



CANNON BUILDING
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STATE OF DELAWARE
COUNCIL ON REAL ESTATE APPRAISERS

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PUBLIC MEETING MINUTES:	COUNCIL ON REAL ESTATE APPRAISERS
MEETING DATE AND TIME:	Tuesday, November 18, 2014 at 1:00 p.m.
PLACE:	861 Silver Lake Boulevard, Dover, Delaware Conference Room A , 2nd floor of the Cannon Building
MINUTES APPROVED:	January 22, 2015

Members Present

Georgianna Trietley, Chair, Professional Member
Lynn Baker, Professional Member, Vice Chair
Douglas Nickel, Professional Member
Patricia Ennis, Public Member
Frank Long, Public Member

Division Staff/Deputy Attorney General

Kevin Maloney, Deputy Attorney General
Amanda McAtee, Administrative Specialist II

Members Absent

Ronald Mandato, Professional Member
Kevin Gillis, Banking Member

Public Present

Joseph Napoletano
Earl Loomis
Doug Sensabaugh

Call to Order

Ms. Trietley called the meeting to order at 9:32 a.m.

Review and Approval of Minutes

October 21, 2014

The Council reviewed the minutes from the October 21, 2014. Mr. Baker made a motion, seconded by Mr. Nickel, to approve the minutes as submitted. By unanimous vote, the motion carried.

Election of Officers

Ms. Trietley made a motion, seconded by Mr. Nickel, to nominate Mr. Baker as Council Chair. By unanimous vote, the motion carried.

Mr. Baker made a motion, seconded by Ms. Trietley, to nominate Mr. Nickel as Council Vice Chair. By unanimous vote, the motion carried.

Unfinished Business

Status of Complaints

19-10-13 – Dismissed by the Attorney General's Office for the following reason:

Moot as case number 19-10-13 contains substantially similar allegations to those resolved by case number 19-07-12.

Ms. Trietley stated that complaint 19-10-13 had been dismissed by the Attorney General's Office.

19-02-14 – Dismissed by the Attorney General's Office for the following reason:

The Council does not have jurisdiction over the additional allegations asserted by the Complainant and the case is dismissed.

Ms. Trietley stated that complaint 19-02-14 had been dismissed by the Attorney General's Office.

19-03-14 – Forwarded to Attorney General's Office for Review

Ms. Trietley stated that complaint 19-03-14 had been forwarded to the attorney general's office for review.

Review and Deliberation Council Orders

John Ulrich

The Council signed the order for John Ulrich.

Continued Discussion of Awarding CE Credit for Attending Council Meetings

Mr. Maloney stated that the proposed change was added to rule 2.5.8 and would state:

2.5.8 Continuing education credit may be awarded for participation in field trips, conferences, and trade association meetings, excluding travel time, if those activities specifically relate to real estate appraisal education, but for no more than eight (8) hours per licensure period. Continuing education credit may be awarded for attendance at meetings of the Council on Real Estate Appraisers. The meeting for which credit is sought must have been a minimum of one hour in duration and is subject to a one hour per meeting maximum. Continuing education credit for attendance at Council meetings is subject to a three hour per biennial renewal period maximum.

(Underlined text represents the addition to the rule)

After review and discussion, Mr. Nickel made a motion, seconded by Mr. Baker, to approve the proposed change to be published in the register of regulations. The motion carried unanimously.

Continued Discussion of 2015 AQB Changes for Supervisory and Trainee Appraiser Requirements

Mr. Maloney stated that the changes were reflected in rules 4.2.5, 4.2.6, 4.3.1, and 4.3.3. Rules 4.2.5 and 4.2.6 pertained to supervisors and rules 4.3.1 and 4.3.3 pertained to trainees. Ms. McAtee stated that the rule changes reflected the AQB changes that would become effective on January 1, 2015. Ms. McAtee stated that the trainee application would be updated towards the end of 2014 to reflect the new AQB requirements and that the rule changes were to further define the 2015 AQB changes. Mr. Maloney reviewed the proposed rule changes:

4.2.5 Effective January 1, 2014, a State-certified Supervisory Appraiser shall have been state certified for a minimum of three (3) years prior to being eligible to become a Supervisory Appraiser. A State-certified Supervisory Appraiser shall be in good standing and not have been subject to any disciplinary action within the last three (3) years that affects the Supervisory Appraiser's legal ability to engage in appraisal practice.

4.2.6 Effective January 1, 2015, the Supervisory Appraiser shall be required to complete a course that, at a minimum, complies with the specifications for course content established by the AQB prior to supervising a trainee appraiser. The course shall be oriented toward the requirements and responsibilities of supervisory appraisers and expectations for trainees. The course must be completed by the trainee appraiser prior to obtaining a trainee appraiser credential, and completed by the supervisory appraiser prior to supervising a trainee appraiser.

4.3.1 All appraiser trainees must be licensed as required under 24 Del.C. Ch. 40. All qualifying education must be completed within the five (5) year period prior to the date of submission of an application for a trainee appraiser license. A trainee appraiser is permitted to have more than one supervisory appraiser.

4.3.3 Effective January 1, 2015, the Appraiser trainee shall be required to complete a course that, at a minimum, complies with the specifications for course content established by the AQB prior to obtaining a trainee appraiser license. This course is in addition to the required qualifying education hours needed for trainee licensure. The course shall be oriented toward the requirements and responsibilities of supervisory appraisers and expectations for trainees. The course must be completed by the trainee appraiser prior to obtaining a trainee appraiser credential, and completed by the supervisory appraiser prior to supervising a trainee appraiser.

