

IOWA REAL ESTATE APPRAISER EXAMINING BOARD
Hotel Julien, 200 Main Street in Dubuque, IA 52001
September 23, 2022 | 1:00 p.m.

Board Members present for all or part of the meeting:

Dan Fuhrmeister, Chair
Leila Granger
Cody Seeley
Loretta Laubach
Jordan Maus, Vice Chair

Board Members not present for the meeting:

Sue Clark

Staff present for all or part of the meeting:

Kimberly Gleason, Administrative Assistant
Brad Horn, AAG
Brandy March, Executive Officer
Lori SchraderBachar, PLB Bureau Chief - via Zoom

Public present for all or part of the meeting:

Peter Christensen, Christensen Law Firm – via Zoom
Lyle Radke, Fannie Mae – via Zoom
Kevin Smith, Fannie Mae – via Zoom
Matt Miller, Rally Appraisal
Bill Pruett, Rally Appraisal
Terry Kestner, Hertz Appraisal Services
Bradley Brissey, Brissey Realty
Peter Fontana – via Zoom
Scott Di Biasio – via Zoom
David Bunton, TAF – via Zoom
Jeff Gibney
Christ Burke, Eastern IA Valuation
Caitlin Klett, Hertz Appraisal Services
Greg L Kaltenheuser, Rally Appraisal
Dominic Goodmann, III, Goodmann Appraisal, Inc.
Joe Slocum – via Zoom

Call to Order

Call to Order by Fuhrmeister at 1:00 p.m.

Welcome, Introduction & Roll Call

Attendance: Roll Call by Gleason: Fuhrmeister, Granger, Laubach, Maus, and Seeley.
Quorum was established.

Approval or Revision of Agenda

Motion by Laubach to approve the agenda as presented.

Seconded by Granger.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Approval of Minutes

Motion by Seeley to approve the open and closed session minutes from August 16, 2022, as presented.

Seconded by Granger.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Special Guests

Peter Christensen, Christensen Law Firm (approximately 1:15 PM)

Christensen provided a presentation titled: 3 Appraiser Legal Situations: What You Learn from Your Colleagues Legal Misfortune. Christensen noted that the presentation slides are also available on www.valuationlegal.com. Christensen stated that the most common litigated item was Legal Duty with many of those claims being brought by the borrower. He reviewed three cases with real life outcomes.

Bunton joined the meeting at 1:36 p.m. Radke joined the meeting at 1:56 p.m. Smith joined the meeting at 1:58 p.m.

Lyle Radke & Kevin Smith, Fannie Mae (approximately 2:00 PM)

Radke and Smith gave a presentation entitled Appraisal Quality. Radke provided information on how Fannie Mae is organized and how they come to the State Tips and State Referrals which can be used as a complaint by the state regulatory body. Seeley inquired on why Fannie Mae does not share the CU numbers with the states. Peer Reviewer Pruett and Horn inquired as to why Fannie Mae does not provide more detailed information in the State Tips that are submitted to the state agency. Radke noted that he would check with legal on the inquiry.

Smith left the meeting at 2:29 p.m.

David Bunton, The Appraisal Foundation (approximately 3:00 PM)

Bunton provided a presentation that was broke down into the following categories:

- Appraisal Foundation Update
- Snapshot of Profession
- AQB Update
- ASB Update
- Legislation ISSU
- Stay Engaged and Get Involved!

Bunton provided diagrams regarding the pass rate of the exam and the average age of appraisers. Bunton also provided an update on PAREA. March noted that Iowa was listed wrong on the PAREA slide and was 100% adopted. Bunton also stated that the 3rd Exposure draft has a deadline of September 24, 2022, for written comments and the virtual public meeting will be held in October with a 4th Exposure draft to come. In the legislation, Bunton noted that they are proposing a new law that would require all states to turn over discrimination complaints to the Federal Valuation Agency within 48 hours.

Bunton left the meeting at 2:59 p.m. Fuhrmeister called for a break from 3:00 p.m. until 3:15 p.m.

New Business

WPR

Laubach stated that Slocum was previously deferred and placed on a remedial plan. Laubach stated that two additional reports were selected after the initial work product review and both were USPAP compliant. Laubach stated the reports had improved significantly since the prior review. The committee recommends that Slocum be approved. Laubach reported that Schneden did a great job, answered the questions well, and was very knowledgeable. Laubach also noted that Schneden's reports were USPAP complaint and the committee recommends approval.

Seeley stated that Bishop did a nice job on the interview but was unfamiliar with the income approach and struggled with depreciation. Seeley stated that the committee members were split on a recommendation even though the three reports came back USPAP compliant. Seeley felt the applicant needed more experience and recommends deferral for three months with two more reports being reviewed. Seeley stated that Laubach felt that the feedback and redacted reports would suffice as the reports were compliant.

At 3:23 p.m. Christensen, Radke, and Smith are no longer on Zoom.

