

IOWA REAL ESTATE APPRAISER EXAMINING BOARD
200 East Grand Avenue, Suite 350, Des Moines, IA 50309
Wednesday, April 20, 2022 | 1:00 p.m.

Board Members present for all or part of the meeting:

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

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
Brad Horn, AAG	Kimberly Gleason, Administrative Assistant

Public present electronically for all or part of the meeting:

Andrea Batten	Jackie (Unknown Last Name)
Scott DiBasio	Sara Cunningham
Jed Jungmann	Terry Kestner

Call to Order

Call to Order by Fuhrmeister at 1:01 p.m.

Welcome, Introduction & Roll Call

Attendance: Roll Call by Gleason: Clark, Fuhrmeister, Granger, Laubach, Maus, Seeley, and Selberg.
Quorum was established.
Clark introduced herself to the board.

Approval or Revision of Agenda

Motion by Seeley to approve the agenda as presented.

Seconded by Laubach.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Approval of Minutes

Motion by Maus to approve the open and closed session minutes from March 17, 2022, and open session minutes from March 18, 2022, as presented.

Seconded by Seeley.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

New Business

WPR

Seeley stated that Kane, as well as all the candidates, were unfamiliar with ANSI standard changes and the committee would have liked to have seen a newer residential report from Kane. Seeley noted that one of the commercial reports had a few issues but overall, they were very knowledgeable, and the committee felt he should be approved for the upgrade to General Appraiser. Seeley reported that Jungmann was also unfamiliar with the ANSI standard changes and the reports were all USPAP compliant. Seeley noted the committee recommends approval for Jungmann. Seeley reported that Batten's reports were not USPAP compliant, that she had difficulty answering questions, had issues with the cost approach, and reconciliations. The report for the property in Moscow, IA, which had numerous deficiencies, was of great concern. Seeley stated the committee recommends to defer Batten for three months and require two

additional residential appraisal reports with both having the cost approach and sales approach completed on a single-family residential property.

Motion by Selberg to defer the WPR for Batten as discussed.

Seconded by Maus.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed

Motion by Selberg to approve the WPR for Kane and Jungmann.

Seconded by Granger.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

ASC/TAF Updates

March stated that the board of trustees for The Appraisal Foundation (TAF) is meeting in San Diego from April 28-30, 2022, and an AQB virtual public meeting is being held on May 19, 2022. Board members are encouraged to attend. March noted that Iowa was notified that the State Off-Site Assessment (SOA) will occur on June 13-16, 2022. Records will be due to the Appraisal Subcommittee by May 23, 2022, and they must include all activities from July 2019 to May 20, 2022. March mentioned that any findings from the SOA are not made public.

ASFMRA Course Audit March 30, 2022

Fuhrmeister reported that March performed an audit on the ASFMRA's six-hour course titled ASFMRA/RLI Spring Seminar. Selberg inquired on what the course covered. March indicated that the course covered a multitude of topics in one-hour sessions. March noted that it was standing room for the first session and that it was fortunate that the hotel was able to open the room up as it would not have been a conducive learning environment.

Motion by Maus to accept the audit report as presented and to provide the course provider with the results.

Seconded by Selberg.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Meeting/Conference/Training Updates

Appraising the Appraiser with Fannie Mae (3/21/2022)

ANSI Webinar (4/4/2022)

UNI Board Meeting (4/14/2022)

The board had no questions on the exhibits.

Industry News

Nothing to report.

Creation of Committees – Appraisal Racial Bias & Impaired License

Fuhrmeister stated that based on the changes taking place within the profession he felt it was pertinent to create an appraisal racial bias/industry news committee and requested a minimum of one board member to volunteer along with other stakeholders outside the board.

Clark and Fuhrmeister agreed to sit on the committee and EO March will be adding the volunteer opportunity to the May newsletter as well as an email.

Fuhrmeister informed that board that pursuant to IAC 193F-Chapter 27 the board was allowed to have an Impaired License Review Committee that should be comprised of a certified appraiser, a public member, and a licensed professional that works for a substance/addiction program.

The board received no volunteers to sit on the Impaired License Review Committee and will table it until the next meeting to give members time to check schedules. In addition, EO March will be including the volunteer opportunity to the newsletter as well as seeking volunteers to make up the committee.

Old Business

Remedial Plans for Schorg and Slocum

Fuhrmeister stated that during the March board meeting the board voted to offer and accept the signed remedial plans from Slocum and Schorg. Fuhrmeister noted that the trainee appraisers went to sign up for the courses and it was determined that the pre-requisites were unreasonable and new courses needed to be assigned. He stated that since the board meeting, Schorg opted to surrender his license and had stopped appraising. Fuhrmeister reported that the remedial plan for Slocum was revised with a paragraph stating the WRP committee can work with the EO to assign courses should this occur again without needing to go before the board for another vote.

