

IOWA REAL ESTATE APPRAISER EXAMINING BOARD  
200 E. Grand, Suite 350, Des Moines | Bureau Conference Room  
Thursday, March 7, 2019 | 12:00 p.m.

**Board Members present for all or part of the meeting:**

Fred Greder, Chair	Teresa Selberg, Vice Chair
Dan Fuhrmeister (via teleconference)	Tracy Crimmins
Mark Kapfer (via teleconference)	Bob Felderman (via teleconference)
James Pooley	

**Board Members not present for the meeting:**

None.

**Staff present for all or part of the meeting:**

Brandy March, Executive Officer	Teresa Stull, Licensing Specialist
Rod Reed, Finance Bureau Chief	Luke Dawson, AAG

**Public present for all or part of the meeting:**

None.

**Call to Order**

Call to Order by Greder at 12:03 p.m.

Attendance: Roll Call by Stull: Crimmins; aye, Felderman; aye, Fuhrmeister; aye, Greder; aye, Kapfer; aye; Pooley; aye, Selberg; aye.

Quorum was established.

**Motion by Selberg to approve the agenda as presented.**

Seconded by Felderman.

VOTE: Aye: All                      Nay: None              Abstaining: None

Motion passed.

**Motion by Felderman to approve the January 30, 2019 Open and Closed Session Minutes.**

Seconded by Crimmins.

VOTE: Aye: All                      Nay: None              Abstaining: None

Motion passed.

**Public Comments**

None.

**Board Member Reports**

Chair – None.

**Committee Reports**

WPR Reports

Fuhrmeister stated the WPR Committee met with Carey on 3/1/19 and two of the reports were not USPAP compliant. Carey had two different employers, and the first employer's reports were substandard. Fuhrmeister advised that Carey was very knowledgeable, but it would be best to defer. Fuhrmeister stated he would like to see two more recent reports from Carey. Greder stated he had concerns about Carey's knowledge on income approach.

**Motion by Fuhrmeister to defer the WPR for Carey for 30 days and request two more reports which contain improvements within the 30 day period.**

Seconded by Greder

VOTE: Aye: All                      Nay: None              Abstaining: Pooley

Motion passed.

Fuhrmeister stated he and Pooley met with Pittman on 3/1/19 and that the USPAP reports came back compliant. Fuhrmeister advised that Pittman answered all questions very well and the committee recommends approval.

Fuhrmeister advised that he and Pooley met with Snyder on 3/1/19 and all three reports were USPAP compliant and the committee recommends approval.

Fuhrmeister stated that he and Pooley met with Green on 3/1/19. Green is seeking certificate general status, and a couple reports came back as non-compliant. Fuhrmeister stated that Green wants to do strictly do commercial work, and the committee recommends approval. Crimmins inquired about reports being non-compliant; Pooley stated Green was able to answer all questions correctly and wasn't lacking in the areas that were important.

**Motion by Fuhrmeister to approve the WPR for Pittman, Snyder and Green.**

Seconded by Selberg.

VOTE: Aye: All                      Nay: None              Abstaining: None

Motion passed.

**Discipline:**

Selberg stated the discipline committee met via teleconference and reviewed previous closed and open cases and that nothing will require action by the Board this month.

**Code Committee:**

The Code Committee is asking the legislature to give the board jurisdiction over those who come in to Iowa without an Iowa license or Temporary Practice Permit. Greder stated that this legislation made it through the House and Senate and survived the funnel. Dawson stated he attended both the House and Senate Meetings and they thought this was a good idea and mentioned exploring whether Iowa should be a mandatory state. Dawson stated it would be okay to provide feedback from the board. The board held a discussion and had different views on the subject. Greder stated since there was not agreement by the board, it would be hard to provide the board's recommendation. Dawson will advise Hingst of the board's comments and concerns.

**Staff Report**

**IDOB Report**

None.

**Executive Officer Report**

March advised board members to be sure to complete the Sexual Harassment Training. March advised she sent a link out on February 25, 2019, and if you need the link to the training, let her know. March stated that the due date to complete the training is March 29<sup>th</sup> and she must have a copy of their course completion certificate by this date.

March advised that she will be out of the office from March 13 through April 1.

March stated that even though the board voted not to have a Board meeting in July, the board will hold a meeting on July 18. The ASC will be at our office for an audit the week of July 15, and they request that there be a board meeting that they can attend.

March advised that Greder was reappointed to the Board, and there is still one vacancy. March also advised that only two board members can be present at committee meetings until there is another board member appointed.

#### **Legal Update**

Dawson advised that there is a possible bill pending in the legislature that would potentially make sub-committee meetings subject to the open meetings law.

#### **Unfinished Business**

None.

