

IOWA REAL ESTATE APPRAISER EXAMINING BOARD
200 E. Grand, Suite 350, Des Moines | Large Conference Room
July 23, 2015 | 10:00 a.m.

Board Members present for all or part of the meeting:

Gene Nelsen, Chair
Fred Greder
Bob Felderman
Amanda Luscombe, Vice Chair
Joan Scotter

Board Members Not Present:

Caryl Swaim

Staff present:

Toni Bright, Executive Officer
Renee Paulsen, Licensing Specialist
Lori SchraderBachar, Site Manager
Pam Griebel, Assistant Attorney General

ASC Staff Present:

Jenny Tidwell
Vicki Metcalf

Public:

None

Call to Order

Call to Order by Nelsen at 10:03 a.m.
Quorum was established
Introductions of the Appraisal Subcommittee (ASC), board members, and staff.

Committee Appointments:

Nelsen appointed Luscombe, Greder, and Nelsen to the discipline committee; Swaim, Felderman, and Nelsen will serve on the work product review committee; associate progress to certification committee will be Scotter, Luscombe and Greder.

Motion by Luscombe to Approve the June 1, 2015 open and closed session minutes

Seconded by Nelsen VOTE: Aye: all Nay: None Abstaining: none
Motion passed

Motion by Greder to approve William Lowe's request for reinstatement

Seconded by Luscombe VOTE: Aye: all Nay: None Abstaining: none
Motion passed

Motion by Nelsen to approve the work product of Certified Residential Jason Mortimer to Certified General.

Seconded by Scotter VOTE: Aye: all Nay: None Abstaining: None
Motion passed

Public Comment

None

Motion by Luscombe to approve travel for Executive Officer, Toni Bright to attend the October 17-20 AARO Fall Meeting

Seconded by Scotter VOTE: Aye: all Nay: none Abstaining: none
Motion passed

Renewals update

Bright reported that a total of 557 (52 associates and 505 certified) real estate appraisers renewed this cycle. 65 appraisers had not renewed, and 13 of those were already in inactive status. This included 37 in State and 28 out of State licensees. 11 were Associates, 30 Residential, and 24 General.

FBI criminal history background checks & 2017 AQB implementation:

The Board discussed the AQB's recent shift of the previously mandated criminal history background checks. ASC's policy manager Tidwell discussed the ASC's support for each State's right to request a background check and complying with the State's own laws. A state must feel confident in the manner that they assure the public is protected. Discussion was held whether Iowa's appraisers will be at a disadvantage in other States in the timing of receiving reciprocal or temporary practice permits if the State does not pursue mandatory criminal history background checks. Bright will do some inquiries to other states as to their handling of Iowa appraisers if our appraisers do not have FBI background checks. This will be put on the next agenda for a vote by the Board.

UNI Real Estate Education Program Update:

Bright reported that the AQB approval for the degree program expires in October, but should have no problems gaining re-approval. Bright also reported that there is discussion with the Board of Regents and the 3 state university provosts to expand to a new location in a joint effort. This new location would offer various degree programs that are unique to each university. Details and an exact location have yet to be determined.

Board Member Reports

Greder reported on a teleconference with the Association of Farm Managers and Rural Appraisers that he attended. Leadership and members of the ASFMRA and The Appraisal Foundation President David Bunton were on the call. Bunton shared candidly about the public disagreement and recent events with another appraisal association. Greder also reported that ASFMRA at this time has no desire to get involved with either side.

Staff Reports

SchraderBachar stated the next newsletter will be published in September. Any articles by board members should be submitted to Bright by August 15th. SchraderBachar also told the board the posting for the Licensing Specialist position would close that day. Interviews would take place within the next few weeks with a new hire in the month of August. Lastly, SchraderBachar mentioned that if there are any Board legislative filings, they need to be pre-filed by September 15th.

Assistant Attorney General Report

Griebel reported on the recent Honey Creek meeting where Executive Officers and the Chairs of each board attended. Griebel also touched on the NC Dental Board decision, Board supervision, and impact to the State of Iowa boards and commissions.

The board took a lunch break from 11:40 a. m.-12:05 p.m.

Appraisal Management Companies, Dodd Frank and Draft Regulations:

The Board and ASC staff discussed the Board's previously 2012 drafted regulations and the requirements that came out of Dodd Frank. With the federal final rules published, if Iowa would choose to not regulate AMCs they could continue in Iowa until the federal regulation takes effect in 36 months. At that time, unless an AMC was in the federal exempt category, no AMC could do business in Iowa until the State of Iowa decided to regulate them. If the State does not put legislation in place within the given time period, nothing happens to the State. Discussion was had as to the implications of not regulating AMCs, the potential unintended consequences of that decision, and the Board's next step. Bright and Griebel will work to "clean up" the old draft and bring into alignment with the federal rules for a new AMC committee to review. The AMC committee will include the specified board members, lobbyists, and market participants. An attempt will be made to include all representatives that were previously part of the committee and represented outside interests. The board's AMC Committee is Felderman, Luscombe and Nelsen.

Board Legal Overview by Griebel:

This was moved to the next board meeting to provide adequate time.

AQB Concept Paper Discussion on Alternative Track to Experience:

After discussion on the benefits to an alternate track, it was concluded the Board will not respond in writing. Board members may individually respond if they wish.

Valuation Standards, Collaboration and Consistency:

Bright provided information explaining the collaboration of appraisal standards between the International Valuation Standards Council and The Appraisal Foundation. A brief discussion ensued about the recent public disagreement of valuation standards between The Appraisal Foundation and the Appraisal Institute. The Board takes no position on the public disagreement.

Appraisal Subcommittee Compliance report:


Tidwell gave a brief history of TITLE XI, the ASC, compliance review procedures and a report of their review. Tidwell thanked the Board for allowing Bright to serve as a representative on the ASC Advisory Committee. Tidwell spoke very highly of the Iowa board, staff, and assistant attorney general. Tidwell reported the Board has done an excellent job of compliance and zero compliance issues were noted. Tidwell answered all questions for the board. The Board's review will be final in no more than 90 days.

Adjournment

The meeting was adjourned by Nelsen at 2:35 p.m.

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

9/14/15
DATE

Gene Nelsen 
By: Gene Nelsen, Chair