Motion by Seeley to offer, accept, and countersign the signed remedial plan for Slocum.

Seconded by Selberg.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

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

Public Comments

Kestner noted common issues he is seeing in certain reports with regard to methodology as an Iowa peer reviewer. He inquired as to why the board was not addressing and what message the board is conveying when they decide to allow a trainee appraiser to upgrade who is not following proper methodology. Seeley inquired on how Kestner prepared his reports and asked for suggestions on how proceed. Kestner and Seeley went into details on how they prepare reports and Fuhrmeister noted he would take the suggestions into consideration with the work product committee.

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 – March stated that the 5-year rolling review needs to be done again and the last review took place in 2017 which took five years to complete the changes made from it.

WPR Committee Report – Seeley stated that after seeing some of the Standard 3 reviews from the peer reviewers, the committee felt it was necessary to have two or more peer reviewers assigned to each applicant. March stated that when she sent this out to the peer reviewers, at least two did not like the idea as they felt reviewing multiple reports for USPAP compliance gives the reviewers an overall view of the progress and competency of the applicant and it can better identify systemic issues and deficiencies. Seeley noted that when multiple reviewers were used there is a better chance to catch different deficiencies. Maus stated that the discipline committee felt multiple reviewers per respondent was not necessary for their process. Clark agreed that two different peer reviewers made sense recommended changing the current process. Seeley mentioned he would be ok if two reviews are used for one candidate with two of the reports going to one peer reviewer and the one report to a different reviewer. When asked,

March stated she was not in favor of multiple reviewers as the issue seems to be more related to the reviewer, and not the overall process, and that this new process will not fix the underlying issue. Reed offered that the board could send all three reports to two different reviews to confirm the issues that have been occurring and acknowledged that it may cost the board more money. Seeley mentioned that this request was due to substantial violations found in reports being discussed with regard to methodology that the peer reviewer did not catch or mention. March agreed that applicants seeking to upgrade to certified general status do have reports reviewed by two different peer reviewers due to the residential report and the two general reports being reviewed. The board agreed that the next WPR grouping will be sent to two peer reviewers with one reviewer receiving two of the reports and the other peer reviewer receiving one report.

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

Staff Reports

Reed had nothing to report.

March reported that the May board meeting will start at 10:30 a.m. and if any board member needs a hotel that it be on the list of approved by the state to be reimbursed and to bring receipts to the meeting for reimbursement. March also reported that Gleason was hired as the Administrative Assistant 1 for the board and that the position will be split between PLB and REAP. March also reminded the board that she will be at the AARO conference from May 10-16, 2022, along with Gleason and Wilmes, Peer Reviewer.

Legal Report

Rule Watch List

Horn reported that he is continuing to watch legislation and that the waiver of fees for veterans is still in play.

Fuhrmeister called for a break from 1:44 p.m. until 1:51 p.m.

Discipline

Motion Maus to go into closed session at 1:52 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: Clark; aye, Fuhrmeister; aye, Granger; aye, Laubach; aye, Maus; aye, Seeley; aye, and Selberg; aye.

All members of the public were placed into the waiting room at 1:52 p.m.

Motion by Seeley to return to open session at 2:44 p.m.

Seconded by Maus.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Motion by Seeley to find probable cause in cases 21-28 and 21-36 as discussed in closed session.

Seconded by Selberg.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Motion by Laubach to close cases 21-30 and 22-09 as discussed in closed session.

Seconded by Granger.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Motion by Selberg to close case 22-03 as discussed in closed session.

Seconded by Maus

VOTE: Aye: Clark, Fuhrmeister, Granger, Laubach, Maus, and Selberg Nay: None Abstaining: Seeley

Motion passed.

Motion by Maus to amend the consent order in cases 20-15 and 20-19 as discussed in closed session.

Seconded by Selberg.

VOTE: Aye: All Nay: None Abstaining: None

Motion passed.

Upcoming Meetings and Last-Minute Comments

WPR Committee Meeting	May 4, 2022 at 10:30 a.m. via Zoom
Discipline Committee Meeting	May 24, 2022 at 10:30 a.m. via Zoom
Board Meeting	May 25, 2022 at 10:30 a.m. via In-Person/Zoom
WPR Committee Meeting	June 8, 2022 at 10:30 a.m. via Zoom
Discipline Committee Meeting	June 15, 2022 at 10:30 a.m. via Zoom
Board Meeting	June 23, 2022 at 1:00 p.m. via In-Person/Zoom
Board Meeting	July 20, 2022 at 1:00 p.m. via In-Person/Zoom

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

The board returned to agenda item 5F to seek volunteers for committees.

Adjournment

Fuhrmeister adjourned the meeting at 2:57 p.m.

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

5/25/2022
Date

Dan Fuhrmeister bm
By: Dan Fuhrmeister, Chair