

IOWA REAL ESTATE APPRAISER EXAMINING BOARD  
200 East Grand Avenue, Suite 350, Des Moines, IA 50309  
**Thursday, March 17, 2022 | 1:00 p.m.**

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

Dan Fuhrmeister, Chair - electronic	Jordan Maus - electronic
Loretta Laubach, Vice Chair - electronic	Leila Granger - electronic
Cody Seeley - electronic	Teresa Selberg - electronic

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

None

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

Brandy March, Executive Officer	Rod Reed, Finance Bureau Chief - electronic
Brad Horn, AAG - electronic	Kimberly Gleason, Licensing Specialist

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

John Ryan, TAF	Levi Bro
George Schorg	Scott DiBiasio
Karen Oberman, TAF	

**Call to Order**

Call to Order by Fuhrmeister at 1:02 p.m.

**Welcome, Introduction & Roll Call**

Attendance: Roll Call by March: Fuhrmeister, Laubach, Maus, Seeley, and Selberg.  
Quorum was established.

**Approval or Revision of Agenda**

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

Seconded by Selberg.

VOTE: Aye: All      Nay: None      Abstaining: None

Motion passed.

Granger joined the meeting at 1:04 p.m.

**Approval of Minutes**

**Motion by Laubach to approve the open and closed session minutes from January 13, 2022, as presented.**

Seconded by Seeley.

VOTE: Aye: All      Nay: None      Abstaining: None

Motion passed.

Fuhrmeister granted EO March permission to sign the minutes on his behalf.

**New Business**

**WPR**

Seeley provided an overview of the work product review candidates. He stated that the committee wanted to offer two courses to Schorg and have him consult with the peer reviewer and defer for three months; offer two courses to Slocum and defer for three months. Both applicants need to become more familiar with the cost approach and provide more details in their reports. Seeley stated Klemish had a good interview and the committee recommends approval.

Gleason joined the meeting at 1:12 p.m.

**Motion by Selberg to defer the WPR for Schorg and Slocum as discussed and offer the proposed remedial plan and accept and countersign the remedial plan upon receipt from the candidate should there be no revision requests.**

Seconded by Granger.

VOTE: Aye: All      Nay: None      Abstaining: None

Motion passed.

Fuhrmeister granted EO March permission to sign the remedial plans on his behalf.

**Motion by Maus to approve the WPR for Klemish.**

Seconded by Laubach.

VOTE: Aye: All      Nay: None      Abstaining: None

Motion passed

#### **ASC/TAF Updates**

**Guest Speaker – John Ryan**

**Q&A on PAREA**

**ASC Letter to TAF**

Ryan from TAF shared an extensive presentation regarding PAREA. Following the presentation, they opened the floor for questions and answers. Selberg inquired on the road block for certified general appraisers to be able to use PAREA. Ryan responded that they are not in a position to tackle this financially or technically. Reed questioned what qualifications a mentor would have vs a supervisor. Ryan noted that the provider will set their own guidelines. Fuhrmeister stated that the ASC call on March 9, 2022, discussed how appraisers needed to be educated on federal laws and fair housing. He noted that the ASC responded to this and the letter was downloaded to the board drive for their review.

Ryan and Oberman left the meeting at 1:54 p.m.

#### **Public Comments**

**None.**

#### **Request for USPAP Student Manuals**

Fuhrmeister reported that a request came to the board regarding the purchase of student manuals for board members and contracted peer reviewers.

**Motion by Selberg to order student manuals for the board members and peer reviewers.**

Seconded by Laubach.

VOTE: Aye: All      Nay: None      Abstaining: None

Motion passed

#### **Meeting/Conference/Training Updates**

**Equity, Diversion Webinar**

**ASB Public Meeting 2-17-2022**

**SRAG Call 2-24-2022**

March stated that during the DEI webinar they reported that the number of practicing appraisers remained steady since 2014 and that appraisers need to rethink the way they describe neighborhoods and use more objective terminology. March reported that in the ASB public meeting it was mentioned that the AQB is offering delivery mechanism approvals and will waive fees for the first year. She also stated that the national exam had some slight changes. Additionally, the USPAP ethics rule is being completely

rewritten. In the SRAG meeting, March reported that they are looking at the PAREA model and that providers may not have as many people go through their program as initially thought.

### **Industry News**

**US Rep Maxine Waters Letter to ASC & Others**  
**HUD Appraisal Fair Housing Compliance and Updated General Appraiser**  
**Fannie Mae Desktop Appraisal Option**  
**Freddie Mac – Racial & Ethic Valuation Gaps in Home Purchase**  
**AEI Housing Center Critique of Freddie Mac Valuation Gap**  
**NAR Snapshot on Home Buying**  
**NFHA-Appraisal-Analysis-Presentation**  
**Fannie Mae ANSI Standards Adoption**

Fuhrmeister stated that EO March provided a number of articles for the board to review and that a number of them pertained to fair housing. He inquired if the board wanted to start to identify, post, or send out mass emails to licensees. The board had no response to this query. Granger inquired on training and education opportunities. Selberg inquired if her real estate education would count towards her appraiser requirements. March stated that she could apply for pre or post education approval.