#### **New Business**

##### **Waiver Request-Peter Smith**

March advised that Smith failed his first exam. He rescheduled at the next available time, and that test was cancelled due to the weather. The next available time slot was 2/26/2019. Smith showed up for the test, but PSI made the same error they did with Carey and scheduled him for the wrong test site. Smith was unable to test that day and they rescheduled him again for March 5. March advised that Smith let her know that he passed the exam on March 5. His initial WPR was approved on 12/20/2018 and expired on 2/18/2019. While the 2/26/19 date was past his approved timeframe, there has been very poor weather the last month. He's requesting the Board waive the 60 day requirement to redo the WPR process. The Board discussed and was in agreement to approve the waiver request.

##### **Motion by Fuhrmeister to approve the waiver request from Peter Smith.**

Seconded by Selberg.

VOTE: Aye: All                      Nay: None              Abstaining: None

Motion passed.

##### **Exception Request – David Love**

March advised that Love is requesting that the hours obtained in Wisconsin be counted toward his overall experience. March stated that Wisconsin does not register trainees. March advised that Love also has hours in Illinois with an Illinois approved supervisor; these will need to have an exception as well since the Illinois supervisor is not licensed in Iowa. Love has approximately 319 hours from Illinois and 152 from Wisconsin. Total hours submitted account for 1,516. The Board discussed and agreed to approve the hours in Illinois that are residential and not general and to accept all of the Wisconsin hours.

**Motion by Selberg to go into closed session at 1:00 p.m. pursuant to Iowa Code section 21.5(a) to review records deemed confidential by law, specifically complaint files, investigation files, other investigation reports, and other investigative information deemed confidential by Iowa Code section 272C.6(4)(a); and Iowa Code section 21.5(1)(d) to discuss whether to initiate licensee disciplinary investigations or proceedings. Such review and discussion will include any cases ready for final resolution through closure or consent order.**

Seconded by Fuhrmeister.

VOTE: Roll Call: Crimmins; aye, Pooley; aye, Selberg; aye, Felderman; aye, Fuhrmeister; aye, Kapfer; aye, Greder; aye.

Motion carried.

**Motion by Pooley to return to open session at 1:07 p.m.**

Seconded by Selberg.

VOTE: Aye: All                      Nay: None              Abstaining: None

Motion passed.

**Motion by Selberg to approve the hours in Illinois that are residential and not general and to accept all of the Wisconsin hours for Love.**

Seconded by Pooley.

VOTE: Aye: All                      Nay: None              Abstaining: None

Motion passed.

**Peer Review Applicants**

March stated that David Nebel and Cris Wilmes have not had any complaints or disciplinary action from the state of Iowa. March advised that both applicants submitted biographies and resumes for consideration. March stated we are in need of more certified general peer reviewers. Reed advised that the board may want to require references for peer reviewers. The Board discussed and agreed to add an agenda item for the next meeting to formalize the process of becoming a peer reviewer.

**Motion by Selberg to approve Nebel and Wilmes as peer reviewers with a training period in which they will work with current peer reviewers.**

Seconded by Pooley.

VOTE: Aye: All                      Nay: None              Abstaining: None

Motion passed.

The Board took a break from 1:25-1:32 p.m.

**Legislature Session Bills of Interest – Pending Bills**

March advised there are a lot of new bills out that may impact professional licensing if they pass.

SSB 1112: Limits disqualifications for criminal convictions; doesn't allow denial based on good character or moral turpitude or other similar basis; convictions past 5 years should no longer be relevant in the denial.

SF201: Requires boards, every five years, to establish a comprehensive review and report stating function, operations, actions and initiatives undertaken in the past five years and address why it is still needed to serve the policy objectives. Midnight on 7/1/2025 and each 5 years, all terms of offices expire unless legislation is enacted into law no sooner than 3 years prior to the next succeeding expiration date waiving the requirements for an appointive board.

SSB 1133: Prohibits suspension of a license due to nonpayment of student loans.

HF302: Requires rescension of twice the number of regulations being added. It also forbids circumvention of rules to not comply.

HF354: Eliminates licensing boards from obtaining/using social security numbers for sanctioning licenses due to debt.

HSB105: The Board's statute change concerning jurisdiction over out of state appraisers.



Motion passed.

**Farm Appraisal Exceptions in Other States**

Greder advised that he was made aware that a licensed certified residential appraiser in the states of Minnesota and South Dakota can do complex and non-complex farm appraisals. March advised that it is in the rules of both Minnesota and South Dakota. March will get in contact with the ASC to see if a certified residential appraiser in Minnesota and South Dakota can do complex and non-complex farm appraisals in those states.

**Upcoming Meetings and Last Minute Comments**

Work Product Committee Meeting (In-Person)  
Discipline Committee Meeting (In-Person)  
Board Meeting (In-Person)

April 5, 2019 at 10:30 a.m.  
April 24, 2019 at 10:30 a.m...  
April 24, 2019 at 12:00 p.m.

**Adjournment**

Greder adjourned the meeting at 2:25 pm.

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

4/24/19  
Date

Fred Greder bjm  
By: Fred Greder, Chair