

IOWA REAL ESTATE APPRAISER EXAMINING BOARD
9 N. Federal Ave, Mason City, IA 50401 3rd Floor Conference Room
Wednesday, September 18, 2019 | 12:00 p.m.

Board Members present for all or part of the meeting:

Fred Greder, Chair	Teresa Selberg
Dan Fuhrmeister	Mark Kapfer
Tracy Crimmins	

Board Members not present for the meeting:

James Pooley, Vice Chair

Staff present for all or part of the meeting:

Brandy March, Executive Officer	Kimberly Gleason, Licensing Specialist
Luke Dawson, AAG	Rod Reed, Bureau Chief

Public present for all or part of the meeting:

Terry Kestner, RABO Diversified Services	Abe Hackman, Wells Fargo Bank
Mary Hackman, Wells Fargo Bank	Dave Nebel, Hertz Appraisal Services
Mike Albrecht, North Iowa Appraisal, LLC	Ben Young, Independent Appraisal Management
Randy York, Independent Appraisal Management	Charles Wearda, Wearda Farm Management, Inc.
Cliff Rossler, Farm Credit Services of America	Eric Losen North Iowa Appraisal
Julie Wulfekuhle, Kremer Appraisals, LLC	Susan Ellison, Preferred Appraisal Services

Call to Order

Call to Order by Greder 12:04 p.m.

Welcome, Introduction & Roll Call

Attendance: Roll Call by Gleason: Greder; aye, Fuhrmeister; aye, Selberg; aye, Crimmins; aye, and Kapfer; aye.
Quorum was established.

Introduction of all attendees.

Housekeeping/CE Credit Overview

Greder informed all in attendance of the facility rules/regulations and provided overview of the continuing education credit (CE) requirements. March informed attendees of the check in/out process to received CE Credit.

Approval or Revision of Agenda

Greder requested the Chair Presentation and Public Comments agenda items be moved after the New Business agenda item.

Motion by Selberg to approve the agenda as amended.

Seconded by Kapfer.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Superintendent Address

Reed introduced the new Superintendent of Banking, Jeff Plagge. Plagge addressed the audience via teleconference and provided a brief overview of his background. Plagge was appointed by Governor Reynolds effective September 16, 2019.

Approval or Revision of Minutes

Motion by Fuhrmeister to approve the August 29, 2019 open and closed session minutes with one typographical error correction to the open session minutes as noted by Crimmins.

Seconded by Selberg.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Greder authorized March to sign the minutes on his behalf.

Board Member Reports

Chair Report – Greder had nothing to report.

Associate Committee Report – Crimmins and Selberg had nothing to report.

Code Committee Report – Dawson provided an overview on the Code Committee. Dawson stated that Zack Hingst will be filing the board's changes to 543D in October for the 2020 Legislation session.

Discipline Committee Report – Selberg stated that the discipline committee met on September 18, 2019, at 10:00 a.m. She reported that one case has been added since the last meeting.

Peer Reviewer Committee Report – Selberg and Fuhrmeister had nothing to report.

Rules Committee Report – Dawson and March met on September 5, 2019. The rules committee are prioritizing changes to the Administrative Rules as part of the five-year review.

WPR Committee Report – Fuhrmeister reported no work product for this month but that the committee will meet with three associates next month. Greder gave a brief description of what WPR is and how it works.

Board Member Individual Reports – No one had anything to report.

Staff Reports

Reed announced Ron Hansen's retirement as the Superintendent of Banking. Hansen's last day was Monday, September 16, 2019. Reed provided the Board with the 2018 and 2019 financials. There were not comments or questions from the Board members.

March reported that a response was provided to the Appraisal Subcommittee (ASC) on September 4, 2019 regarding their preliminary finding reports. She stressed that the board is not to use the .REAP or personal email accounts for Board business. March requested Board members to notify her if they are unable to view documents and files on the Google Drive. March stated she will be sending out a doodle poll to schedule future board and committee meetings. The poll is to be completed as soon as possible. March will be sending out the Newsletter on November 1, 2020. Kapfer agreed to write the Word from the Board article. March will need the article by October 15, 2019. March reported that she reached out to the Governor's office to check on the vacant Board position a couple times. Paige Thorson is the new contact and was going to check the qualifications of any applicants; however, March has not received an update as of today. March reminded attendees of the Board's social gathering/tour of the Historic Park Inn after the meeting. Attendance is voluntary; the cost is \$10; and no board business will be conducted. March reported that an agenda item will be added to the October meeting to discuss the pros and cons of the traveling board meeting for continuation purposes.

Legal Report

Dawson had nothing to report.

Old Business

Gmail Accounts

March provided Board members with instructions on how to delete their .REAP Gmail accounts and stressed that all REAP email accounts are to be deleted immediately. Board members are not to use the .REAP Gmail account or personal email accounts for Board business.

Kyle Craig WPR Remedial Plan

March reported that the WPR committee wished to require the application take remedial measures before he is allowed to upgrade to a certified appraiser. A remedial plan was provided to the Board for review. It requires Kyle to consult with the peer reviewer at a cost of \$50 per hour; take additional education, and submit two more reports for Standard 3 Review.

Motion by Fuhrmeister to accept and countersign the Remedial Plan for Kyle Craig.

Seconded by Selberg.

VOTE: Aye: All

Nay: None

Abstaining: None

Motion passed.

New Business

Vote to Adopt Changes to IAC 193F Chapters 1, 5, 6 and 15 as published in ARC 4567C.

March stated these rules were noticed in July under ARC 4567C. A hearing was held on August 20 and no one was in attendance. There were no written comments. The rules have not changed since the notice of intent. These were the rules that fixed the inaccurate statements based on the previously adopted rules for the 2018 AQB Criteria.

