

MAINE BOARD OF REAL ESTATE APPRAISERS
BOARD MEETING
October 6, 2015
MINUTES

MEMBERS PRESENT

Theodore Webersinn, Chair
Alan Johnson, Vice Chair
Joseph Herlihy, Complaint Officer
Bruce Bell
WendyAnn Boston

STAFF PRESENT

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

MEMBERS ABSENT

Kenneth Charest

Location: Central Conference Room

Start: 9:01 a.m.

Adjourn: 10:09 a.m.

CALL TO ORDER

The meeting was called to order at 9:01 a.m. by the Board's Chair, Theodore Webersinn.

AGENDA MODIFICATIONS

A motion was made by Boston and seconded by Johnson to amend the agenda as follows:

*2015-REA-11045 – Table to next meeting;
2015-REA-10830 – Review of Letter of Guidance;
2015-REA-11010 – Review of Letter of Guidance.*

Unanimous.

OLD BUSINESS

Action on Minutes of September 01, 2015 Meeting

A motion was made by Boston to approve the minutes of the September 1, 2015 meeting; seconded by Johnson. Unanimous.

NEW BUSINESS

Complaint Officer's Report

2014-REA-10731

The Board reviewed supplemental information provided by the licensees in this matter. A motion was made by Bell and seconded by Boston to maintain the consent agreement as originally approved with no modifications. Bell, Boston, Johnson and Webersinn voted in the affirmative. Herlihy abstained. Motion carried.

2015-REA-11033

A motion was made by Johnson and seconded by Boston to dismiss the complaint. Bell, Boston, Johnson and Webersinn voted in the affirmative. Herlihy abstained. Motion carried.

2015-REA-11248

A motion was made by Boston and seconded by Bell to dismiss the complaint. Bell, Boston, Johnson and Webersinn voted in the affirmative. Herlihy abstained. Motion carried.

2015-REA-11293 and 2015-REA-11294

A motion was made by Boston and seconded by Johnson to dismiss the complaint. Bell opposed. Boston, Johnson and Webersinn voted in the affirmative. Herlihy abstained. Motion carried.

2015-REA-11337

A motion was made by Johnson and seconded by Boston to dismiss the complaint. Bell, Boston, Johnson and Webersinn voted in the affirmative. Herlihy abstained. Motion carried.

2015-REA-11404

A motion was made by Boston and seconded by Johnson to dismiss the complaint. Bell, Boston, Johnson and Webersinn voted in the affirmative. Herlihy abstained. Motion carried.

2015-REA-10830

A motion was made by Boston and seconded by Johnson to approve the letter of guidance as presented. Bell, Boston, Johnson and Webersinn voted in the affirmative. Herlihy abstained. Motion carried.

2015-REA-11010

A motion was made by Boston and seconded by Johnson to approve the letter of guidance as presented. Bell, Boston, Johnson and Webersinn voted in the affirmative. Herlihy abstained. Motion carried.

Administrator's Report

2016 USPAP Rulemaking

The 2016 USPAP rulemaking process has been initiated. It is anticipated the Board will be able to officially adopt the revised rule at the meeting currently scheduled for December 1, 2015.

A motion was made by Boston and seconded by Bell to go forward with 2016 USPAP rulemaking process. Unanimous.

AQB Concept Paper

The Board discussed the Appraiser Qualifications Board's (AQB) proposal to establish alternative tracks to meet the experience requirements to become licensed as an appraiser as specified in the Real Property Appraiser Qualification Criteria. Johnson volunteered to draft a letter of support to the AQB to be signed by the Chair.

Review and Action on Applications and Education

The Board reviewed the report of applications processed since the last meeting.

A motion was made by Webersinn and seconded by Johnson to table action on an application to upgrade from a trainee license to a licensed residential appraiser to the next meeting pending explanation of an appraisal sample submitted for review. If the explanation is deemed valid, the Board authorized staff to approve the license. Unanimous.

OTHER BUSINESS

Andrew Martin was present and the Board reviewed his concerns as stated in his email dated 08/26/2015.

Comments were heard from the public in attendance at the meeting regarding confusion surrounding acceptance of payment for appraisals; lack of appraisers in Maine; and difficulties of procuring future appraisers given the current qualification criteria required for licensing.

The next meeting is scheduled for November 3, 2015.

ADJOURN

Being no further board business the meeting was adjourned at 10:09 a. m.

Respectfully submitted,
Kim Baker, Board Clerk