(Underlined text represents rule additions)

After review and discussion, Mr. Baker made a motion, seconded by Mr. Nickel, to approve the proposed change to be published in the register of regulations. The motion carried unanimously.

New Business

New Complaints

19-05-14

19-06-14

Annulment Appeal Hearing for Andrew Smith Continuation Date Discussion

Ms. McAtee stated that the hearing for Mr. Smith would be continued on Tuesday, December 16, 2014 at 9:30 a.m. as a special meeting of the Council.

2015 Meeting Dates and 2015 Seminar Date

Ms. McAtee reminded the Council that the January meeting was on Thursday, January 22, 2014 and not Tuesday, January 20th. Ms. McAtee stated that the Appraisal Subcommittee (ASC) would be at the January meeting to address the Council on their preliminary audit findings. Ms. McAtee stated that she would have the Council discuss the 2015 seminar topic and meeting date at a future meeting. The Council reviewed the 2015 meeting dates that Ms. McAtee provided. There was no discussion.

Ratification of Issued Licenses

Mr. Baker made a motion, seconded by Mr. Nickel, to ratify the list of licenses listed below. The motion carried unanimously.

Enloe, Eric L., CGRPA
Bell, Richard W., CGRPA
Sobol, Paul A., CRRPA
Moon, Jimmy D., CRRPA
Bosch, Debra J., CRRPA
Ferris, Jylian A., Appraiser Trainee
Roberts, Connie E., Certified Assessor
Sherriff, Andrew G., Temporary Practice Permit
Rasmussen, Gerald V. Temporary Practice Permit
Gut, Krystyna Temporary Practice Permit
Lee, Harold E. Temporary Practice Permit

Ratification of Issued AMC Permits

Mr. Nickel made a motion, seconded by Mr. Baker, to ratify the list of AMC permits listed below. The motion carried unanimously.

AMC Links, LLC.
Appraisal Logistic Solutions, Inc.
Peach Valley Appraisal Management, LLC.
First Look Appraisals, LLC.
Managed Appraisal Service, Inc.

Review of Application for Certified Assessor

None

Review of Application for AMC

None

Review of Application for Examination

Michael Marino, Licensed to CRRPA

Ms. Trietley reviewed the application of Michael Marino for Council. After discussion and review, Mr. Baker made a motion, seconded by Mr. Nickel, to approve Mr. Marino to sit for the Certified Residential examination. The motion carried unanimously.

Review of Application for Trainee

None

Review of Application for Exemption

None

Review of Application for Reciprocity

Thomas Mullins, Certified General

Mr. Baker reviewed the reciprocity application of Thomas Mullins for Council and stated that Mr. Mullins was fined in the past for record keeping violations and took remedial continuing education courses in addition to paying fines. Mr. Baker stated that the violations occurred in 2007 and 2008. Mr. Nickel questioned if Mr. Mullins had any violations since 2007 and 2008. Ms. Trietley stated that Mr. Mullins only had the two violations and that Mr. Mullins was based in Minnesota and the violations took place in the State of Florida. After discussion and review, Mr. Nickel made a motion, seconded by Mr. Baker, to approve the reciprocity application of Thomas Mullins. The motion carried unanimously.

Review of Hearing Officer Recommendations

None

Review and Deliberation of Consent Agreements

None

Review of Application for Temporary Practice Permit

None

Review of Experience Log

None

Approval of Continuing Education Activities

After discussion and review, Mr. Baker made a motion, seconded by Mr. Nickel, to approve the continuing education in the listing below. The motion carried unanimously.

McKissock

Appraisal of Fast Food Facilities, 7 hours CE (online)
Appraisal of Land Subject to Ground Leases, 7 hours CE (online)
Expert Witness for Commercial Appraisers, 12 hours CE (online)
A Review of Disciplinary Cases – Live Webinar, 3 hours CE (online)
Fundamental Concepts of Analysis, 7 hours CE (online)
Marcellus Shale and Appraisers, 3 hours CE (classroom)
Valuing Vacant Land and Sites, 4 hours CE (classroom)

Delaware Chapter of the Appraisal Institute

The Appraiser as Trusted Advisor, 2 hours CE (classroom)

Dynasty School

General Appraiser Market Analysis & Highest & Best Use, 15 hours QE/14 hours CE (online)
Covering All the Bases in Residential Reporting, 7 hours CE (online)

Northern Michigan University

What Makes a Good House Good, 2 hours CE (online)

Appraisal Institute

Online 15-Hour National USPAP Equivalent Course, 15 hours QE/CE
Supervisory Appraisal / Trainee Appraiser Course, 4 hours CE (classroom)

American Society of Farm Managers and Rural Appraisers
15 Hour National USPAP Course (A113), 15 hours CE/QE (classroom)

Correspondence
None

Other Business before the Council (for discussion only)

Public Comment

Next Meeting

The next meeting is scheduled for January 22, 2015 at 9:30 a.m. in Conference Room A second floor, Cannon Building, 861 Silver Lake Boulevard, Dover, Delaware.

Adjournment

Mr. Baker made a motion, seconded by Mr. Nickel, to adjourn the meeting. There being no further business before the Council, the meeting adjourned at 10:40 a.m. The motion carried unanimously.

Respectfully submitted,



Amanda McAtee
Administrative Specialist II

The notes of this meeting are not intended to be a verbatim record of the topics that were presented or discussed. They are for the use of the Council members and the public in supplementing their personal notes and recall for presentations