Shewey met with the Board regarding his pending certified general real estate appraiser application. He requested that his classification be changed to certified residential real estate appraiser. Moved by Doyle Pugmire, seconded by Ed Morse that the Board allows Mr. Shewey to change his classification from certified general to certified residential and that he must take a current USPAP course. Upon completion of the USPAP course, the Board requests that he submit

verification of course completion and of passing the examination, and submit three (3) 2-4 family residential appraisal reports.

State Tax Commission

Gregory Cade and Dwayne Hines, State Tax Commission, met with the Board for review of their winter courses being offered in January, 2000. The Board reviews their courses with the following decisions being made:

Course 1 – approved for 32 hours of continuing education credit only.

Workshop 151 – USPAP – Conditionally approved, if the instructor completes the Foundation National USPAP Instructor Course.

Advanced Income Concepts for Industrial Valuation – Conditionally approved, if the instructor completes the Foundation National USPAP Instructor Course.

Communication Site Land Valuation – approved for seven (7) hours of continuing education credit only.

Marshall & Swift Commercial Valuation – If the instructor for the course is a certified instructor, will be approved for 14 hours continuing education credit only.

Estimating Assessments From Blue prints and Specifications – Provide more information on the instructor for this course before being approved.

Crystal Reports – No credit allowed

Upper 300 Level Prep Workshop – This course will not be offered until the Spring.

Basic Mapping – No credit allowed.

Introduction to Arc-View – No credit allowed.

Small County Assessment Administration – No credit allowed.

Legal Issues – No credit allowed.

Mapping for Appraisers – Approved for seven (7) hours of continuing education credit only.

Understanding Lease Ownership – No credit allowed..

2000 Board Meeting Dates

All board meetings for the year 2000 will be held in Boise, Idaho.

January 10 & 11, 2000

March 20, 2000

May 15, 2000

July 16, 2000

September 18, 2000

November 20, 2000

Board/Bureau Contract

The contract between the Board and the Bureau had previously been mailed to all the board members. Discussion was held concerning any questions the board members might have. Moved by Ed Morse, seconded by Ruby Stroschein and carried that the Board approves the contract and it was signed by the Chair of the Board.

Complaint Process

The Board discussed the current complaint process and determined they will continue with the current process as implemented and followed by the Bureau. It was the decision of the Board not to respond to Mr. Gossett and Ms. Grahams offer to assist the Board in the complaint process. The Board was not willing to delegate their regulatory responsibility to others.

Lee & Grant Courses

Moved by Gordean Briggs, seconded by Ed Morse that the educational courses offered by Lee & Grant is accepted for licensure/certification for a period of two years, to expire November, 2001.

O'Brien Schools

O'Brien Schools had been previously advised to submit their course materials and curriculum to Ed Muhelbach for review and recommendation to the Board for approval. As of this board meeting date, no materials have been submitted. The Board determined that O'Brien School courses are, therefore, no longer approved in Idaho for licensure/certification.

Advalorem Guidelines

The Board appointed Doyle Pugmire to review the advalorem guidelines and make a report of his findings to the Board at their next meeting.

Board Policies Manual

The Board deferred review of their policies manual at this time.

Executive Session

Moved by Gordean Briggs, seconded by Ed Morse and carried that the Board go into executive session for review of applications. The time being 4:10 p.m.

Moved by Gordean Briggs, seconded by Ed Morse and carried the Board comes out of executive session at 6:15 p.m.

Applications Reviewed

The Board approved three (3) applications for examination, one (1) without examination and two (2) by reciprocity with Louisiana.

The Board authorized the issuance of the following certificates/licenses to these individuals having met the educational and experience requirements and passing an examination required by the Board.

Licensed Residential

David Schmuland LRA-349

Certified Residential

Stephen McRae CRA-350

Certified General

Eric Moskau CGA-348

Meeting adjourned at 6:30 p.m.

Paul Morgan, Chairman

R. Doyle Pugmire, Vice Chairman

Ruby Stroschein, Secretary

Gordean Briggs

Ed Morse

Thomas E. Limbaugh, Chief
Bureau of Occupational Licenses

Approved 1/10/2000