Motion by Fuhrmeister to adopt the changes to IAC 193F Chapters 1, 5, 6 and 15 as published in ARC 4567C.

Seconded by Crimmins.

VOTE: Aye: All

Nay: None

Abstaining: None

Motion passed.

Vote to Adopt Changes to IAC 193F Chapters 21 and 25 and Adopt New Chapters 26-29 as published in ARC 4566C.

Dawson stated the rules have not changed since the notice of intent. These were the rules that providing for expedited licensure for spouses of active duty members of the military forces of the United States, and 2019 Iowa Acts, Senate File 304, prohibiting the suspension or revocation of a license issued by the Board to a person who is in default or is delinquent on repayment or a service obligation under federal or state postsecondary educational loans or public or private services-conditional postsecondary tuition assistance solely on the basis of such default or delinquency. Additionally, these amendments and new chapters continue efforts to ensure the Board's rules adequately reflect the Board's recent relocation from the Professional Licensing and Regulation Bureau to the Division of Banking by incorporating additional standard agency and licensing board chapters.

Motion Selberg to adopt the changes to IAC 193F Chapters 21 and 25 and add new Chapters 26-29 as published in ARC 4566C.

Seconded by Kapfer.

VOTE: Aye: All

Nay: None

Abstaining: None

Motion passed.

ASB Evaluation Webinar and Concept Paper and the AQB PAREA Exposure Draft and Webinar
March stated she attended two webinars. The first webinar pertained to The Appraisal Foundation's concept paper for Evaluation Standards. The ASC is seeking public comment on whether or not they should create minimum standards for evaluations and how it might look. Comments should be provided by

October 11, 2019. At this time, no standards or requirements have been written. The only guidelines available for evaluations is the Interagency Appraisal Guidelines; USPAP has no enforcement when it comes to evaluations, but an evaluation could be USPAP complaint. States have different definitions and requirements for performing evaluations. USPAP has no enforcement. The second webinar was on the PAREA exposure draft. March explained the PAREA concept. She outlined the proposed minimum qualifications to take the modules, mentor requirements, percent of experience credit, and how credit will be verified (multiple USPAP complaint reports), awarded (all or nothing), and demonstrated (completion certificate). Both webinar presentations are available for viewing on The Appraisal Foundation's website.

Chair Presentation

Greder presented a slide show aimed at providing public attendees with recent Board actions and hot topics and to solicit public comments. The presentation included information in regards to a) the number of appraisers, b) remedial continuing education, c) complaint data and investigation processes; d) pending legislation; e) Waivers, f) Evaluations, g) PAREA, and h) 2015 and 2018 AQB Criteria. The AQB criteria discussion focused on the changes and how the Board came to adopt those changes.

Public Comments

Abe Hackman, from Wells Fargo Bank, addressed the Board regarding alternate paths for entry into the profession for education or experience such as allowing real estate agents to count their education or knowledge towards the appraiser qualifications. Greder referenced the Evaluation slide of his presentation and reminded Mr. Hackman that Iowa is a voluntary state. March reported that The Appraisal Foundation should be contacted as they are given the authority to create the minimum standards for entry into the profession.

Terry Kestner, from RABO Diversified Services, addressed the Board. He noted the importance of appraisals over evaluations. He also mentioned the cost are similar. He is concerned with allowing realtors to do evaluations as they are not independent and could have an alternate agenda or bias that is not in the best interest of the property.

Mike Albrecht, from North Iowa Appraisal, noted that he sees a shortage of appraisers but has no answer on how to fix it.

Charles Wearda, from Wearda Farm Management, addressed the Board. He stated he once lost continuing education credit due to an instructor using Skype during inclement weather. He questioned who would have authority on the matter. March noted that so long as the course is allowed per the AQB Criteria, the State would have authority. Greder informed Wearda that a waiver may be an option if it conflicts with the Administrative Rules and that the Board can review the rules for changes. Greder noted of an instance in which a waiver was recently granted regarding education credit. Terry Kestner, from RABO Diversified Services, elaborated on a course he taught in which he was required to obtain a waiver in order to receive continuing education credit as it was taught as part of a business meeting and was not open to the general public.

Cliff Rossler, from Farm Credit Services, thanked the Board for coming to Mason City.

The Board took a short break from 1:42 pm to 1:50 pm.

Motion Kapfer to go into closed session at 1:50 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 Selberg.

VOTE: Roll Call by Gleason: Greder; aye, Selberg; aye, Fuhrmeister; aye, Crimmins; aye and Kapfer; aye.
Motion carried.

Motion by Crimmins to return to open session at 1:53 p.m.

Seconded by Fuhrmeister.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Motion by Selberg to close case 19-21 as discussed in closed session.

Seconded by Crimmins.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Upcoming Meetings and Last Minute Comments

UNI Board Meeting (March)	October 3, 2019 at 11:30 a.m.
WPR Committee Meeting (In-Person)	October 8, 2019 at 10:30 a.m.
AARO Conference – Washington, DC	October 18-21, 2019
Discipline Committee Meeting (In-Person)	October 31, 2019 at 10:00 a.m.
Board Meeting (In-Person)	October 31, 2019 at 12:00 p.m.

March stated that both she and Jill Simbro attend the UNI Board Meetings to provide a report to the UNI Board on both the Real Estate Appraiser and Commission. Crimmins made a comment regarding the benefits and quality of the AARO conference. Reed recommends that the AARO conference details be posted to the website and in the newsletter.

Adjournment

Greder adjourned the meeting at 2:02 p.m.

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

10/31/19
Date

B March for
By: Fred Greder, Chair