

**MAINE BOARD OF REAL ESTATE APPRAISERS  
BOARD MEETING  
April 01, 2014**

**MINUTES**

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**MEMBERS PRESENT**

WendyAnn Boston, Chair  
William Dobrowolski, Vice Chair  
Joseph Herlihy, Complaint Officer  
Bruce Bell

**MEMBERS ABSENT**

Kenneth Charest  
Theodore Webersinn  
Alan Johnson

**STAFF PRESENT**

Carol Leighton, Administrator  
Kim Baker, Office Specialist I  
Andrew Black, Assistant Attorney General  
Cathy Pendergast, Education Coordinator  
Deborah Fales, Office Specialist I  
Karen Bivins, Deputy Director MREC

**Location: Central Conference Room**

**Start: 9:02 a.m.**

**Adjourn: 10:30 a.m.**

**CALL TO ORDER**

The meeting was called to order at 9:02 a.m. by the Board's Chair, WendyAnn Boston.

**AGENDA MODIFICATIONS**

A motion was made by Dobrowolski and seconded by Herlihy to add the following items to the agenda:

- Letter from Phil DiBiase dated 03/27/2014
- Proposed Rule regarding Appraisal Management Companies (AMC)

Unanimous.

**OLD BUSINESS**

**Action on Minutes of February 4, 2014 Meeting**

A motion was made by Dobrowolski to approve the minutes of the February 4 2014 meeting as written; seconded by Bell. Unanimous.

**NEW BUSINESS**

**License Denial Hearing: William Miller, 2014-REA-9855 9:00 a.m.**

The hearing in the matter of William Miller was called to order at 9:18 a.m. by Hearing Officer Rebekah Smith, Esq. William Miller was present and not represented by an attorney. Assistant Attorney General Andrew Black represented the State in this matter. Public deliberations were conducted at the close of the hearing.

A motion was made by Dobrowolski and seconded by Herlihy to uphold the preliminary denial of the application to sit for the certified residential real property appraiser exam pursuant to 32 M.R.S. §14014-A: Failure to meet professional qualifications, as the applicant did not provide evidence of an accredited degree as specified in 32 M.R.S §14036(2)A. Unanimous.

### **Administrator's Report**

Continuing Education Non-compliance:

Banton – No action taken; continuing education for renewal found to be in compliance.

Pierce – A motion was made by Dobrowolski and seconded by Bell to find the licensee not in compliance with 32 MRS §114027 and Board Rules Chapter 220 2.2 and 2.3. Unanimous.

A motion was made Dobrowolski and seconded by Bell to offer a consent agreement to include censure; 7 hours of AQB approved continuing education to be completed within 30 days of the finalized consent agreement and not to be used for the December 2014 renewal cycle; and a \$500.00 fine to be submitted within 30 days of the finalized consent agreement. Unanimous.

The letter from MBREA dated 03/14/2014 was tabled to the next meeting.

The Board was updated on L.D. 1724 which is moving forward through the legislative process. It was also noted that the AQB is considering delaying implementation of the fingerprinting component of the background check provision to 01/01/2017.

The Board discussed the email dated 03/06/2014 regarding unlicensed practice and recommended the administrator notify the sender about the complaint process.

A motion was made by Dobrowolski and seconded by Bell for the Assistant Attorney General to draft a response to Mr. DiBiase. Unanimous

Discussion on the proposed rule regarding Appraisal Management Companies (AMC) was tabled to the next meeting.

### **Complaint Officer's Report**

Complaint Presentations:

2013-REA- 9482: A motion was made by Dobrowolski and seconded by Bell to dismiss. Herlihy abstained; Boston, Bell and Dobrowolski voted in the affirmative. Motion carried.

2013-REA- 9599: A motion was made by Dobrowolski and seconded by Bell to dismiss with a letter of guidance. Herlihy abstained; Boston, Bell and Dobrowolski voted in the affirmative. Motion carried.

2013-REA- 9640: A motion was made by Dobrowolski and seconded by Bell to dismiss. Herlihy abstained; Boston, Bell and Dobrowolski voted in the affirmative. Motion carried.

2014-REA- 9751: Boston recused and left the room. A motion was made by Dobrowolski and seconded by Bell to dismiss with a letter of guidance. Herlihy abstained; Boston recused; Bell and Dobrowolski voted in the affirmative. Motion carried.

2014-REA- 9795: A motion was made by Dobrowolski and seconded by Bell to dismiss with a letter of guidance. Herlihy abstained; Boston, Bell and Dobrowolski voted in the affirmative. Motion carried.

2014-REA-9804: A motion was made by Dobrowolski and seconded by Bell to refer complaint to the Attorney General's Office pursuant to 32MRS §14003 unlicensed practice. Herlihy abstained; Boston, Bell and Dobrowolski voted in the affirmative. Motion carried.

### **Review and Action on Applications**

A motion was made by Dobrowolski and seconded by Bell to approve the appraisal samples submitted by the licensee and offer Jeffrey Grant licensure as a licensed residential real property appraiser upon successful completion of the exam. Unanimous.

A motion was made by Dobrowolski and seconded by Bell to approve the application for reciprocal license for Steven Cloutier. Unanimous.

A motion was made by Dobrowolski and seconded by Bell to approve the application for reciprocal license for Christine Erickson. Unanimous.

A motion was made by Dobrowolski and seconded by Bell to approve the application for licensure as a registered appraiser trainee for Katelyn Roux. Unanimous.

A motion was made by Herlihy and seconded by Bell to deny the application for licensure as a certified residential real property appraiser for John Lynch.

### **Correspondence**

None

### **OTHER BUSINESS**

The meeting scheduled for May 6, 2014 has been cancelled.

The next meeting is scheduled for Friday, June 6, 2014

### **ADJOURN**

Being no further board business the meeting was adjourned at 12:30 p.m.

Respectfully submitted,  
Kim Baker, Board Clerk