

**NEW HAMPSHIRE REAL ESTATE APPRAISER
PUBLIC MEETING MINUTES
September 16, 2022**

There was a meeting of the Real Estate Appraiser Board held on September 16, 2022. The public may attend via video/teleconference. The following Board Members attended in person at the Board's Office: Sherman, Schubert, Correnti, LeMay and Macagba.

Attended in person were OPLC Board Administrator's Dawn Couture and Marla Pike.

Attended in person was OPLC Attorney Shane Goulet.

I. Call to Order – 9:03 a.m.

II. Approval of Public Minutes – Board Member LeMay made a motion which was appropriately seconded by Board Member Correnti to approve the public minutes as written. The motion passed 4-0. Board Member Macagba abstained.

III. Public Appearances –

- a. 9:30 a.m. Adjudicative Hearing TrUnion Appraisal Services LLC – Board Chair Sherman made a motion which was appropriately seconded by Board Member Macagba to elect Nikolas Frye, Esq. as the Hearing Officer. The motion passed unanimously.

The hearing opened at 9:31 a.m. Ms. Carothers who represents TrUnion Appraisal Services LLC was present via Zoom and was represented by Attorney Craig Donais who was also presented via Zoom. The hearing closed at 9:37 a.m.

IV. Old Business – None

V. New Business –

- a. Laura Eger – Request for online qualifying education – Board Member LeMay made a motion which was appropriately seconded by Board Member Schubert to approve the 2 Basic Appraisal courses as well as the 15-Hour National USPAP course completed from ASFMRA, and to approve Ms. Eger's request to take 2 additional qualifying education courses online through the Appraisal Institute. The motion passed unanimously.
- b. Christopher Perrin – Request for online qualifying education – Board Member LeMay made a motion which was appropriately seconded by Board Member Correnti to approve Mr. Perrin's request to take 4 qualifying education courses online through McKissock. The motion passed unanimously.
- c. John Prieto – Request for online qualifying education through McKissock – Board Member Correnti made a motion to approve Mr. Prieto's request to take qualifying education courses online through McKissock. He also may use previously taken courses towards his requirement for licensure; as long as the courses were previously approved as qualifying education and were completed within the 10 years of submitting his application for licensure. The motion passed unanimously.
- d. Sean Dunne – Request to waive Rab 305.02 (d) re: 3-year supervisor requirement – Board Member LeMay made a motion which was appropriately seconded by Board

Member Schubert to decline the request as it a requirement of the AQB's and not within the Board's standards. The motion passed unanimously.

VI. Non-Public Session

At 10:07 a.m. upon the motion of Board Chair Sherman and the second of Board Member Macagba, to go into a non-public session the Board, by roll call, voted to conduct a non-public session for the purpose of the reading and approval of the non-public minutes of the July 22, 2022 meeting, and evaluating complaints against licensees, accredited individuals, institution, or organizations, or persons charged with practicing unlawful accounting activity, and noting that such a non-public session is authorized by RSA 91-A:3, II(c), RSA 91-A:5, IV, *Lodge v. Knowlton*, 118 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 vote of all members present.

VII. Resume Public Session

At 10:25 a.m. upon the motion of Board Chair Sherman and the second of Board Member Correnti, and the Board unanimously voted by roll call, to reconvene the public meeting.

VIII. Seal the Minutes of the Non-Public Session

Upon the motion of Board Chair Sherman and the second of Board Member Macagba, by roll call voted to seal the minutes of the non-public session from the public disclosure pursuant to RSA 91-A:3, III(c), on the grounds that public disclosure would be likely affect adversely the reputation of licensees, accredited individuals, institutions, or organizations, or persons charged with practicing unlawful accounting activity, RSA 91-A:5, IV, *Lodge v. Knowlton*, 118 N.H. 574 (1978), and the Board's executive and deliberative privileges. The motion passed with each member recording his or her vote on the motion.

The Board took a break from 10:26 am to 10:33 am.

IX. New Business, Continued –

- a. Courses for Approval – The Board held a discussion. Board Member Macagba made a motion to approve the courses as presented except for “A brief stroll through America’s Architecture”, the number of continuing education hours shall be reduced down to 4 hours due to a lack of appraisal related topics.

