

IDAHO REAL ESTATE APPRAISER BOARD
Bureau of Occupational Licenses
700 West State Street, P.O. Box 83720
Boise, ID 83720-0063

Board Meeting Minutes of 4/17/2015

Minutes of this meeting were approved with corrections at the Idaho Real Estate Appraiser's 6/17/2015 meeting. However, in reviewing the corrections, it was noted that additional corrections were needed. These final corrected minutes are the most accurate record of the meeting and were adopted by the Board on 7/7/2015.

BOARD MEMBERS PRESENT: Paul J. Morgan - Chair
Nancy Sommerwerck
Brad Janoush
Darin D Krier
Douglas D Vollmer

BUREAU STAFF: Tana Cory, Bureau Chief
Lori Peel, Investigative Unit Manager
Maurie Ellsworth, General Counsel

OTHERS PRESENT: Eric Nelson, Prosecuting Attorney
Kristi Klamet, ASC
Denise Graves, ASC
Vicky Ledbetter, ASC

The meeting was called to order at 8:30 AM MDT by Paul J. Morgan.

APPROVAL OF MINUTES

Mr. Janoush made a motion to approve the minutes of 2/19/15. It was seconded by Mr. Vollmer. Motion carried.

LEGISLATIVE REPORT

Ms. Cory gave the legislative report. Ms. Cory said the two Bureau bills considered by the Legislature had passed. HB116 is to clarify that Boards served by the Bureau of Occupational Licenses can recoup attorney fees when a licensee is found to be in violation of the Board's laws and rules in disciplinary cases. HB117 allows licensees to reinstate their licenses without paying for the years they were not licensed. It also increases the reinstatement fee from \$25 to \$35.

FINANCIAL REPORT

Ms. Cory gave the financial report, which indicated that the Board had a cash balance of \$76,282.14 as of 3/31/15.

DISCIPLINE

Eric Nelson presented a memorandum regarding case numbers REA 2015-4. After discussion, the Board gave recommendations for appropriate discipline. Mr. Krier and Ms. Sommerwerck recused themselves.

Eric Nelson presented a Stipulation and Consent Order in case REA 2014-10. Mr. Janoush made a motion to approve the Consent Order and allow the Board Chair to sign on behalf of the Board. It was seconded by Mr. Vollmer. Motion carried.

INVESTIGATIVE REPORT

Ms. Peel gave the investigative report, which is linked above.

FOR BOARD DETERMINATION

Mr. Janoush made a motion to approve the Bureau's recommendation and authorize closure in case REA 2014-10. It was seconded by Mr. Vollmer. Motion carried.

Ms. Peel presented a payment request in case REA-2013-8. Mr. Krier made a motion to accept the payment plan. It was seconded by Mr. Vollmer. Motion carried.

APPRAISAL SUBCOMMITTEE REVIEW UPDATE

Ms. Klamet introduced herself as well as Ms. Ledbetter and Ms. Graves as policy managers for the Appraisal Subcommittee (ASC). She explained the role of the ASC and presented each Board member with the ASC's 2013 Annual Report and the newly adopted Real Property Appraisal Qualification Criteria. Ms. Klamet explained the current policy statements. She thanked the Board for their willingness to serve as Board members and explained the compliance review process. She explained that a review is to ensure that a state is compliant with Title XI and meets the minimum requirements outlined in the Real Property Appraisal Qualification Criteria. Ms. Klamet discussed the changes since 2013 and the policy statements that became effective as of June 2013. Ms. Klamet discussed the different rating system and handed out the Appraiser Qualification Criteria booklet and made reference to the new criteria which went into effect on January 1, 2015. She went over the following findings with the Board:

The Board's Laws and Rules – no problems were found
Temporary Practice – no problems were found
National Registry – no problems were found
Application Process – one problem found and being corrected
Reciprocal Applicants – no problems were found
Education – no problems were found
Enforcement – improvement since last audit.

Ms. Klamet congratulated the Board and staff for the work that's been done since the last review.

OLD BUSINESS

To Do List – The Board reviewed the to do list and no action was taken.

APPRAISAL MANAGEMENT COMPANY SYMPOSIUM

Ms. Sommerwerck made a motion for Mr. Morgan and Mr. Janoush to attend the Appraisal Management Company Symposium in Chicago on June 11, 2015. It was seconded by Mr. Krier. Motion carried.

CE COURSES

The Board reviewed and approved the following continuing education applications:

McKissock LP	Appraisal Review for Commercial Appraisers
McKissock LP	The New FHA Handbook 4000.1

The Board reviewed and denied the following continuing education application:

Understanding the DCF

EXECUTIVE SESSION

Ms. Sommerwerck made a motion that the Board go into executive session under Idaho Code § 67-2345(1)(d) to consider records that are exempt from disclosure under the Idaho Public Records Law. The purpose of the Executive Session was to consider license application materials. It was seconded by Mr. Vollmer. The vote was: Mr. Morgan, aye; Mr. Vollmer, aye; Mr. Janoush, aye; Ms. Sommerwerck, aye; Mr. Krier, aye. Motion carried.

Mr. Janoush made a motion to come out of executive session. It was seconded by Mr. Vollmer. The vote was: Mr. Morgan, aye; Ms. Sommerwerck, aye; Mr. Janoush, aye; Mr. Vollmer, aye; Mr. Krier, aye. Motion carried.

APPLICATIONS

Ms. Sommerwerck made a motion to deny the following application based on Idaho Code 54-4110 © and Board Rule 400:

Applicant #901040021

It was seconded by Mr. Vollmer. Motion carried.

NEXT MEETING scheduled will be emailed to Board Members.

ADJOURNMENT

Ms. Sommerwerck made a motion to adjourn the meeting at 11:26 a.m. It was seconded by Mr. Krier. Motion carried.

Paul J. Morgan, Chair

Nancy Sommerwerck

Brad Janoush

Darin D Krier

Douglas D Vollmer

Tana Cory, Bureau Chief