

REAL ESTATE APPRAISER BOARD MINUTES

There was a meeting of the Real Estate Appraiser Board on September 6, 2019. The following members were present: Sherman, Martin, Macagba and Schubert. Also present were OPLC staff member Dawn Couture, Colleen Giffin and Division Director Joseph Shoemaker. Not present was Board Member Griffin. Board Member Lamprey arrived late.

1. Call to order – 9:01 a.m.

2. Interview/meeting/hearing –

- a. David Grosso, OPLC's New Executive Director – The Board welcomed David Grosso. Each Board member introduced themselves. Board chair Sherman provided a brief background of the appraisal Board. Executive Director Grosso gave the Board a brief history of himself, how he became OPLC's new executive director and some goals he would like to have accomplished during his time at OPLC.
- b. George LeMay – Appraiser Qualifications – Mr. LeMay informed the Board that at his latest 'Ad Hoc' class, there was a discussion held regarding the most recent change in the AQB criteria; many feel that NH's requirements are set too high. Mr. LeMay provided a handout which included some suggestive changes the students of the Ad Hoc course would like the Board to consider in reference to the qualifying requirements for initial licensure. The Board will take the suggestions into consideration for future rule change. The Board thanked Mr. LeMay and his class.
- c. Laura Davies, Public Member – Ms. Davies is an NH Certified General Appraiser who works at DoT and attended the meeting as a member of the public. Ms. Davies expressed concerns on behalf of DoT with gaining experience hours for their employees who are also an appraiser. DoT would like more experience hours for appraisal work. The Board has asked for DoT to submit a written request on what they recommend is acceptable experience hours.
- d. 10:00 a.m. conference call with Senator Hassan's office – The Board was able to express their concerns regarding the recent change in the *de minimus* threshold for Federal Related Transaction appraisals. A major concern the Board has is "*How can an appraiser be able to do an evaluation without doing an appraisal?*" The Congressional Office's that attended via phone call were Mr. Jay Weismuller from Senator Hassan's office; Mr. Will Pisano from Congresswomen Kuster's office and Mr. Robert Henson from Senator Shaheen's office. The Congressional Office's will look into the Board's concerns and has asked if they could receive something that explains the difference between evaluations and an appraisal. Staff Member Couture to reach out to Barry Shea for his guidance. Board Member Lamprey was in attendance.

3. Reading and approval of the minutes of the July 11, 2019 meeting – Board Member Schubert made a motion which was appropriately seconded by Board Member Martin to approve the public minutes as written. The motion passed unanimously. Board Member Lamprey was not present and did not vote.

4. Communications –

- a. Email from Kevin Brandt regarding FNMA form 1081 – Mr. Brandt informed the Board that he was approached by a lender to provide an FNMA form 1081 which has the appraiser certify that the property they just appraised meets BOCA codes and regulations. Mr. Brandt did not complete the form. Board Member Macagba, lending institution designee, conversant to the Board that this form is an option although appraisers do not complete the form. The Board has taking Mr. Brandt’s notification email under advisement. No further action required at this time.
- b. Letter from Alan Scott on reconsidering appraiser qualifications – Board Member Sherman made a motion which was appropriately seconded by Board Member Macagba for staff member Couture to reply and have Mr. Scott complete an application for licensure and to include a waiver request explaining the qualifications he would like the Board to reconsider. The motion passed unanimously.

5. Unfinished Business –

- a. Change in the *de minimus* threshold for Federally Related Transaction appraisals – Per request of the Board, to be kept on the agenda in case of any future updates – The *de minimus* has moved up to \$400,000 for Federally Related Transaction on residential appraisals.

6. New Business –

- a. Upon the motion of Sherman and the second of Lamprey, 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.
- c. Upon the motion of Sherman 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. OPLC Board Chairs/Presidents Meeting – The Board has acknowledged.
- e. Courses for Approval – Board Member Lamprey made a motion which was appropriately seconded by Board Member Martin to approve the following courses. The motion passed unanimously.

<u>Course Name</u>	<u>Provider</u>
Artificial Intelligence, AVMs and Blockchain: Implications for Valuation Synchronous	Appraisal Institute

6. New Business, Continued –

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

<u>Course Name</u>	<u>Provider</u>
Online Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute
Online Understanding and Appraising Residential REO's	Appraisal Institute
Valuation Resources for Solar Photovoltaic Systems	Appraisal Institute
Climate & Flood Zone Changes, Current and Future Impacts on Real Estate Values	Appraisal Institute Mass/ RI
Myths in Appraiser Liability	Appraisal Institute NH/VT
Rapid Fire Case Studies 2019	ASFMRA
Commercial Coat Approach	Core Logic
Green in Residence and Appraisals	JMB Real Estate Academy
Methodology and Application of Sales Comparisons	JMB Real Estate Academy
Techniques of Income Property Appraisals	JMB Real Estate Academy
Ad-Hoc	LeMay School of Real Estate
Appraisal Review Under USPAP	LeMay School of Real Estate
2019 New England Appraisers Expo-Commercial Program	MBREA
2019 New England Appraisers Expo- Residential Program	MBREA
Appraising Historic Properties	MBREA
Basic Construction Review	MBREA
Appraisal of Self-Storage Facilities-Online	McKissock
NCRGIF Winter Conference 2019	National Council of Real Estate Investment Fiduciaries
NH State Statutes Part 2	NH Department of Revenue Administration
Income Capitalization Overview	Oncourse Learning Real Estate
Appraisal For Ad Valorem Taxation	Wichita State University

- f. Date and time of next meeting – ***Friday, November 1, 2019 @ 9:00 a.m.***

8. Adjournment – Board adjourn at 11:15 a.m.

Respectfully Submitted,



Dawn Couture
Supervisor II