

IOWA REAL ESTATE APPRAISER EXAMINING BOARD  
Professional Licensing Bureau  
April 29, 2014  
200 E Grand, Suite 350 – Des Moines, Iowa 50309

PRESENT: Gene Nelsen, Lee Schoenewe, Fred Greder, Joan Scotter, Caryl Swaim, Amanda Luscombe and Greg Harms

STAFF PRESENT: Pam Griebel, Assistant Attorney General; Toni Bright, Executive Officer; Jennifer Morrison, Staff; Lori SchraderBachar, Site Manager; Jim Schipper, Division of Banking Superintendent.

GUESTS: Erin Butler

1. Call to Order

The meeting was called to order at 10:02 a.m. by Chair, Gene Nelsen.

2. Approval of Minutes

Motion made by Scotter, second by Schoenewe, to approve as written the open session minutes of March 25, 2014. Motion carried unanimously.

3. Work Product Review Report

Motion made by Swaim, second by Scotter, to approve for certification the work product submitted by associate residential appraisers: Joshua Brecount, Jillissa Ingham, and Erin Butler and associate general appraisers: Cody Seeley and Austin Haywood. Motion carried unanimously.

4. AQB & AARO Report

Bright discussed topics recently discussed at the AQB & AARO meetings in San Francisco. This included that the CFPB providing all valuations to home owners 3 days prior to closing which has caused some concern from the AQB with possible confusion to homeowners. The National Association of Realtors and the AQB will be working to educate homeowners on differences in value on appraisals. Bright indicated that the exam to become a certified appraiser was taken more times in 2013 than any other year and that the AQB is discussing the possibility of shortening the exam. The AQB will be delaying the implementation of background checks until 2017. All other 2015 criteria will become effective January 1, 2015, as previously indicated. Bright informed the board that the complaint hotline has received approximately 6,200 hits on the website and that 289 were referred to Federal Regulation and 860 to state agencies. The new AMC proposed rules raised concern at the meeting. Bright indicated that there is a growing concern with regard to the definition of federal related transactions.

5. ASC Advisory Committee Report

Bright reported that there are 17 members on the Committee including 7 state regulators. These meetings will always be held in Washington, D.C. and are open to the public. There are four topics that may be considered for recommendation: Temporary Practice, National registry, Information sharing and Enforcement. As a result of Iowa's participation in this, the Iowa Board will be reporting to the ASC National registry on the

1<sup>st</sup> and 15<sup>th</sup> of each month or the first working day after should it fall on a weekend or holiday. The next committee meetings will be held in July and October.

#### 6. Renewal Update

Bright informed the board that it appears that renewals will occur online and is currently in the testing phase.

#### 7. Superintendent Jim Schipper

Schipper discussed with board members the role the Iowa Division of Banking plays in regulating banks. Schipper is the liaison between the board and the Governor's office. Schipper led a discussion with board members on providing appraisals for loan purposes, adequate coverage at a reasonable cost and time turn around. There is a growing concern of a limited number of competent agricultural appraisers within the certified general category.

Schipper requested feedback on the new location to Des Moines.

Schipper informed the board that the bureau will be involved in a strategic planning process in May. Among discussion points will be what similarities the boards share and what processes can be done better. Schipper is looking for fairness and logical consistency across the boards.

#### 8. Discussion of needed amendments to ARC 1410C

The board will hold a teleconference to adopt Chapter 1 rule changes. Bright will remove the 2015 background check requirement rules but all other content will remain the same.

9. Motion made by Nelsen, second by Luscombe, to go into closed session pursuant to Iowa Code 21.5(1)(a), 21.5(1)(d) and 272C.6(4) to review pending licensee discipline cases and investigations, including any cases ready for final resolution through closure or consent order. Roll call vote as follows: Swaim, aye; Scotter, aye; Schoenewe, aye; Harms, aye; Nelsen, aye; Luscombe, aye; and Greder, aye. Motion carried unanimously.

The Board convened in closed session at 11:32 a.m. and returned to open session at 11:37 a.m. by motion made by Schoenewe, second by Harms. Motion to open carried unanimously.

#### 10. Open Session

Motion made by Nelsen, second by Greder, to close case 14-06 and to find probable cause case #13-29 and #13-32. Motion carried unanimously with Schoenewe recused in case #13-29.

#### 11. Board member Reports

No reports

#### 12. Assistant Attorney General report

Griebel presented information regarding the amendment to 68B.3 restrictions on sales of goods and services for review and comment.

Griebel provided an update on the Rash judicial review hearing and ruling. For future hearings where a practice and supervisory restriction is implemented it was requested that board members suspend a certification and downgrade to an associate

status if supervision will be required in discipline cases. This will provide guidelines that are completely clear to individuals involved.

13. Staff reports

SchraderBachar reminded board members that the Strategic Planning questionnaire and any newsletter articles are due by May 1<sup>st</sup>.

Morrison reported that 665 individuals are to renew by June 30, 2014. Of those, 83 are Associates registered under the supervision of a certified appraiser and 582 are certified appraisers. In addition a breakdown of general versus residential appraisers was provided.

Bright informed the board that she will be attending the Iowa City Area of Realtors at the end of May providing insight on the appraisal process, undue influence, and filing complaints with the board office.

Bright reminded board members that if they are contacted by the public or appraisers with inquiries to please refer to the Board office.

14. Public Comments

No comments.

The next meeting will be by teleconference on May 8, 2014 at 9 A.M.

With all agenda items covered, the meeting adjourned at 11:40 a.m.

These minutes accurately reflect the minutes approved by the Board at the meeting on May 8, 2014.

  
Chair