

**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 10/17/2016**

**BOARD MEMBERS PRESENT:** Paul J Morgan - Chair  
H Scott Calhoun  
Brad Janoush  
Douglas D Vollmer

**BOARD MEMBERS ABSENT:** Eric J Brinton

**BUREAU STAFF:** Tana Cory, Bureau Chief  
Dawn Hall, Administrative Support Manager  
Lori Peel, Investigative Unit Manager  
Maurie Ellsworth, General Counsel  
Mitchell Toryanski, Legal Counsel  
Eric Nelson, Prosecuting Attorney  
Roger Hales, Naylor and Hales  
Deborah Sexton, Management Assistant

**OTHERS PRESENT:** Nathan Tuft

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 8/15/2016. It was seconded by Mr. Vollmer. Motion carried.

**LEGISLATIVE REPORT**

Ms. Cory gave the legislative report. She said that the proposed laws and rules have been submitted to the Governor's Office for the 2017 session. The deadline to submit proposed law changes to the Governor's Office is August 1 and the deadline to submit proposed rule changes to the Governor's Office is the third week in August for the 2018 session.

**FINANCIAL REPORT**

Ms. Hall gave the financial report, which indicated that the Board had a cash balance of \$259,570.64 as of 9/30/2016.

**DISCIPLINE**

Mr. Nelson presented a memorandum regarding case number REA-2017-1. After discussion, the Board gave recommendations for appropriate discipline.

### **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 cases I-REA-2016-8, I-REA-2016-18, I-REA-2016-19, and I-REA-2016-21. It was seconded by Mr. Vollmer. Motion carried.

Ms. Peel presented a Stipulation and Consent Order in case REA-2017-2. Mr. Calhoun 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.

### **OLD BUSINESS**

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

### **NEW BUSINESS**

Mr. Hales reviewed draft language regarding the definition of appraisal review with the Board for the frequently asked questions page. The Board made suggestions. Mr. Hales and Mr. Ellsworth will draft additional language for the Board to review at the next meeting which will also include opening to value.

Mr. Toryanski reviewed a draft postcard with the Board. Mr. Janoush made a motion to authorize the Chairman to review the final draft and send it out to all licensees. It was seconded by Mr. Calhoun. Motion carried.

The Board reviewed the Association of Appraiser Regulatory Officials (AARO) bylaws. Mr. Vollmer made a motion to direct the delegate to vote based on the Board's position but to have the flexibility to modify that vote if additional information is presented at the meeting which he feels would have changed the Board's position. It was seconded by Mr. Calhoun. Motion carried.

### **EXECUTIVE SESSION**

Mr. Janoush made a motion that the Board go into executive session under Idaho Code § 74-206(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. Janoush, aye; Mr. Calhoun, aye; and Mr. Vollmer, 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; Mr. Janoush, aye; Mr. Calhoun, aye; and Mr. Vollmer, aye. Motion carried.

## **APPLICATIONS**

Mr. Janoush made a motion to approve applicant 901140188 to take the licensed residential appraiser examination pending receipt of additional information. It was seconded by Mr. Vollmer. Motion carried.

Mr. Janoush made a motion to approve Nathan Tuft to take the certified general appraiser examination. It was seconded by Mr. Vollmer. Motion carried.

Mr. Calhoun made a motion to approve applicant 901130548 to take the certified general appraiser examination pending receipt of additional information. It was seconded by Mr. Janoush. Motion carried.

Mr. Vollmer made a motion to approve applicant 901117550 to take the certified residential exam pending receipt of additional information. It was seconded by Mr. Janoush. Motion carried.

Mr. Calhoun made a motion to table applicant 901148048 until additional information has been submitted to the Board. It was seconded by Mr. Janoush. Motion carried.

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## **CE COURSES**

Mr. Calhoun made a motion to approve the following continuing education courses:

ASFMRA 87<sup>TH</sup> ANNUAL CONFERENCE CONVENTION DAY 1  
ASFMRA 87<sup>TH</sup> ANNUAL CONFERENCE CONVENTION DAY 2.

It was seconded by Mr. Janoush. Motion carried.

Mr. Vollmer made a motion to approve the following continuing education course:

REVIEW CASE STUDIES- RESIDENTIAL

It was seconded by Mr. Janoush. Motion carried.

Mr. Vollmer made a motion to approve the following continuing education course:

RESIDENTIAL AND COMMERCIAL VALUATION OF SOLAR

It was seconded by Mr. Janoush. Motion carried.

Mr. Calhoun made a motion to approve the following continuing education course:

INCOME APPROACH APPLICATIONS

It was seconded by Mr. Janoush. Motion carried.

Mr. Calhoun made a motion to approve the following continuing education course:

THE VALUATION OF INTANGIBLE AND NON FINANCIAL ASSETS

It was seconded by Mr. Janoush. Motion carried.

Mr. Janoush made a motion to approve the following continuing education courses:

RAPID FIRE CASE STUDIES 2016  
2016 KEYNOTE/INDUSTRY UNPDATE BIG DATA  
2016 FANNIE MAE UPDATE/APPRaisal BEST PRACTICES

It was seconded by Mr. Vollmer. Motion carried.

**NEXT MEETING** was scheduled for December 5, 2016 at 8:30 AM.

**ADJOURNMENT**

Mr. Vollmer made a motion to adjourn the meeting at 10:15 AM. It was seconded by Mr. Janoush. Motion carried.

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Paul J Morgan, Chair

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H Scott Calhoun

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Brad Janoush

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Eric J Brinton

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Douglas D Vollmer

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Tana Cory, Bureau Chief