

March 15, 2019

REAL ESTATE APPRAISER BOARD MINUTES

There was a meeting of the Real Estate Appraiser Board on March 15, 2019. The following were present: Sherman, Schubert, Martin, Griffin and Lamprey. Also present were OPLC staff member Dawn Couture and Director Joseph Shoemaker. Not present was Board member Macagba.

1. Call to order – 9:02 a.m.

2. Interview/meeting/hearing – None.

3. Reading and approval of the minutes of the February 15, 2019 meeting – Board member Lamprey made a motion which was appropriately seconded by Board member Griffin to approve the public minutes as written. The motion passed unanimously.

4. Communications –

- a. Scott B. Bouthiette, Reconsideration – Board member Lamprey made a motion which was appropriately seconded by Board member Schubert to accept Mr. Bouthiette’s reconsideration request and scheduled a hearing to take place on May 3, 2019. The motion passed 3-1.

5. Unfinished Business –

- a. Change in the *de minimus* threshold for Federally Related Transaction appraisals – A discussion was held regarding how evaluation requirements are conducted differently based on USPAP requirements and that it could have a major effect on New Hampshire appraisers. The Board has asked staff member Couture to reach out to the other New England states to see if they have either implemented or are in the process of implementing a statute/rule change for evaluations. Board member Lamprey made a motion which was appropriately seconded by Board member Sherman to write a formal letter to the Banking Commissioner requesting his attendance at an upcoming meeting to have a discussion regarding the issue of appraisals versus evaluations. The motion passed 4-0. Board member Griffin abstained.

6. New Business –

- a. Upon the motion of Lamprey 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.
- b. Upon the motion of Lamprey and Sherman, the Board by roll call vote resumed public session.
- c. Upon the motion of Lamprey 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.

6. New Business, Continued –

- a. Courses for Approval – Board member Sherman made a motion which was appropriately seconded by Board member Lamprey to approve the following courses. The motion passed unanimously.

Course Title	Provider
Business Practices and Ethics	Appraisal Institute
General Appraiser Site Valuation & Cost Approach	Appraisal Institute
Land Development & Residential Building Costs	Appraisal Institute NH/VT
General Appraiser Report Writing & Case Study	Dynasty School
Residential Market Analysis & Highest & Best Use	Dynasty School
Breakfast w/ the Experts: Appraisal Modernization	MBREA
Documenting the Appraisers Work Life	McKissock
R. E. Damages - Appraising After a Natural Disaster	McKissock
Appraisal for Federal Aid Highway Programs	National Highway Institute
Conservation Easement Basics for Realtors	UNH Coop Extension

- b. Appraisal Institute had submitted a course application for “Economic Outlook & RE Trends 2019” for the December 2018 board meeting, the deadline for the agenda had already closed when the course was received, and it was then placed on the agenda for the February 2019 meeting and was approved. The course took place on January 29, 2019. Appraisal Institute has requested if the approval date for this specific course receive an approval date of January 29, 2019 – Board member Martin made a motion which was appropriately seconded by Board member Griffin to allow licensee’s that took this course may submit a request to obtain CE credit and a copy of their certificate of completion must be included with request. The motion passed 3-1.

- c. Date and time of next meeting – ***Friday, May 3, 2019 @ 9:00 a.m.***

8. Adjournment – Board member Sherman made a motion which was appropriately seconded by Board member Schubert to adjourn at 11:15 a.m.

Respectfully Submitted,



Dawn Couture
Supervisor II