

September 7, 2018

REAL ESTATE APPRAISER BOARD MINUTES

There was a meeting of the Real Estate Appraiser Board on September 7, 2018. The following were present: Sherman, Schubert, Martin, Lamprey, and Griffin. Also present was staff member Dawn Couture. Not present were Board members St. Germain and Dupuis.

1. Call to order – 9:03 a.m.

2. Interview/meeting/hearing – None.

3. Reading and approval of the minutes of the July 13, 2018 meeting – Board member Lamprey made a motion which was appropriately seconded by Board member Schubert to approve the public minutes as written. The motion passed unanimously.

4. Communications – None.

5. Unfinished Business – Attorney Lamberti informed the Board that he will be leaving OPLC in a few weeks as he accepted a position as an attorney for the Legislative.

- a. Administrative Rules Rea 100 – 200 – Board member Martin made a motion which was appropriately seconded by Board member Griffin to adopt Rea 100 – 200 as written. The motion passed unanimously.
- b. Conditional Approval Response Administrative Rules Rea 300 – 500 – Board chair Sherman made a motion which was appropriately seconded by Board member Griffin to accept the pre conditional approval of Rea 300 – 500 as written. The motion passed unanimously.
- c. Recent change in the *de minimus* threshold for commercial bank appraisals – The Board would like to further continue discussing the recent changes and how it will affect our licensees. Board member Schubert will look into Tennessee and Georgia's administrative rules to see how they have incorporated exempting appraisers from following USPAP when doing evaluations. Board member Lamprey had asked OPLC staff to see if Tennessee or Georgia has been audited since the *de minimus* change. Board chair Sherman has requested Board member Griffin to ask the banking commissioner if he or a representative would be present at the November meeting to discuss how the changes will affect the smaller banks. The Board had also requested for Barry Shea and John Crafts to attend the November meeting.

6. New Business –

- a. Upon the motion of Sherman and the second of Griffin, 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.

6. New Business, Continued –

- b. Upon the motion of Lamprey and Sherman, the Board by roll call vote resumed public session.
- c. Upon the motion of Griffin and the second of Sherman, 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. Initial Proposal on AMC Rules – Board chair Sherman made a motion which was appropriately seconded by Board member Martin to accept proposal as written and to schedule a public hearing at the November meeting. The motion passed unanimously.
- e. Courses for Approval – Board member Lamprey made a motion which was appropriately seconded by Board member Griffin to approve following courses. The motion passed unanimously.

Online Cool Tools: New Technology for Real Estate Appraisers
Online Eminent Domain and Condemnation
Online General Appraiser Income Approach Part 1
Solar Valuation in Commercial and Residential Properties
What's Next 2019: Economic, Capital, and Investment Market Insights
Appraising Energy Efficient Residential Properties
New Hampshire Commercial Real Estate Roundtable
ASFMRA 89th Annual Convention Day 1
ASFMRA 89th Annual Convention Day 2
Rapid Fire Case Studies 2018
Property and Valuation Analysis for FHA - Online
Mathematics for Assessor's Workshop 150
Reconstructing Income/Expense Statements
Residential Model Building
FHA Property Analysis
2018-19 15 Hr National USPAP Course
2018 Expo Residential Program
2018 New England Appraisers Expo Commercial Program
Breakfast with the Experts Mastering MLS Pin for Better Appraisals
FHA Property Analysis
Online National Appraising for the Supervisor and Trainee - Online
Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book) Course - Online

- f. George Lamprey's and Don St. Germain's term status – Staff member Couture informed the Board that Lamprey's term has ended and St. Germain has retired and if they know someone who is a Certified General appraiser as well as a licensed Broker or someone from a lending institution who is interested in serving on the Board to contact Director Shoemaker.
- g. Date and time of next meeting – **Friday, November 2, 2018 @ 9:00 a.m.** (to include final adoption of Administrative Rules 300-500 and public hearing on the AMC Rules.)

September 7, 2018
Page 3

8. Adjournment – 11:17 a.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Dawn Couture". The signature is written in black ink and is positioned above the printed name and title.

Dawn Couture
Supervisor II