### **Old Business**

**None.**

Schorg and DiBiasio left the meeting at 2:08 p.m.

**Fuhrmeister called for a break from 2:08 p.m. until 2:16 p.m.**

Klemish joined the meeting at 2:11 p.m. Fuhrmeister informed Klemish that his WPR was approved prior to him joining the meeting.

Klemish left the meeting at 2:18 p.m. and Bro was put into the waiting room.

### **Discipline**

**Motion Laubach to go into closed session at 2:23 p.m. pursuant to 1) Iowa Code section 21.5(1)(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 2) Iowa Code section 21.5(1)(d) to discuss whether to initiate licensee disciplinary investigations or proceedings; and 3) Such review and discussion will include any cases ready for final resolution through closure or consent order; and 4) Iowa Code section 272C.15(5) to determine whether an applicant's criminal record will prevent the applicant from receiving a license and to determine whether to deny an applicant's application on the basis of an applicant's criminal conviction.**

Seconded by Seeley.

VOTE: Roll Call Vote by Gleason: Fuhrmeister; aye, Granger; aye, Laubach; aye, Maus; aye, Seeley; aye, and Selberg; aye.

Bro rejoined the meeting at 2:57 p.m.

**Motion by Selberg to return to open session at 2:57 p.m.**

Seconded by Granger.

VOTE: Aye: All      Nay: None      Abstaining: None

Motion passed.

**Motion by Maus to accept and countersign the statement of charges and settlement agreement in cases 21-16, 21-27, 21-32 and 21-23 as discussed in closed session.**

**Seconded by Selberg.**

VOTE: Aye: All           Nay: None           Abstaining: None

Motion passed.

**Motion by Seeley to find probable cause in case 20-29 as discussed in closed session.**

**Seconded by Granger.**

VOTE: Aye: All           Nay: None           Abstaining: None

Motion passed.

**Motion by Laubach to release the respondent from the consent order in case 19-26 as discussed in closed session.**

Seconded by Maus.

VOTE: Aye: All           Nay: None           Abstaining: None

Motion passed.

**Motion by Selberg to close cases 21-39, 21-41, 22-01 and 22-08 as discussed in closed session.**

Seconded by Maus.

VOTE: Aye: All           Nay: None           Abstaining: None

Motion passed.

**Motion by Selberg to close case 22-06 as discussed in closed session.**

Seconded by Seeley.

VOTE: Aye: All           Nay: None           Abstaining: Laubach

Motion passed.

**Motion by Seeley to approve the associate registration application for David Beyer as discussed in closed session.**

Seconded by Selberg.

VOTE: Aye: All           Nay: None           Abstaining: None

Motion passed.

**Motion by Seeley to approve the associate registration application for Ashley Ruark as discussed in closed session.**

Seconded by Granger.

VOTE: Aye: All           Nay: None           Abstaining: None

Motion passed.

### **Board Member Reports**

Chair Report – Fuhrmeister had nothing to report.

Associate Committee Report – March, Fuhrmeister, and Selberg had nothing to report.

Code Committee Report – Granger, Horn, Laubach, and March had nothing to report.

Discipline Committee Report – Maus, Selberg, Horn, and March had nothing to report.

Peer Reviewer Committee Report – Maus, Seeley, and March had nothing to report.

Rules Committee Report – Horn stated that the governor’s office provided feedback.

WPR Committee Report – Laubach, March, and Seeley had nothing to report.

Board Member Individual Reports – Board members had nothing to report.

### **Staff Reports**

Reed had nothing to report.

March noted that DOT issued state employee ID's will no longer be issued and any board members with them will need to turn them in after their term is completed. March shared with the board that a new board member was appointed on February 14, 2022, and after board orientation they resigned on March 15, 2022, due to time constraints. March stated that interviews will start the week of March 21, 2022, for the Administrative Assistant 1 position. March also noted that PLB has not procured a support provider for the database used for licensing.

**Legal Report**

Horn reviewed House File 2299 that would provide that an appraisal in a loss setting can only be used to determine value but is unable to determine cause of the loss or determine whether the loss was covered under the terms of an insurance policy which would change Iowa Code chapter 515. Horn reported on SSB 3114, renumbered to Senate File 2307 which would require the state to accept copies of diplomas and transcripts in the event "Official" copies are unavailable. He also provided an update on HSB 565 that would require a board that rejects a complaint as lacking probable cause to return the complaint with an explanation of why the case was not pursued. Horn also stated that legislative proposals to update Code chapter 272C may require the Board to update its rules due to the waiver of fees required in some circumstances.

**Upcoming Meetings and Last-Minute Comments**

WPR Committee Meeting	April 6, 2022, at 10:30 a.m. via Zoom
Discipline Committee Meeting	April 13, 2022, at 10:30 a.m. via Zoom
Board Meeting	April 20, 2022, at 1:00 p.m. via In-Person/Zoom

Fuhrmeister granted March authority to sign any document approved by the Board.

**Adjournment**

Fuhrmeister adjourned the meeting at 3:19 p.m.

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

4-20-2022

Date

  
By: Dan Fuhrmeister, Chair