

March 6, 2020

## REAL ESTATE APPRAISER BOARD MINUTES

There was a meeting of the Real Estate Appraiser Board on March 6, 2020. The following Members were present: Schubert, Griffin, Macagba, LeMay and Correnti. Also present were OPLC Staff Member Dawn Couture, Division Director Joe Shoemaker and Rules Attorney Mike Porter. Board Chair Sherman was not present.

### **1. Call to order** – 9:04 a.m.

### **2. Interview/meeting/hearing** –

- a. Welcome Mark Correnti – Board Member Correnti provided a brief history of his appraisal experience; this is his second time as a Board Member. The Board introduced themselves and welcomed Board Member Correnti.

### **3. Reading and approval of the minutes of the January 10, 2020 meeting** – Board Member Griffin made a motion which was appropriately seconded by Board Member Macagba to approve the public minutes as written. The motion passed unanimously. Board Member Correnti abstained.

### **4. Reading of Communications** –

- a. First Exposure Draft of Proposed Change to the Real Property Appraiser Qualification Criteria – The Board has reviewed and acknowledged the first exposure draft.
- b. First Exposure Draft of Proposed Changes for the 2022 – 2023 USPAP Edition – The Board has reviewed and acknowledged the first exposure draft.

### **5. Unfinished Business** –

- a. Change in the *de minimus* threshold for Federally Related Transaction appraisals – Email notification from The Appraisal Foundation, Congress Requests GAO Study of FIRREA – The Board has reviewed and acknowledges.
- b. Letter from DOT's certified appraisers – Re: Experience hours – The Board held a brief discussion regarding the response received from IRWA. Tabled.
- c. Discussion on Administrative Rules re: requirements for licensure and continuing education – Rules Attorney Porter introduced himself to the Board; Attorney Porter is OPLC's second rules attorney and will be working alongside Attorney Broderick. Board Member LeMay provided a handout to the Board of recommendations from the rules subcommittee regarding education and experience requirements for initial licensure. A discussion was held. The Board welcomed thoughts from a public member present at the meeting. Board Member Griffin made a motion which was appropriately seconded by Board Member Macagba to except the subcommittee's recommendations; to follow the education and experience requirements for Licensed and Certified Residential appraisers as set forth by the AQB. The motion passed unanimously. Attorney Porter will inform Attorney Broderick of the recommendations and will start working on the rule changes.

**6. New Business –**

- a. Upon the motion of Board Member Schubert and the second of Board Member LeMay, 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 Board Member Macagba and the second of Board Member Griffin, the Board by roll call vote resumed public session.
- c. Upon the motion of Board Member Griffin and the second of Board Member LeMay, 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. Courses for Approval – Board Member LeMay made a motion which was appropriately seconded by Board Member Correnti to approve the following courses.

<b>Course</b>	<b>Provider</b>
2020-2021 7 Hour National USPAP Update	American Society of Appraisers
2020 Mid-Atlantic Regional Conference-Thursday	American Society of Appraisers
Appraisal of Mobile Home Parks	American Society of Appraisers
Appraisal of Full Service Restaurants	American Society of Appraisers
Sales Comparison Approach for General Appraisers	ASFMRA
2020-2021 15 Hour Equivalent USPAP Course – Online	Appraisal Institute
Online Business Practice and Ethics	Appraisal Institute
Economic Outlook and Real Estate Trends 2020	Appraisal Institute Mass/RI Chapter
Appraiser Essentials	Appraisal Institute NH/VT Chapter
The Banking Perspective: What Appraisers Should Be Aware of and Why	Appraisal Institute NH/VT Chapter
2020 Appraisers Conference and Trade Show (ACTS) Day 1	Appraiser eLearning LLC
2020-2021 7 Hour National USPAP Update Course	Appraiser eLearning LLC
2020-2021 7 Hour National USPAP Update Course – Online	JMB Real Estate Academy
Art & Science of Comparable Analysis	MBREA
Mastering Unique and Complex Property Appraisal	MBREA
Introduction to the Uniform Appraisal Dataset	McKissock
The Sales Comparison Approach	McKissock
Unitary Valuation Principles	NH Dept. of Revenue Admin.
2020-2021 7 Hour Equivalent USPAP Update – Online	The Columbia Ins./Core Logic
2020-2021 7 Hour National USPAP Update	The Columbia Ins./Core Logic

**6. New Business, Continued** –

- d. Courses for Approval – Board Member LeMay made a motion which was appropriately seconded by Board Member Correnti to approve the following courses.

<b>Course</b>	<b>Provider</b>
Appraiser Disaster Readiness	The Columbia Ins./Core Logic
Appraiser’s Guide to Calculating & Supporting Adjustments	The Columbia Ins./Core Logic
Defensible Appraising	The Columbia Ins./Core Logic
Better Safe Than Sorry	Vermont Association of Realtors
FHA Property Analysis	Vermont Association of Realtors

- e. Date and time of next meeting – *Friday, May 1, 2020 @ 9:00 a.m.*

**8. Adjournment** – Board Member Macagba made a motion which was appropriately seconded by Board Member Griffin to adjourn. The motion passed unanimously. Meeting adjourned at 11:15 a.m.

Respectfully Submitted,



Dawn Couture  
Supervisor II