

December 14, 2018

REAL ESTATE APPRAISER BOARD MINUTES

There was a meeting of the Real Estate Appraiser Board on December 14, 2018. The following were present: Sherman, Schubert, Martin and Lamprey. Also present were OPLC staff member Dawn Couture, Bobbie Carter and Director Joseph Shoemaker. Not present were Board members Griffin and Dupuis.

1. Call to order – 9:11 a.m.

2. Interview/meeting/hearing – None.

3. Reading and approval of the minutes of the September 7, 2018 meeting – Board member Martin made a motion which was appropriately seconded by Board member Sherman to approve the public minutes with a minor change. The motion passed unanimously.

4. Communications –

- a. Email from Glenn Leo – regarding the number of classroom hours required for renewal – Staff member Couture to respond.
- b. Increase in Appraisal Threshold – The Board held a discussion expressing their consensus concerns regarding financial safety and soundest due to an increase in the threshold. Board member Schubert made a motion which was appropriately seconded by Board member Lamprey to send an email to all licensee's referencing the November 28, 2018 email from The Appraisal Foundation's president David S. Bunton to staff member Carter. The motion passed unanimously. Board member Griffin was not present nor part of the discussion. Board member Lamprey made a motion which was appropriately seconded by Board member Schubert for the Board to write a response in opposition to the residential threshold change. It should be sent to Office of Comptroller of Currency as described on page 2, FDIC and Federal Reserve. The motion passed unanimously.

5. Unfinished Business – None.

6. 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.
- b. Upon the motion of Sherman and Schubert, the Board by roll call vote resumed public session.

6. New Business, Continued –

- c. Upon the motion of Sherman and the second of Schubert, 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. RSA 15-A Statement of Financial Interest – All Board members present completed their 15-A form.
- e. Elect new Vice Chair – Board member Schubert made a motion which was appropriately seconded by Board member Martin to elect Board member Lamprey as vice chair. The motion passed unanimously.
- f. Final Adoption Administrative Rules Rab 300-400 – The Board was introduced to OPLC’s new rules attorney Thomas Broderick. Board member Martin made a motion which was appropriately seconded by Board member Lamprey to adopt the rules as written. The motion passed unanimously. Rules will take effect at 12:01 a.m. on Tuesday December 18, 2018.
- g. Schedule Show Cause hearings for non-compliance with USPAP – Board member Martin made a motion which was appropriately seconded by Board member Lamprey to schedule Show Causes hearings at the February 15, 2019 meeting for licensee’s that have not complied in submitting an updated USPAP certificate by December 31, 2018. The motion passed unanimously.
- h. Courses for Approval – Board member Lamprey made a motion which was appropriately seconded by Board member Sherman to approve the following courses. Courses with a November effective date to be back dated to November 2, 2018. The motion passed unanimously.

November Courses
Advanced Rural Case Studies (A400)
Appraisers Economic Forum (AppraiserFest)
Appraising in a Time of Economic Uncertainty
Evaluating Commercial Leases: The Tenant and the Terms Both Matter
General Appraiser Market Analysis and Highest and Best Use
Litigation Appraising: Specialized Topics and Applications
On-line Appraising Convenience Stores
On-line Business Practices & Ethics
On-line Case Studies in Appraising Green Residential Buildings
On-Line Introduction to Green Buildings: Principles & Concepts
Residential Sales Comparison and Income Approaches
Review Case Studies General Synchronous
Rural Valuation Basics
Supervisory Appraiser / Trainee Appraiser Course
Appraising Small Residential Income Properties

6. New Business, Continued –

- h. Courses for Approval – Board member Lamprey made a motion which was appropriately seconded by Board member Sherman to approve the following courses. Courses with a November effective date to be back dated to November 2, 2018. The motion passed unanimously.

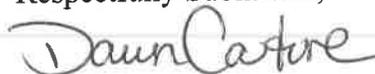
IAAO 101 Fundamentals of Real Property Appraisal
Residential Modeling Applications
Problems in the Valuation of Partial Acquisitions, C 431
The Valuation of Partial Acquisitions, C 421
Supervisor/Trainee Appraiser Workshop - NH
Breakfast with the Experts: GIS for Valuation
Aquatic Resources Awareness for Real Estate Appraisers
Residential Modeling Applications <i>Approved in September under incorrect name.</i>

December Courses
How Tenants Create or Destroy Value:
Appraising Small Residential Income Properties
Income Approach Review
Mortgages, Appraisers and Foreclosures
Advanced Residential Applications and Case Studies
Advanced Residential Applications and Case Studies
Fundamentals of Income Property Appraisal
Relocation Appraisal and the New ERC form
FHA Appraisal Standards
Appraisal Adjustment II: Solving Complex Problems
Documenting the Appraisers Work File <i>Corrected expiration date.</i>
Online Cool Tools: New Technology For Real Estate Appraisers <i>Corrected expiration date.</i>

- i. Date and time of next meeting – *Friday, February 15, 2019 @ 9:00 a.m.*

8. Adjournment – 10:50 a.m.

Respectfully Submitted,



Dawn Couture
Supervisor II