Course	Provider
2022 Gold Standard Vegas	Allterra Group, LLC
2022 Keynote Vegas	Allterra Group, LLC
2022 International Conference	American Society of Appraisers
6 Recent Appraiser Lawsuits and the Lessons from Each	Appraiser eLearning LLC
Advanced Residential Applications and Case Studies/Part 1	Appraisal Institute
Appraising Condo, Co-ops, and PUDs	Appraisal Institute
Online Basic Appraisal Principles	Appraisal Institute

Online Basic Appraisal Procedures	Appraisal Institute
Online Fundamentals of the Uniform Appraisal Standards for Federal Land Acquisitions	Appraisal Institute
Online General Appraiser Market Analysis and Highest & Best Use	Appraisal Institute
Online General Appraiser Report Writing and Case Studies	Appraisal Institute
Online General Appraiser Sales Comparison Approach	Appraisal Institute
Online General Appraiser Site Valuation and Cost Approach	Appraisal Institute
Online Real Estate Finance, Statistics and Valuation Modeling	Appraisal Institute
Residential Report Writing and Case Studies	Appraisal Institute
Rural Area Appraisals: Freddie Mac Guidelines and Prop. Eligibility Requirements	Appraisal Institute
Valuation Issues & The Tax Abatement Process	Appraisal Institute NH-VT Chapter
Appraising Condominium Units	McKissock, LLC
7-Hour National USPAP Update Course	Sawyer Educational Services
A Brief Stroll Through America's Architecture	Sawyer Educational Services

- b. Request from Appraisal Institute to retroactive approval for Appraisal Condos, Co-ops and PUDs – Board Member Macagba made a motion which was appropriately seconded by Board Member Correnti to retroactive the approval date to July 25, 2022. The motion passed unanimously.
- c. ASC Release re: Mississippi Practical Appraiser Training Program – Board Administrator Couture informed the Board that it was one person that developed the training program and she will come out to the State to train course instructors. The Board held a discussion. Board Chair Sherman made a motion which was appropriately seconded by Board Member Schubert to have the Board Administrator reach out to the course instructors to see if anyone is interested in doing this program. The motion passed unanimously.
- d. ASC Notice re: extension of USPAP 2020-2021 until 12/31/2023 – The Board has asked to send an email blast out all the appraisers stating that even though the 2020-2021 version of USPAP has been extended, appraisers must still have a completed USPAP updated course completed every 2 calendar years per the AQB.
- e. Discussion of McKissock Learning Re: USPAP update course – It was brought to the Board’s attention that appraisers who take the 7-hour USPAP update course with McKissock will not receive a certificate of completion if the appraiser does not select NH as state they are licensed in, in the beginning of the course. Also, McKissock states that NH has a different exam than other states. The Board has asked

Administrator Couture to reach out to McKissock and see what they are basing this different exam on.

X. Rules Review and Other Legislative Topics –

- a. Statutory change of RSA 310-B:12-s – Administrator Couture informed the Board that during the Appraisal Subcommittee’s state off site assessment, it was brought to our attention that the language in RSA 310-B:12-s needed to be corrected. Board Member LeMay made a motion which was appropriately seconded by Board Chair Sherman to accept the changed language and submit it to OPLC’s attorney for the upcoming legislative session. The motion passed unanimously.
- b. Initial proposal of rules 100-300 various sections – Tina Kelley was present. During review of the proposed rules, the Board had some other changes to the 300 sections. Tina will work on the additional changes for the Board to review that their next meeting.
- c. Review of AMC applications – Tabled until the changes are incorporated in the proposed rules.

XI. Non-Public Session

At 12:08 p.m. upon the motion of Board Chair Sherman and the second of Board Member Macagba, to go into a non-public session the Board, by roll call, voted to conduct a non-public session for the purpose of the reading and approval of the non-public minutes of the July 22, 2022 meeting, and evaluating complaints against licensees, accredited individuals, institution, or organizations, or persons charged with practicing unlawful accounting activity, and noting that such a non-public session is authorized by RSA 91-A:3, II(c), RSA 91-A:5, IV, *Lodge v. Knowlton*, 118 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 vote of all members present.

XII. Resume Public Session

At 1:28 p.m. upon the motion of Board Chair Sherman and the second of Board Member LeMay, and the Board unanimously voted by roll call, to reconvene the public meeting.

XIII. Seal the Minutes of the Non-Public Session

Upon the motion of Board Chair Sherman and the second of Board Member Macagba, by roll call voted to seal the minutes of the non-public session from the public disclosure pursuant to RSA 91-A:3, III(c), on the grounds that public disclosure would be likely affect adversely the reputation of licensees, accredited individuals, institutions, or organizations, or persons charged with practicing unlawful accounting activity, RSA 91-A:5, IV, *Lodge v. Knowlton*, 118 N.H. 574 (1978), and the Board’s executive and deliberative privileges. The motion passed with each member recording his or her vote on the motion.

- XIV. Adjournment –** Board Chair Sherman made a motion which was appropriately seconded by Board Member LeMay to adjourn the meeting. The motion passed 3-0, meeting adjourned at 1:30 p.m. Board Members Correnti and Schubert were not present and did not vote.