

MAINE BOARD OF REAL ESTATE APPRAISERS
BOARD MEETING
December 2, 2014
MINUTES

MEMBERS PRESENT

WendyAnn Boston, Chair
William Dobrowolski, Vice Chair
Joseph Herlihy, Complaint Officer
Bruce Bell
Theodore Webersinn
Alan Johnson
Kenneth Charest

STAFF PRESENT

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

MEMBERS ABSENT

None

Location: Central Conference Room

Start: 9:02 a.m.

Adjourn: 11:45 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 Bell to add the correspondence pursuant to case number 2014-REA-10477 to the agenda under complaint officer's report. Unanimous.

OLD BUSINESS

Action on Minutes of November 4, 2014 Meeting

A motion was made by Dobrowolski to approve the minutes of the November 4, 2014 meeting; seconded by Bell. Unanimous.

NEW BUSINESS

Administrator's Report

The Board reviewed the administrator's memo regarding the procedure for review of applications. A motion was made by Charest and seconded by Dobrowolski, and unanimously voted to authorize the continuation of the current procedure:

The Board authorizes the staff to review temporary license applications and trainee applications and issue licenses when all requirements are met; and to issue exam authorizations when all requirements are reviewed and verified. The Board authorizes the staff to review CR, CG and AP license applications for completeness and to verify all necessary information. The Board authorizes Board members, on behalf of the Board, to review appraisal samples, and to notify staff that all requirements are met and licenses may be issued.

The director reported on the survey she conducted of AARO members regarding license suspensions and updating an appraisal during the suspension period. Board members concurred that suspension means no work may be conducted, but would review on a case-by-case basis when required.

Complaint Officer's Report

A motion was made by Dobrowolski and seconded by Webersinn to approve the letters of guidance in case numbers 2014-REA-10054 and 2014-REA-10390. Boston, Bell, Charest, Dobrowolski, Johnson and Webersinn voted in the affirmative; Herlihy abstained. Motion Carried.

Complaint Presentation 2014-REA-10445 – A motion was made by Dobrowolski and seconded by Johnson to dismiss the complaint. Boston, Bell, Charest, Dobrowolski, Johnson and Webersinn voted in the affirmative; Herlihy abstained. Motion Carried.

Complaint Presentation 2014-REA-10447 – A motion was made by Charest and seconded by Johnson to dismiss the complaint. Boston, Bell, Charest, Dobrowolski, Johnson and Webersinn voted in the affirmative; Herlihy abstained. Motion Carried.

Complaint Presentation 2014-REA-10466 – A motion was made by Webersinn and seconded by Charest to dismiss the complaint with a letter of guidance pursuant to 32 MRS 14014-A (7) and (8) and USPAP Competency and Scope of Work Rules and Standards 1 and 2. Boston, Bell, Charest, Johnson and Webersinn voted in the affirmative; Dobrowolski opposed; Herlihy abstained. Motion Carried.

Complaint Presentation 2014-REA-10471 – A motion was made by Dobrowolski and seconded by Webersinn to dismiss. Boston, Bell, Charest, Dobrowolski, Johnson and Webersinn voted in the affirmative; Herlihy abstained. Motion Carried.

Complaint Presentation 2014-REA-10477 - A motion was made by Johnson and seconded by Webersinn to dismiss. Boston, Bell, Charest, Dobrowolski, Johnson and Webersinn voted in the affirmative; Herlihy abstained. Motion Carried.

Review and Action on Applications

The Board reviewed and discussed applications as presented by staff. A motion was made by Charest and seconded by Webersinn to refer an appraisal to the complaint committee for further review. Boston, Bell, Charest, Dobrowolski, Johnson and Webersinn voted in the affirmative; Herlihy abstained. Motion Carried.

A motion was made by Webersinn and seconded by Charest to deny the application of Theresa Foster to upgrade to a certified residential real property appraiser. Unanimous

A motion was made by Dobrowolski and seconded by Webersinn to deny the application of Tammy Harthorne to upgrade to a certified residential real property appraiser. Unanimous

OTHER BUSINESS

Correspondence

The Board reviewed the 11/24/2014 memo from AAG Andrew Black regarding the Board's current policy requiring a supervisor to personally inspect the first fifty properties with a trainee, and the effect of this inspection policy on review appraisers. Going forward, the Board will not consider the first fifty inspections to be a requirement for licensure, but a basis for the supervisor to determine competency. The Board will also not delay licensure if a trainee has completed 2000 hours of appraisal experience, but has not completed 50 appraisals.

Meeting Schedule

The next meeting is scheduled for January 7, 2015

ADJOURN

Being no further board business the meeting was adjourned at 11:45 a. m.

Respectfully submitted,
Kim Baker, Board Clerk