

March 30, 2018

REAL ESTATE APPRAISER BOARD MINUTES

There was a meeting of the Real Estate Appraiser Board on March 30, 2018. The following were present: Sherman, Schubert, Martin, Griffin and Lamprey. Also present was Division Director Joe Shoemaker and staff members Dawn Couture and Bobbie Carter. Not present were Dupuis and St. Germain.

1. Call to order – 9:02 a.m.

2. Interview/meeting/hearing – None.

3. Reading and approval of the minutes of the February 9, 2018 meeting – Moved, seconded and voted unanimously to accept the public minutes as written. Griffin Abstained

4. Communications – None.

5. Unfinished Business –

- a. ASB Re: Discussion draft for potential changes to 20-21 USPAP – A brief discussion was held regarding the change in the users of a restricted report to include multiple intended users. Lamprey wrote a brief letter on behalf of the Board speaking against this change, the Board reviewed Lamprey's comments, and a motion was made, seconded and passed unanimously to have Carter compose a letter on Board letterhead with Lamprey's comments and send it to the Appraisal Standards Board by both postal mail and email. Chairperson Sherman will come to the office on Monday to sign the letter.
- b. ASC Re: Committee report on AMC's Licensure – Martin reported that the Board needed to weigh what the benefit to continuing licensure of AMC's are to the costs associated with now reporting them to the ASC. The Board held a discussion and will watch to see how other states are handling the regulation changes.
- c. Administrative Rules – JLCAR was not finished with their comments, to be continued to May 18, 2018.

7. New Business –

- a. Upon the motion of Lamprey and the second of Schubert, the Board voted by roll call vote, to conduct a non-public session for the purpose of discussing pending investigations and noting that such a non-public session is authorized by RSA 91-A:3, II (c) & (j), RSA 91-A:5, IV, Lodge v. Knowlton, 11 N.H. 574 (1978), and the Board's executive and deliberative privileges. Each member recorded his or her vote on the motion, which passed by the unanimous vote of all members present.

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7. New Business, continued –

- b. Upon the motion of Griffin and Lamprey, the Board by roll call vote resumed public session.
- c. Upon the motion of Griffin and the second of Lamprey, the Board, by roll call vote, resolved to withhold the minutes of the preceding non-public session from public disclosure pursuant to RSA 91-A:3, III on the grounds that public disclosure would be likely to render the proposed action ineffective. Each member recorded his or her vote on the motion, which passed by the unanimous vote of all members present.
- d. James Marchant – Motion for Reconsideration – Moved and seconded to grant the request to reconsider and to suspend the prior order pending a new hearing; motion failed 1 in favor, 4 opposed. Moved and seconded to deny the request for reconsideration; motion passed 4 in favor, 1 opposed.
- e. Public Member Romeo Dupuis – Staff has attempted to contact Mr. Dupuis to attend the Board meetings since he was appointed to the Board on September 17, 2017. Mr. Dupuis has not attended any meetings since his appointment. Moved, seconded and voted unanimously to have director Shoemaker contact the Governor’s office to inform him of Mr. Dupuis nonattendance and to seek his guidance on what the next step would be.
- f. Courses for Approval – Moved, seconded and voted unanimously to approve the following courses:

- Environmental Hazards Impact on Value
- Quantitative Analysis
- Economic Outlook and RE Trends 2018
- New Balanced Development's Boston Landing - an MBTA
- Public Private Partnership
- What's New in Residential Construction?
- Valuation of Solar Photovoltaic Systems
- Real Estate Damages Overview
- Basic Appraisal Principles (A101)
- Cost Approach Applications
- Foundations of Appraisal Review (A600)
- Poultry Life Cycle Tour
- Property Rights: Why Haven't I Heard This Before
- Thinking Outside the Box: Appraising Unique & Atypical Properties
- Valuing Rural America: The Complexities of Data Analysis in a Low Volume, Non-Uniform World
- Advanced Excel for Assessors & Appraisers
- Data Modeling for Assessors & Appraisers
- Excel for Assessors & Appraisers
- 2018-2019 7-Hr National USPAP Course - Online
- Income Approach to Value

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7. New Business, continued –

- f. Courses for Approval – Moved, seconded and voted unanimously to approve the following courses:

Income Approach to Valuation II
2018-2019 7 hour Equivalent USPAP Update Course - Online
Appraisal of Small Residential Income Properties
Performing USPAP Compliant Appraisal Reviews
Advanced Hotel Appraising - Full Service Hotels Online
Managing Appraiser Liability Online
The FHA Handbook 4000.1
2018-19 7 Hr Equivalent USPAP Update No. 831 - Online
Basic Appraisal Procedures

- g. Date and time of next meeting – *Friday, May 18, 2018 @ 9:00 a.m.*

8. Adjournment – 11:15 a.m.

Respectfully Submitted,



Bobbie Carter
Supervisor II