Motion by Seeley to approve the WPR for Joseph Slocum and Travis Schneden.
Seconded by Granger.

VOTE: Aye: All Nay: None Abstaining: None
Motion passed

Motion by Seeley to defer the WPR for Brianna Bishop.

Seconded by Maus.

VOTE: Aye: Granger, Maus, Seeley Nay: Laubach Abstaining: None
Motion passed

Peer Reviewer Application Fontana

Maus presented to the board that the committee felt that the peer reviewer application for Fontana be approved. The board had no questions or comments on the exhibit.

Motion by Seeley to approve the peer reviewer application from Peter Fontana and have the Board enter into a contract with him.

Seconded by Maus.

VOTE: Aye: All Nay: None Abstaining: None
Motion passed

Old Business

None.

Public Comments

Gibney inquired on why a trainee/supervisor must maintain locational competency but a peer reviewer can be located in Montana. Fuhrmeister stated that Iowa has issues with getting reviewers. March noted that a peer reviewer is checking for USPAP compliance. Kester noted that if a peer reviewer states a value then they are required to complete an appraisal so they are only checking for USPAP compliance.

Board Member Reports

Chair Report – Fuhrmeister had nothing to report.

Associate Committee Report – Fuhrmeister, Laubach, and March had nothing to report.

Code Committee Report – Granger, Hingst, Horn, Laubach, and March had nothing to report.

Discipline Committee Report – Maus noted that no new complaints had been filed since the last board meeting.

Impaired Licensee Committee Report – Granger, Horn, March, and Seeley had nothing to report.

Peer Reviewer Committee Report – Laubach, March, and Maus had nothing to report.

Reporters Committee Report – Clark, Fuhrmeister, and March had nothing to report.

Rules Committee Report – Clark, Horn, March, SchraderBachar, and Seeley had nothing to report.

Work Product Review Committee Report – Laubach, March, and Seeley had nothing to report.

Board Member Individual Reports – Board members had nothing to report.

Staff Reports

PLB Report

SchraderBachar had nothing to report.

Executive Officer Report

March had nothing to report.

Legal Report

Horn reported that the AG's office is reviewing legislation that will need to be added to PLB rules.

Discipline

Motion by Seeley to go into closed session at 3:43 p.m. pursuant to 1) Iowa Code section 21.5(1)(a) to review records deemed confidential by law, specifically complaint files, investigation files, other investigation reports, and other investigative information deemed confidential by Iowa Code section 272C.6(4) (a); and 2) Iowa Code section 21.5(1) (a) to discuss whether to initiate licensee disciplinary investigations or proceedings; and 3) Such review and discussion will include any cases ready for final resolution through closure or consent order.

Seconded by Laubach.

VOTE: Roll Call Vote by Gleason: Fuhrmeister; aye, Granger; aye, Laubach; aye, Maus; aye, and Seeley; aye.

Motion passed.

Board members and staff moved to the second-floor board room.

Motion by Maus to return to open session at 3:57 p.m.

Seconded by Granger.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Board members and staff returned to the main meeting room at 4:10 p.m. All live public members left the meeting. 4:13 p.m.

Motion by Maus to accept and countersign the statement of charges and settlement agreement in case 22-07 as discussed in closed session.

Seconded by Laubach.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Motion by Seeley to amend the statement of charges and settlement agreement in cases 20-24, 21-16, 21-27, and 21-32 as discussed in closed session.

Seconded by Granger.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Motion by Granger to close cases 22-17 and 22-18 as discussed in closed session.

Seconded by Seeley.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Fuhrmeister handed over the meeting to Maus.

Motion by Seeley to impose the civil penalty on case 22-23 that was previously noticed as discussed in closed session.

Seconded by Laubach.

VOTE: Aye: All Nay: None Abstaining: Fuhrmeister

Motion passed.

Maus handed the meeting over to Fuhrmeister.

Upcoming Meetings and Last-Minute Comments

Appraisal Summit	September 24-28, 2022
WPR Committee Meeting	October 4, 2022 at 9:00 a.m. via Zoom
Rules Committee Meeting	October 7, 2022 @ 10:30 a.m. via Zoom
AARO Fall 2022 Conference	October 14-17, 2022
Discipline Committee Meeting	October 25, 2022 at 10:00 a.m. via Zoom
Board Meeting	October 27, 2022 at 10:30 a.m.

Fuhrmeister granted March authority to sign any document approved by the Board.

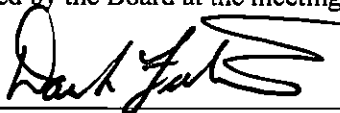
March has been tasked with adding the WPR information on the drive to allow Laubach and Seeley additional time to review. March will notify the committee on the number of applicants they will interview in October.

Adjournment

Fuhrmeister adjourned the meeting at 4:11 p.m.

These minutes accurately reflect the minutes approved by the Board at the meeting on:

10-27-2022
Date



By: Dan Fuhrmeister, Chair